



PROPERTY DESCRIPTION

Coveted industrial property just off I-69 and 96th Street in Indianapolis across the street from the new Andretti Race Shop and Cadillac Formula 1 Team headquarters.

PROPERTY HIGHLIGHTS

- Owner/User OR Sale/Leaseback
- Loma Industrial Court PUD
- 6,257 SF Office / 8,597 SF Warehouse
- Front: 20.5' Clear w/ (2) 18x14 (1) 11x12 OH
- Back: 14' Clear w/ (1) 14x18 (4) 14x14 OH

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$5,250,000 |
| Lot Size: | 2.91 Acres |
| Building Size: | 14,854 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 0 | 39 | 1,445 |
| Total Population | 1 | 83 | 3,115 |
| Average HH Income | \$90,734 | \$108,680 | \$103,824 |

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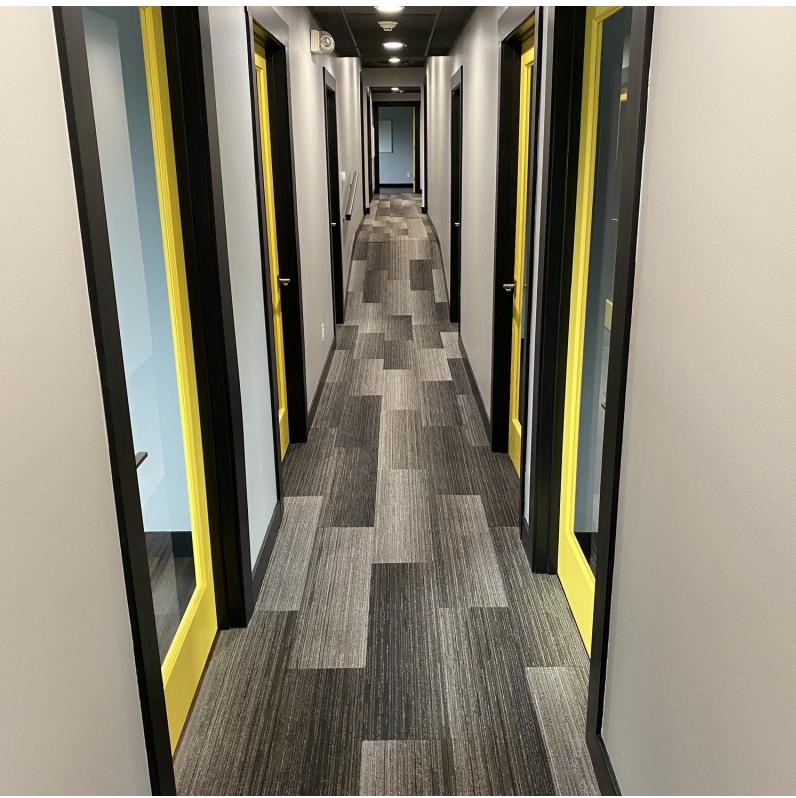
612 N Park Avenue, Indianapolis, IN 46204

