

FOR SALE

+/- 9,000 SF Freestanding
Industrial Building on 1.5 Acres

3520 N SHADELAND AVE

Indianapolis, IN 46226

PRESENTED BY:

WADE WILSON

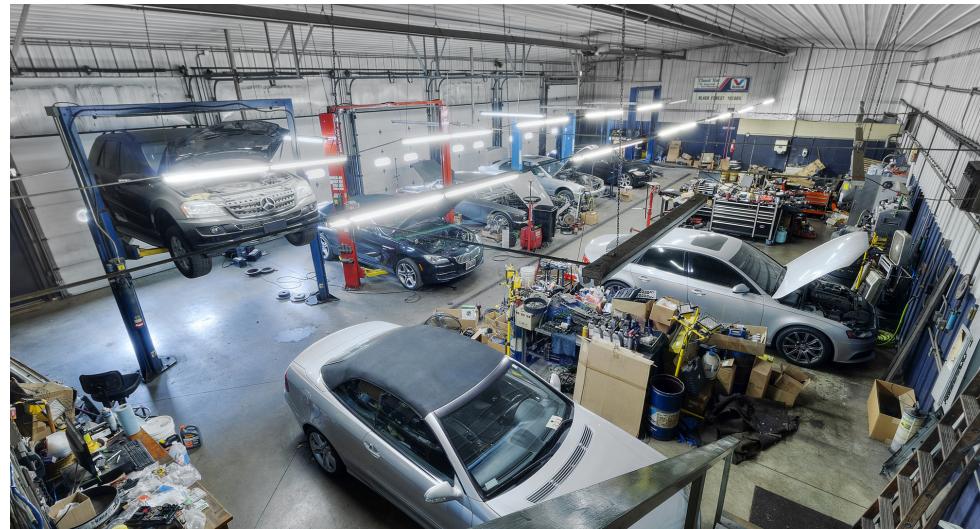
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 **SVN**
NORTHERN COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$950,000
BUILDING SIZE:	9,000 SF
OFFICE SF:	+/- 1,000 SF
LOT SIZE:	1.5 acres
ZONING:	C4
CLEAR HEIGHT:	17' - Clear Span Building
POWER:	3-Phase 200amp 208Y/120v
DRIVE-INS:	7 Total (5) 10'x10', (2) 12'x10'

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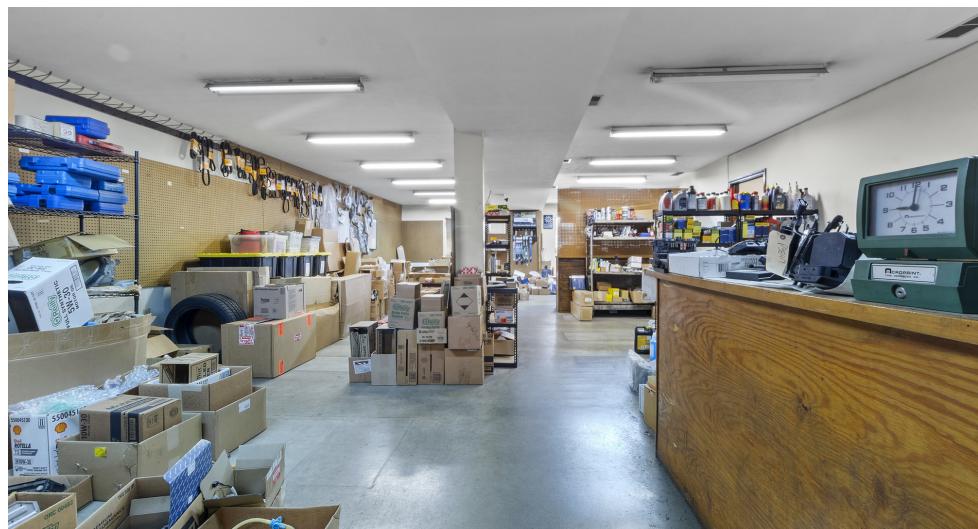
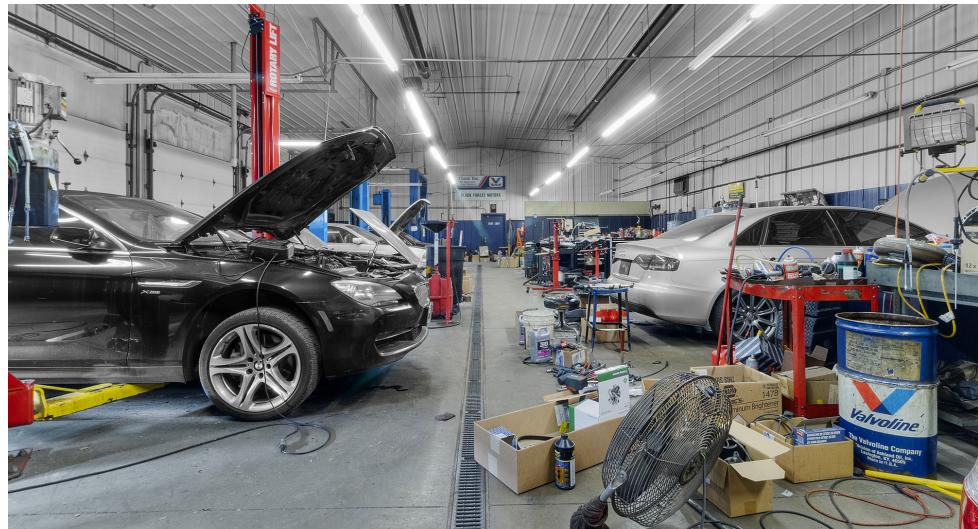
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PROPERTY HIGHLIGHTS

