

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

**2051 SHERBROOK AVENUE**

Indianapolis, IN 46218

**PRESENTED BY:**

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## PROPERTY SUMMARY



### VIDEO

### OFFERING SUMMARY

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

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### 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

## 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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**2051 SHERBROOK AVENUE** | 2051 Sherbrook Avenue Indianapolis, IN 46218

**SVN | NORTHERN COMMERCIAL**



## ADDITIONAL PHOTOS

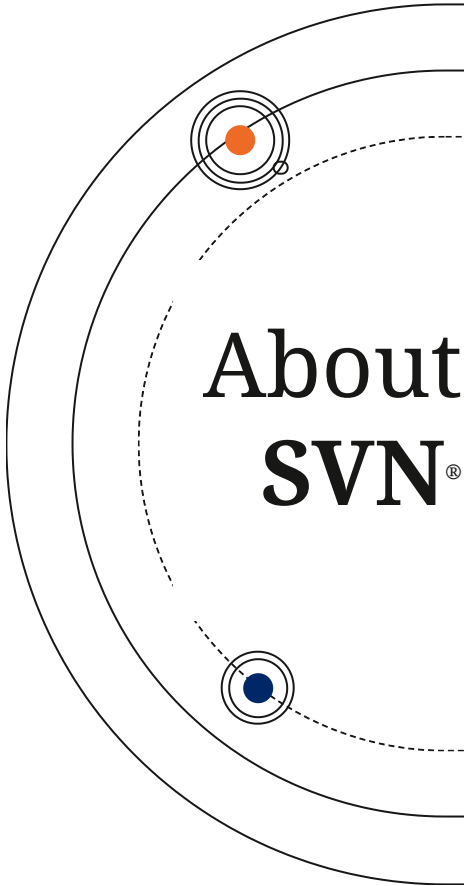


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## ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

***This is the SVN Difference.***

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