

FOR SALE

**+/- 37,000 SF Multi-Tenant Industrial
Building on 4.57 Acres**

510 INDIANAPOLIS AVE

Lebanon, IN 46052

PRESENTED BY:

WADE WILSON

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,950,000
BUILDING SIZE:	36,692 SF
LOT SIZE:	4.57 Acres
NOI / CAP RATE (2026)	\$341,488 11.58%
ZONING:	ID
LOADING:	(3) Drive-in doors (3) covered exterior loading docks
POWER:	3-Phase 480 Volt

PROPERTY OVERVIEW

SVN | Northern Commercial is pleased to present 510 Indianapolis Ave, a +/- 37,000 SF multi-tenant heavy industrial property on 4.57 acres in Lebanon, IN. The offering presents a rare opportunity to acquire a multi-tenant industrial asset with nearly three acres of additional outdoor storage. The property appeals to both owner-users and investors, with **11,800 SF of warehouse space available for immediate owner-user occupancy via lease termination (Contact broker for details.)**

The building has recently undergone extensive renovations - roof coating, yard base & expansion, full office remodel, all new LED lighting, new drive-in doors, exterior paint, new gutters, and more.

Currently, the property is leased to three (3) tenants, generating approximately \$341,488 in NOI/year (11.57% going in Cap Rate). Given Lebanon’s significant growth over the past five years (Eli Lilly expansion, LEAP district, etc.), the asset is well-positioned for continued appreciation and rent growth over the coming years.

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ADDITIONAL PHOTOS



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Indianapolis Ave



510 INDIANAPOLIS AVE, LEBANON, IN 46052

PROPERTY INFORMATION

ADDRESS	510 Indianapolis Ave, Lebanon, IN 46052
ACREAGE	4.57 Acres
OUTDOOR STORAGE	+/- 3 Acres
SQUARE FOOTAGE	36,692 SF
OFFICE SF	+/- 3,800 SF
ZONING	ID (General Industrial District)
CLEAR HEIGHT	13' - 18'
POWER	3-Phase 480 Volt
DRIVE-INS	(1) 12' x 14' drive-in door (1) 12' x 10' drive-in door (1) newly installed 12' drive-in door
LOADING	(3) 9' x 10' exterior loading docks
LIGHTING	Newly installed LED lighting throughout
NET OPERATING INCOME (NOI)	\$341,488 (2026)
IN-PLACE CAP RATE	11.57%
FIRE SUPPRESSION	Wet sprinkler system
HVAC	Suspended gas heaters in warehouse

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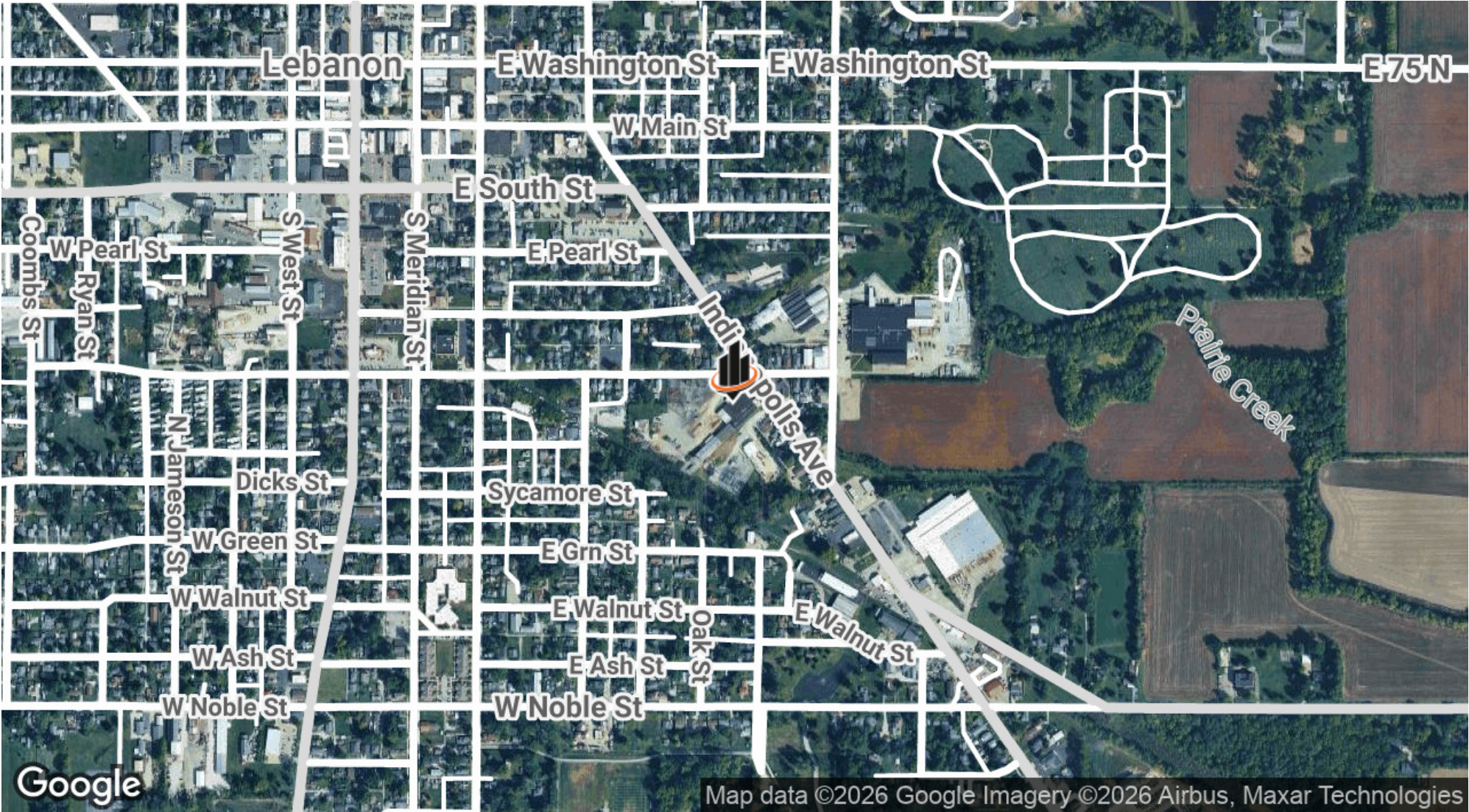
LOCATION INFORMATION

SUBMARKET	Lebanon
CITY, STATE, ZIP	Lebanon, IN 46052
COUNTY	Boone
	+/- 1 mile to I-65
	< 1 mile to downtown Lebanon
ACCESS	+/- 5 miles to new Lilly plant
	+/- 25 miles to downtown Indianapolis



**11,800 sq ft
Available For
Owner-User**

LOCATION MAP



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About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference