

# FOR SALE

2326 N 44TH ST.  
INDIANAPOLIS, IN 46205



•••  
RARE I-2 INDUSTRIAL PROPERTY  
IN MARION COUNTY

•  
GREAT EXPOSURE TO KEYSTONE AVE,  
INCLUDES A BILLBOARD

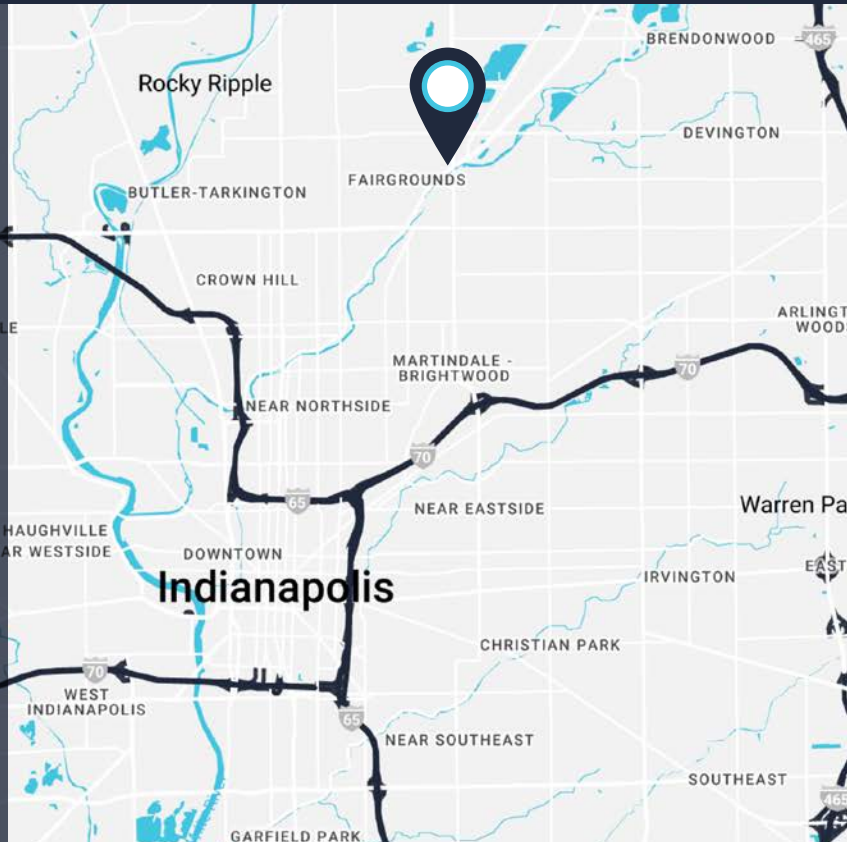
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CURRENT TENANTS HAVE 30-DAY NOTICE  
TO VACATE OR STAY



**Introducing a rare opportunity in Marion County, Indianapolis - a 6,320 SF industrial property with incredible potential for owner-user or investor. Boasting I2 zoning, this property offers tremendous exposure with a prominent billboard atop the flex building. Comprising three (3) parcels, including two buildings and a garage, the property also features a 1,360 SF standalone building, ideal for office or showroom. The 4,240 SF flex building incorporates a spacious layout, complete with offices, a full kitchen, three restrooms, and laundry facilities. With the added convenience of three (3) overhead doors, this expansive 0.38-acre property represents a sought-after investment in an unbeatable location. n space, one private office with private restroom.**

## PROPERTY INFORMATION

- » Total of 6,320 SF, 3 parcels, two buildings, and a warehouse/garage, plus a billboard
- » 1,360 SF small standalone building - great for office or showroom
- » 720 SF separate warehouse/garage
- » 4,240 SF Flex building with office, full kitchen, three restrooms, wide open space, one private office with private restroom
- » Laundry room - washer/dryer hook-up.
- » Three overhead doors.
- » 0.38 Acres
- » Flex building recently painted & newer roof

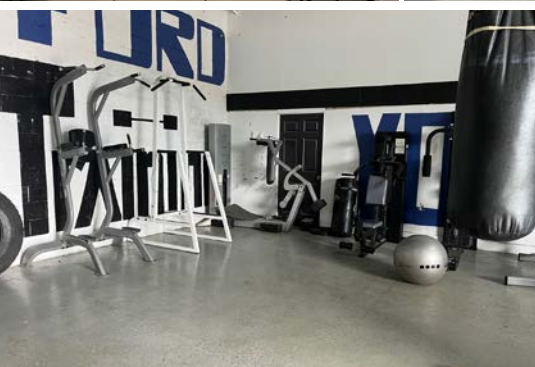
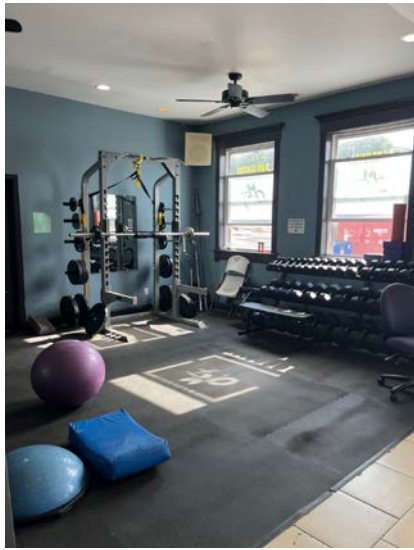


