

FOR SALE

**+/- 42,000 SF Industrial
Warehouse**

2051 SHERBROOK AVENUE

Indianapolis, IN 46218

PRESENTED BY:

WADE WILSON

C: 317.863.9271

wade.wilson@svn.com

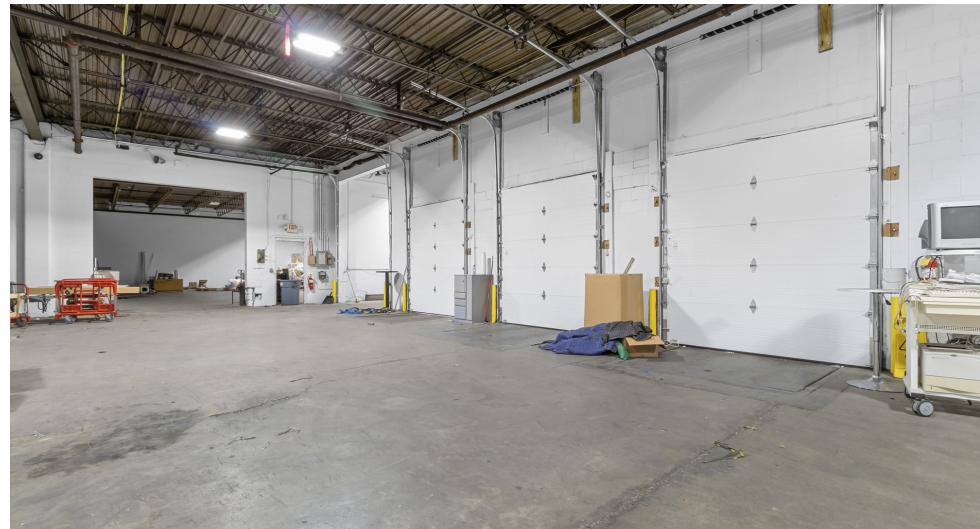
JESS LAWHEAD, CCIM

C: 317.447.4403

jess.lawhead@svn.com



PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$2,400,000 (\$57/SF)
LOT SIZE:	1.17 Acres
TOTAL BUILDING SIZE:	41,932 SF
OFFICE:	+/- 1,500 SF
WAREHOUSE:	+/- 40,432 SF
POWER:	3-phase 800 amp 240/120V

PROPERTY HIGHLIGHTS

- Expansive industrial warehouse with many recent capital improvements
- Drive-Ins | (1) 14' Drive-In Door
- Loading Docks | (3) 8'x10' & (2) 8'x9' docks (5 total w/ levelers)
- Clear Height | 11' 2" - 15' 6"
- Power | 3-phase | 800 amp | 240/120V
- Lighting | New LED lighting throughout entire warehouse
- Fire Protection | Property is fully sprinkled

