

## **FLEX**

# **FLEX RETAIL SPACE**





## PROPERTY OVERVIEW

±7,615 SF Industrial flex building for sale or for lease in downtown Indianapolis. Perfect for manufacturing, distribution, or storage by an owner user, the property is a short 3-minute drive to I-70 and I-65. This warehouse is an excellent owner/user opportunity for a growing business and includes the ±.42acre adjacent lot for possible future expansion.

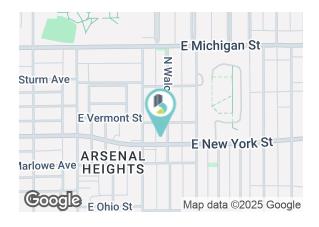
#### PROPERTY HIGHLIGHTS

- ± 7.615 SF ○ ± 570 SF Office
- Additional ± 1,300 SF Basement storage
- C3 Zoning with variances
- 1 Dock Door; 1 Drive-in (8x8)
- 10 ft clear height
- Adjacent lot included in sale price
- 1 mile to interstate access



**SALE PRICE:** \$980,000 **LEASE RATE: CALL BROKER** 

0.73 Acres Lot Size: **Building Size** 7,615 SF











SALE

FLEX







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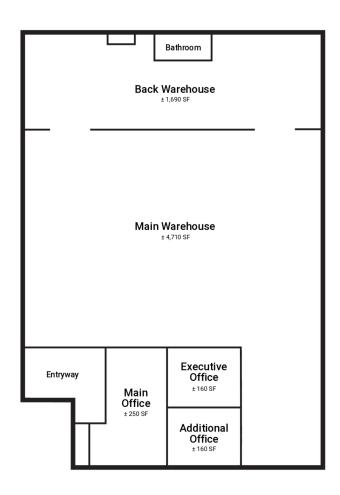
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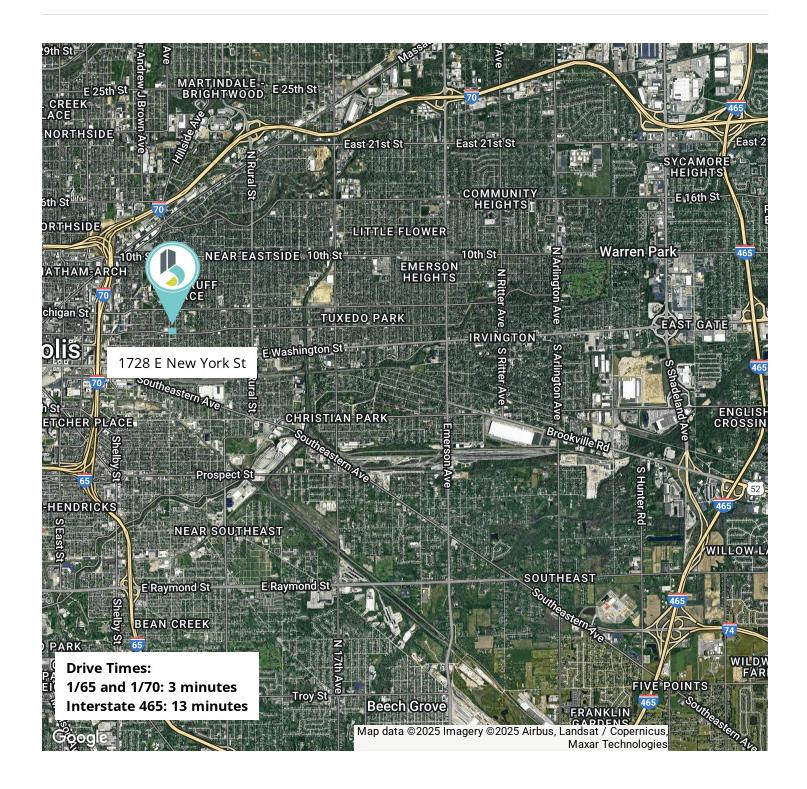
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