**SALE PRICE | \$725,000.00**



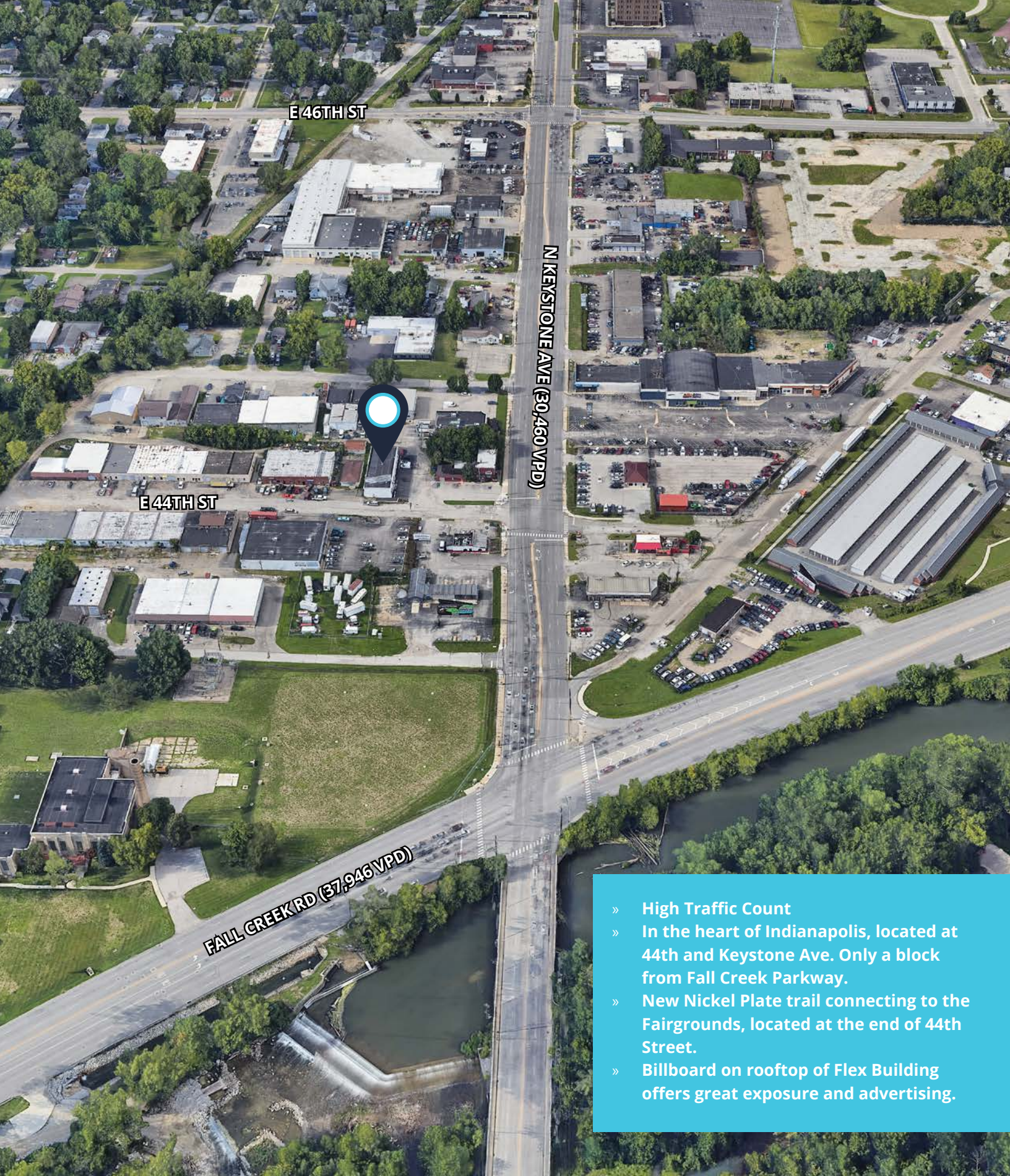
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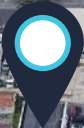


E 46TH ST

N KENSTONE AVE (30,460 VPD)

E 44TH ST

FALL CREEK RD (37,946 VPD)