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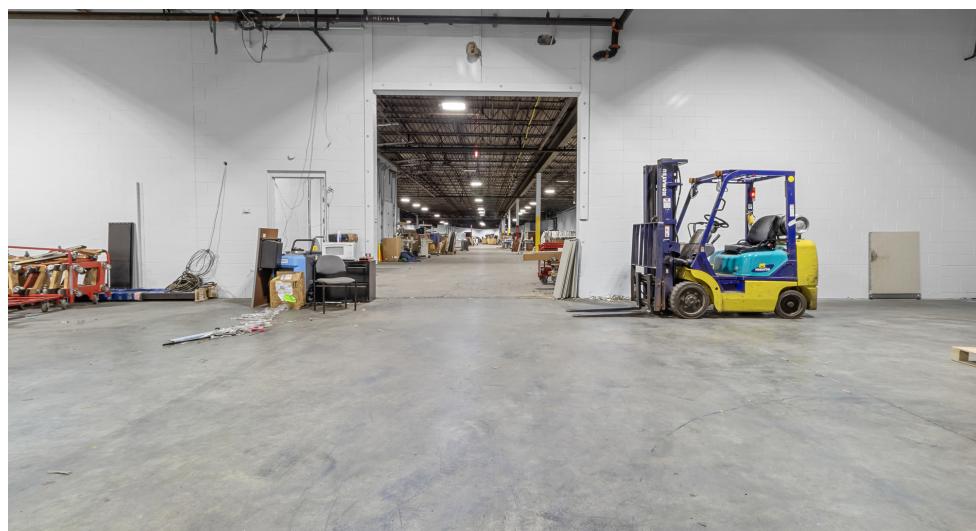
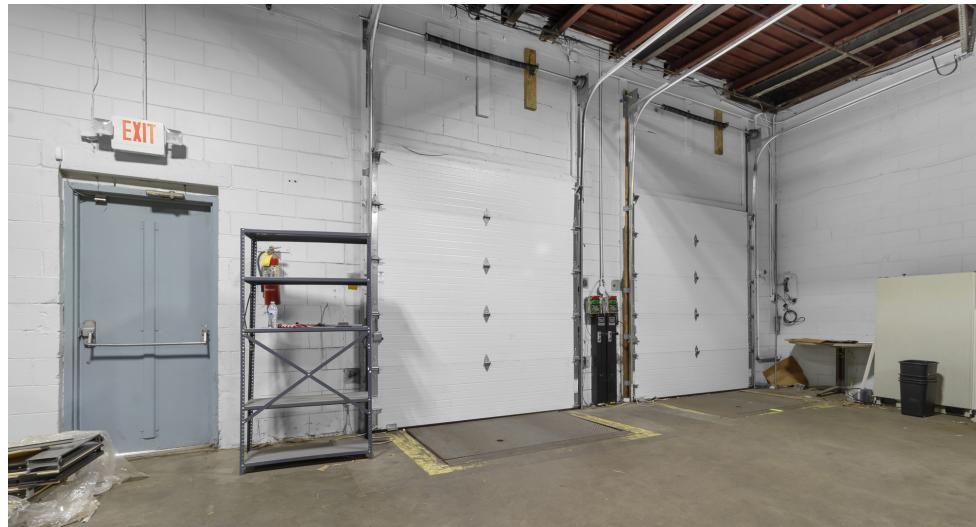
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CAPITAL IMPROVEMENTS



RECENT CAPITAL IMPROVEMENTS

- Dock Doors: (5) new dock doors added in 2021
- Heaters: (6) new Reznor hanging heaters added to warehouse in 2022
- Lighting: Programmable LED motion-sensor lights added throughout entire warehouse in 2021.
- Windows: New windows added to front section of building in 2023
- Security: Property is fully secured with a remote system in-place. Cameras added to interior and exterior of Property
- Paint: All new interior/exterior paint throughout entire building
- Fire Protection: Property is fully sprinkled
- Office Portion of Building: Office portion of the property has been fully gutted, and can be converted into office space or utilized as additional/overflow warehouse storage

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CONVENIENT ACCESS TO I-70



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CONVENIENT ACCESS TO DOWNTOWN INDY



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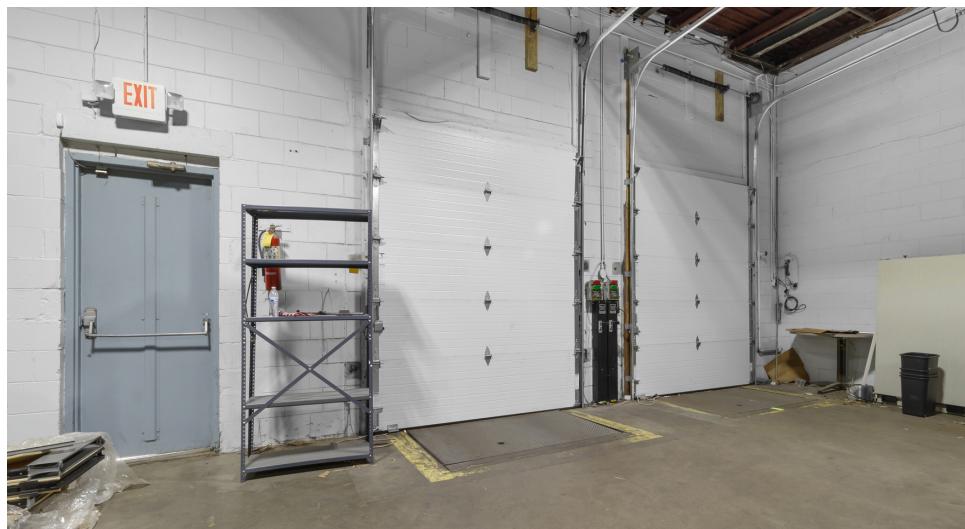
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ADDITIONAL PHOTOS



WADE WILSON

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