

INDUSTRIAL PROPERTY IN THRIVING 16 TECH AREA

For Sale

1631 Gent Avenue Indianapolis, IN 46202

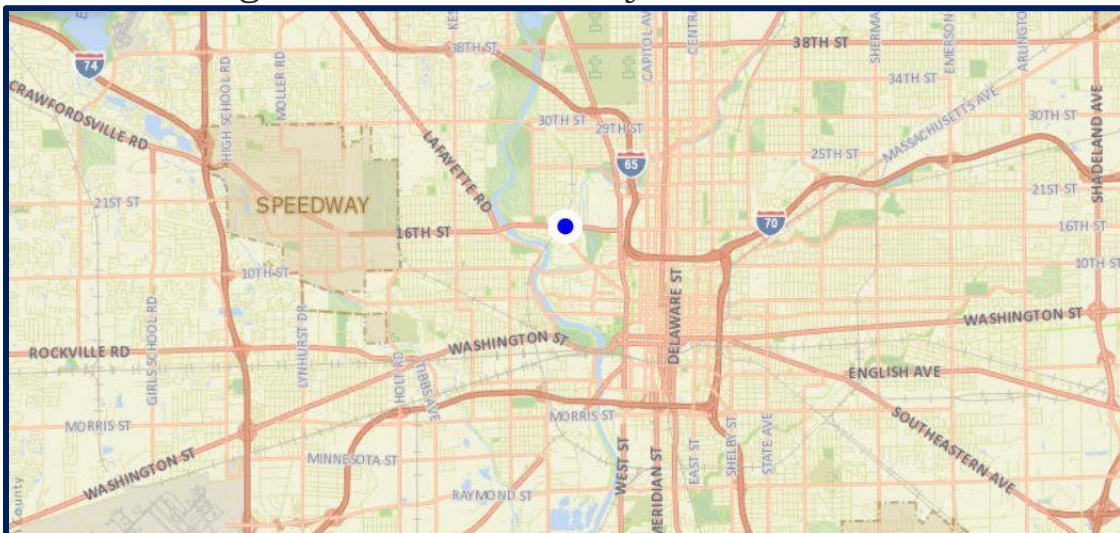
12,000 SF Main Level 7,200 SF 2nd Story Office \$1,010,000



0.566 Ac Site
146' Frontage, 17th Street
169' Frontage, Gent Ave.
Drive In Doors – 7
Mezzanine Space

All Utilities
Municipal Storm Drain
Clear Height 12' – 16'
3 Phase, 400 Amp
HVAC: Radiant Heaters

Advantageous Location ~ Easy Access to I-65 & I-70



Jackie Tinnerman Briggs 317.332.5762
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Stable area with tremendous growth opportunity!

16 Tech is a \$500 million development on 16th Street within close proximity. A 60 acre technology park, 16 Tech brings research, creative industries, arts, mixed-use housing, retail, office and vitality to the area.



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**Electric Bridge
Cranes**

½ Ton Hoists

5 Installed
At Property



2 Post Lifts

Accommodate Trucks
4 Installed At Property



Originally Built 1954
Surface Parking, 25+ Spaces
Roof: Flat, Rubber Membrane,
Metal Panels
Restrooms: 4 Main, 2 Second Floor
Concrete Slab
Level Topography

Zoned C-7 • High Intensity Commercial District

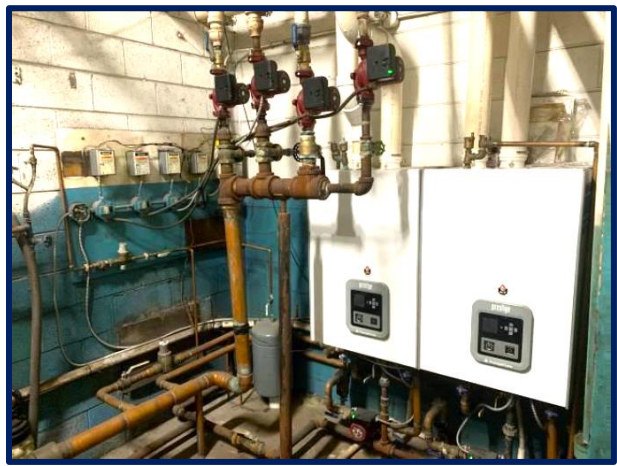
Permitted Uses: Warehousing & Distribution, Recycling, Retail, Vehicle-Related, Research & Development, Office, Heavy Services, Business, Service, Utilities



East Elevation



Shop Space



Radiant Heat System

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