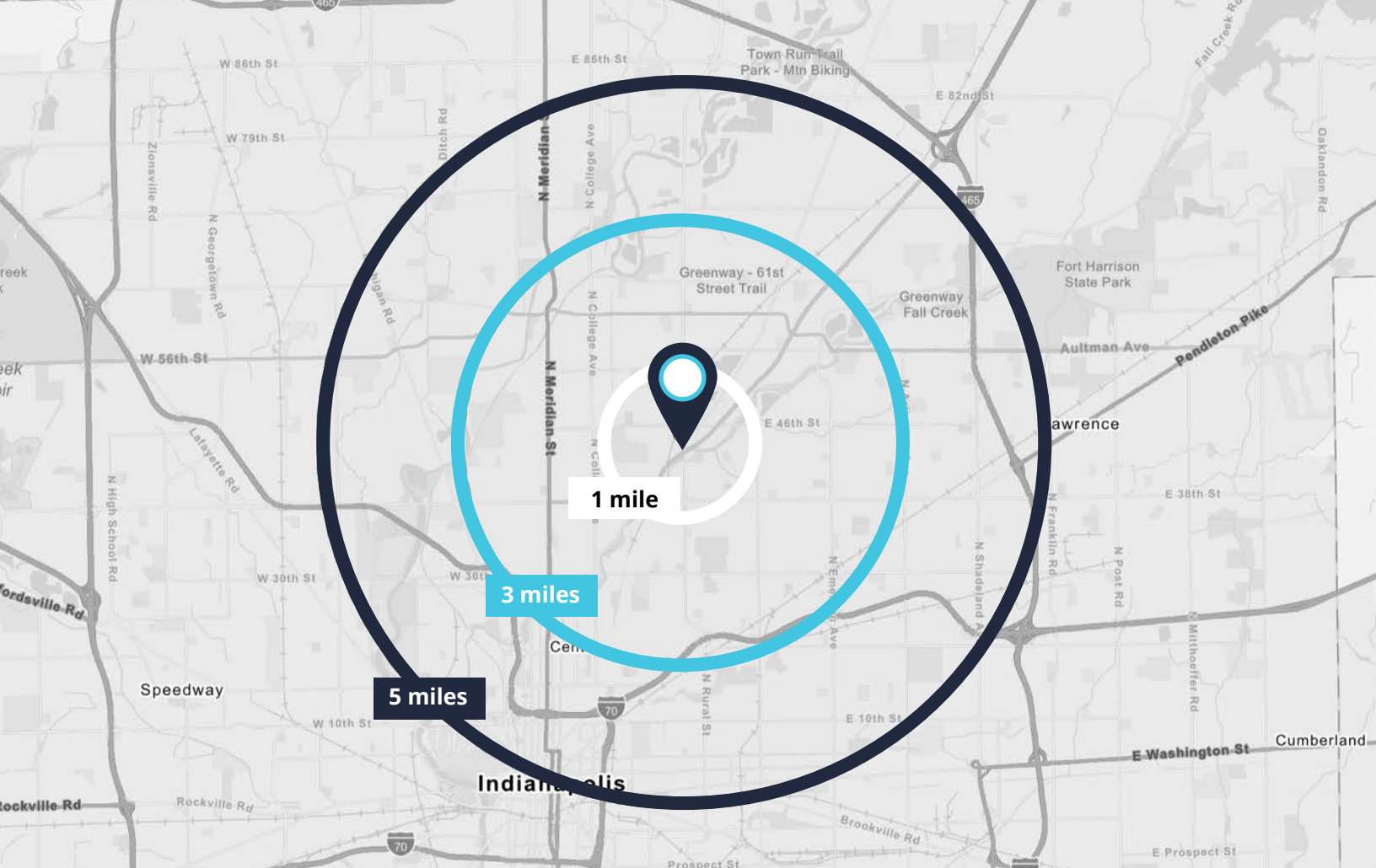


- » High Traffic Count
- » In the heart of Indianapolis, located at 44th and Keystone Ave. Only a block from Fall Creek Parkway.
- » New Nickel Plate trail connecting to the Fairgrounds, located at the end of 44th Street.
- » Billboard on rooftop of Flex Building offers great exposure and advertising.



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## 2024 Summary

## 2029 Summary

|                                      | 1 Mile   | 3 Miles   | 5 Miles  | 1 Mile   | 3 Miles   | 5 Miles   |
|--------------------------------------|----------|-----------|----------|----------|-----------|-----------|
| <b>Population</b>                    | 10,037   | 101,053   | 253,013  | 10,077   | 102,609   | 257,292   |
| <b>Households</b>                    | 4,942    | 44,029    | 111,448  | 4,951    | 44,742    | 113,669   |
| <b>Families</b>                      | 2,110    | 22,267    | 54,846   | 2,094    | 22,480    | 55,153    |
| <b>Average Household Size</b>        | 2.03     | 2.22      | 2.20     | 2.03     | 2.22      | 2.20      |
| <b>Owner Occupied Housing Units</b>  | 1,867    | 24,191    | 56,406   | 1,954    | 25,048    | 58,464    |
| <b>Renter Occupied Housing Units</b> | 3,075    | 19,838    | 55,042   | 2,997    | 19,694    | 55,205    |
| <b>Median Age</b>                    | 34.6     | 35.4      | 35.2     | 36.6     | 37.2      | 36.8      |
| <b>Median Household Income</b>       | \$48,518 | \$64,390  | \$62,261 | \$55,538 | \$77,244  | \$75,909  |
| <b>Average Household Income</b>      | \$62,272 | \$101,387 | \$97,785 | \$71,701 | \$116,134 | \$113,007 |



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