

PARK 100 PURCHASE OPPORTUNITY

44,300 SF / 5.0 Acres

5846 W 73rd St | Indianapolis, IN

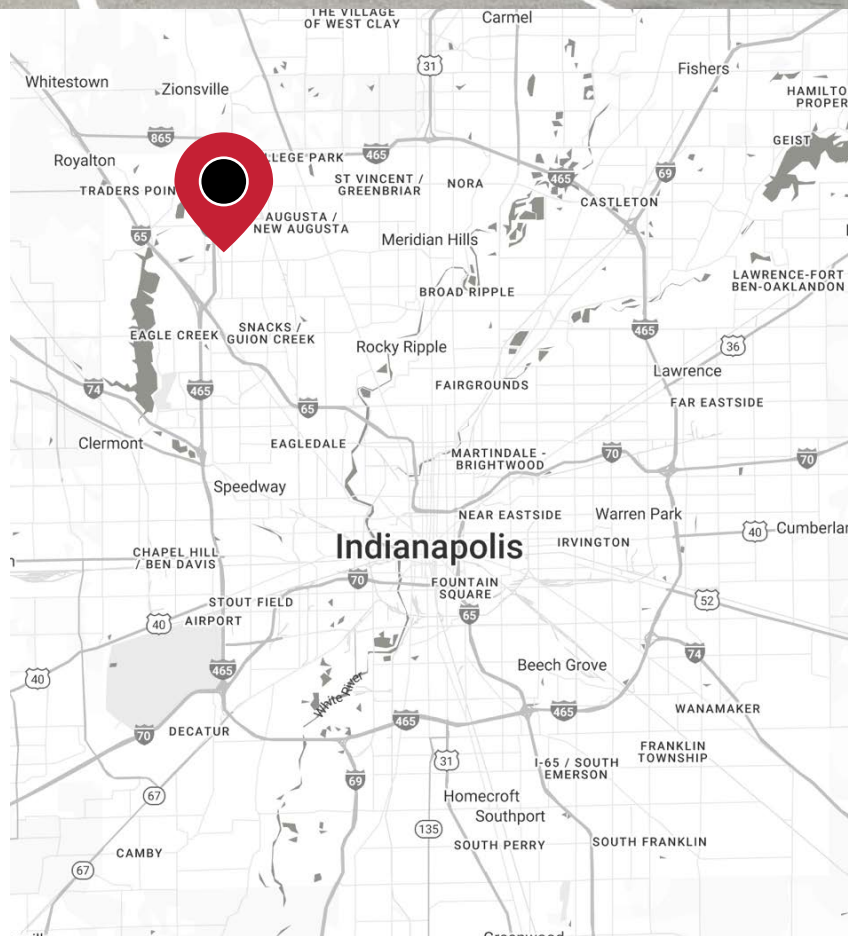


PROPERTY HIGHLIGHTS

Address:	5846 W 73rd St Indianapolis, IN
GBA:	44,300 SF
Appx Warehouse Production Facility:	40,000 SF
Appx Office (2024 \$2M renno):	4,000 SF
Zoning:	I2
Clear Height:	15'
Acres:	5
NOI:	\$344k
Est Expenses:	\$2.50/sf
Final Call For Offers:	9/18/2025

\$344k
NOI

\$2.50/sf
Est Expenses



CARMEN

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WAREHOUSE BUILDING AVAILABLE

44,300 SF / 5.0 Acres



LEASE INFORMATION

Lease Terms:	Chocxo Chocolatier
Term:	5 Years through 2030
Base Rent:	\$7.77/sf NNN
Escalation:	\$3% after year 2 (fixed rent year 3-5)
Termination:	Tenant termination with a 90-day notice ongoing after 12/31/2026
Lease background:	Tenant is building a 250k SF facility in Texas and will relocate upon completion. The anticipated completion is Q3 2026