- +/- 9,000 SF freestanding industrial building on 1.5 acres
- Heavy 3-Phase power
- Well suited for automotive or related uses
- Seven (7) total drive-in doors
- Rear lot can accommodate parking/overflow storage
- Excellent visibility to Shadeland Ave (20,000 vehicles per day)
- Convenient access to I-465

ADDITIONAL PHOTOS

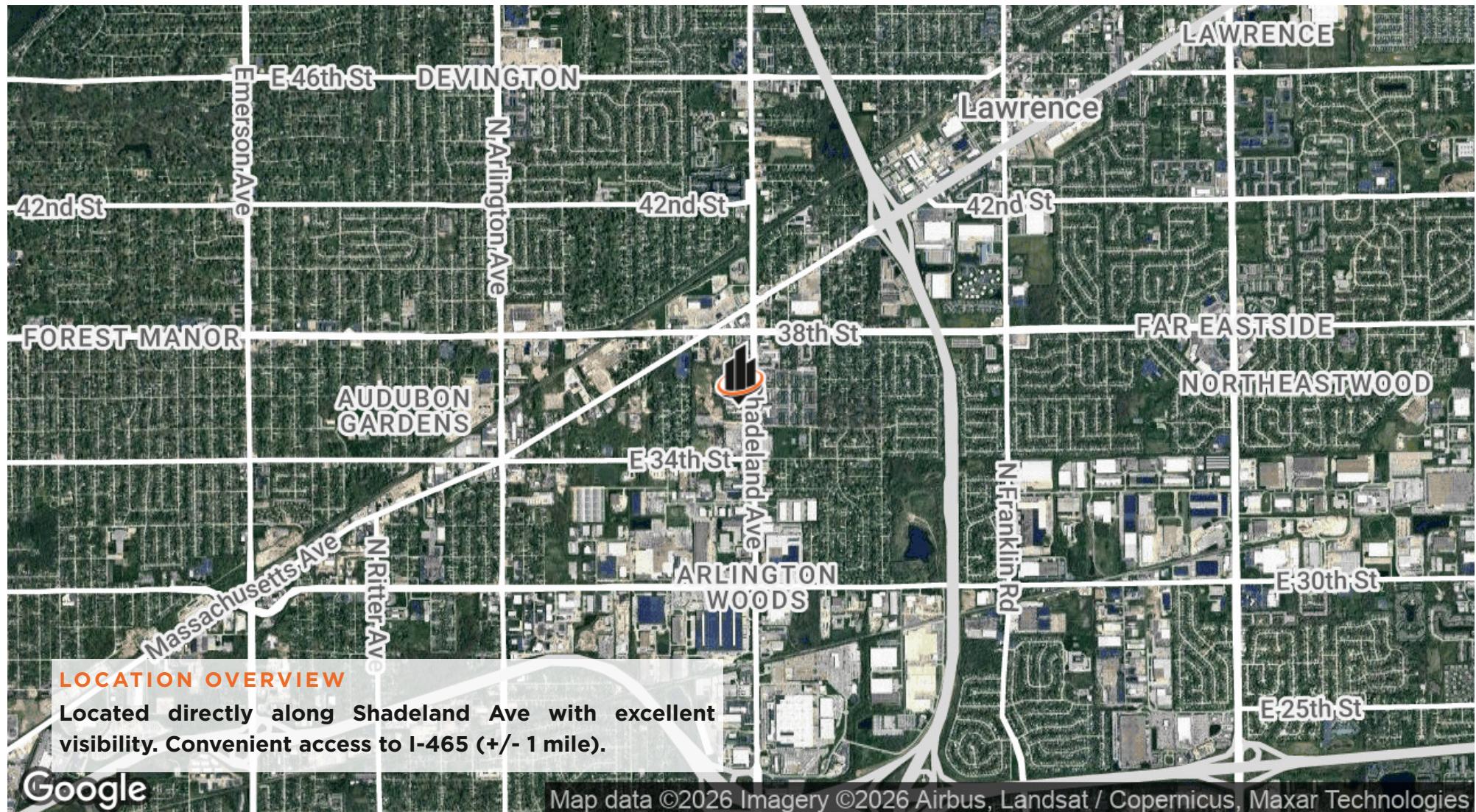


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LOCATION MAP



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N Shadeland Ave





CHOOSE INDIANAPOLIS



724 million tons
freight travels
through Indiana
annually, making it
the 5th busiest state
for commercial
freight traffic.



25 million tons
handled annually
by Indiana's three
ports, driving \$7.8B in
statewide economic
impact.



**80% of U.S. /
Canadian population**
reachable within a
24-hour drive from
Indiana, thanks to
the state's central
location and highway
network.



2nd largest
global hub of
FedEx Express
at Indianapolis
International Airport
(IND), underscoring
Indiana's air-cargo
strength.





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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