INDUSTRIAL PROPERTY FOR SALE

10151 Hague Rd

Indianapolis, IN 46256

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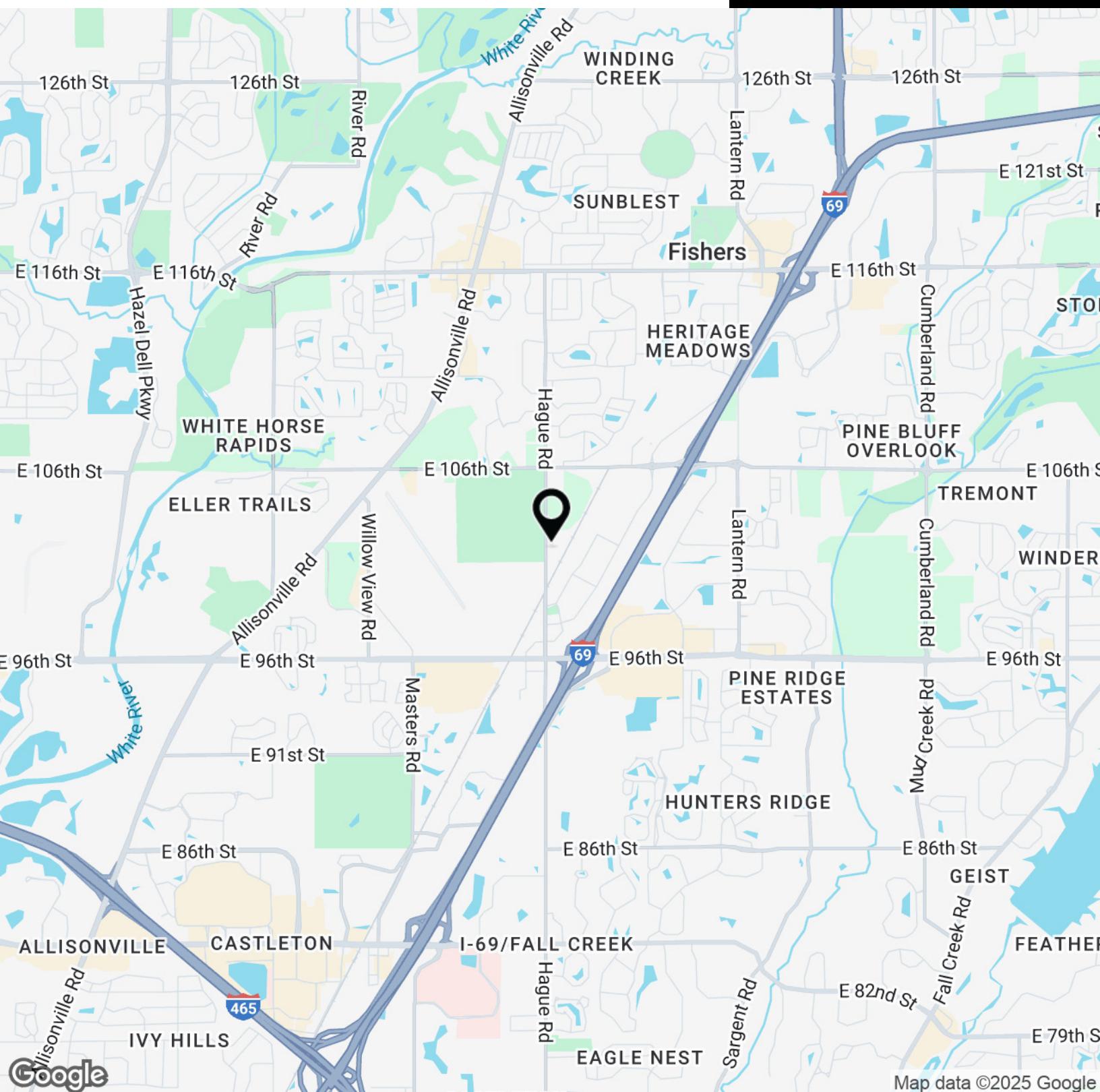
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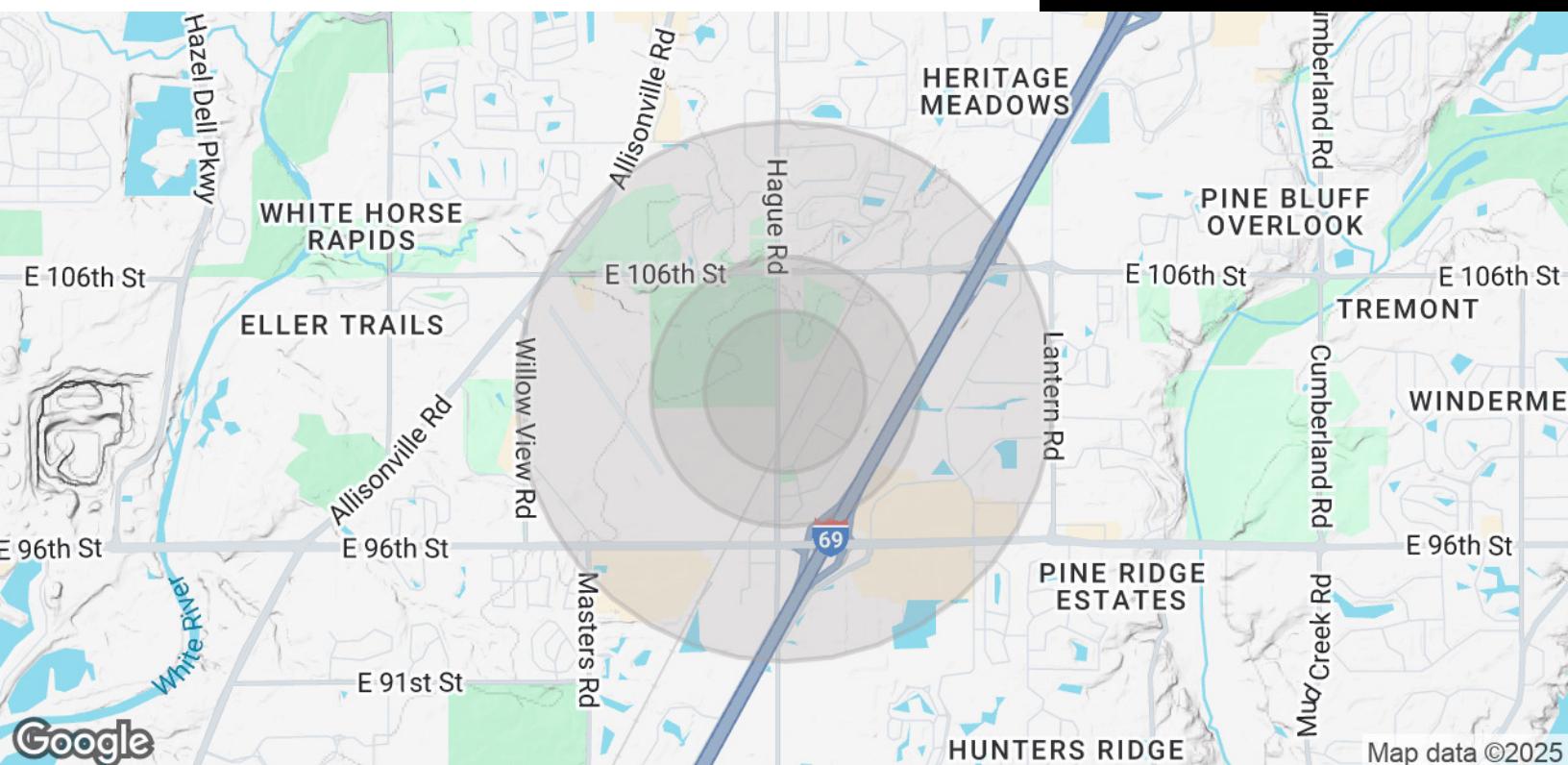
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**POPULATION**

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1 | 83 | 3,115 |
| Average Age | 43 | 37 | 40 |
| Average Age (Male) | 40 | 36 | 39 |
| Average Age (Female) | 45 | 37 | 41 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 0 | 39 | 1,445 |
| # of Persons per HH | | 2.1 | 2.2 |
| Average HH Income | \$90,734 | \$108,680 | \$103,824 |
| Average House Value | \$269,482 | \$344,216 | \$334,169 |

Demographics data derived from AlphaMap

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