

SALE



FLEX

## FLEX RETAIL SPACE



1728 E NEW YORK ST, INDIANAPOLIS, IN 46201

### 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 ±.42-acre 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:**  
**LEASE RATE:**

**\$980,000**  
**CALL BROKER**

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



**BRADLEY COMPANY**  
310 E. 96th St., Suite 100  
Indianapolis, IN 46240  
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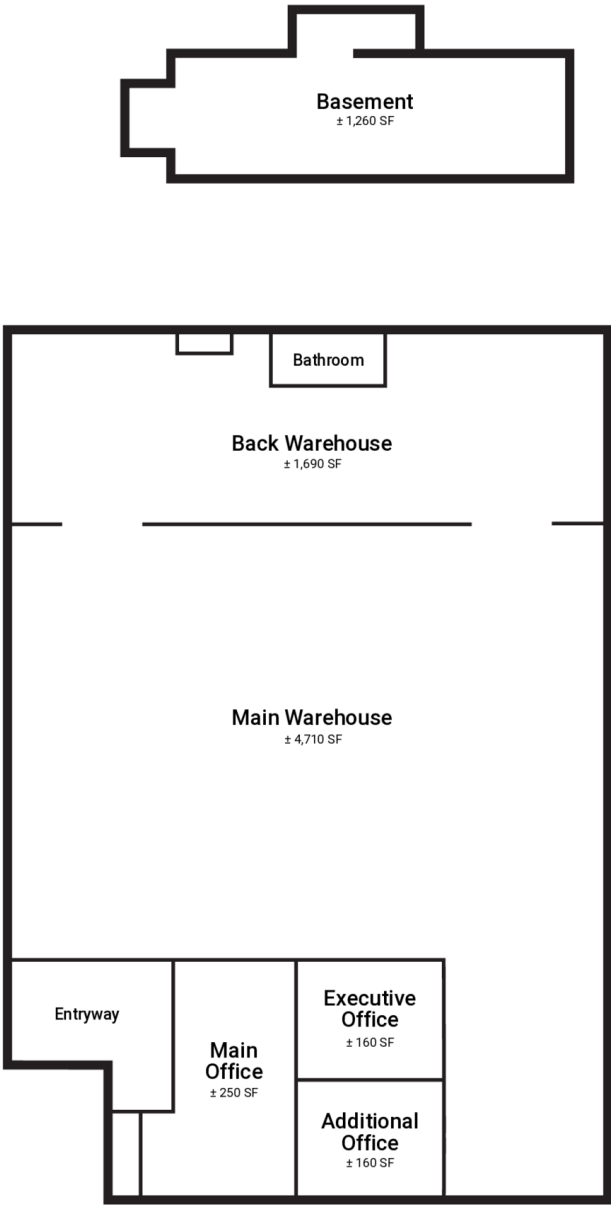
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## ADDITIONAL PHOTOS

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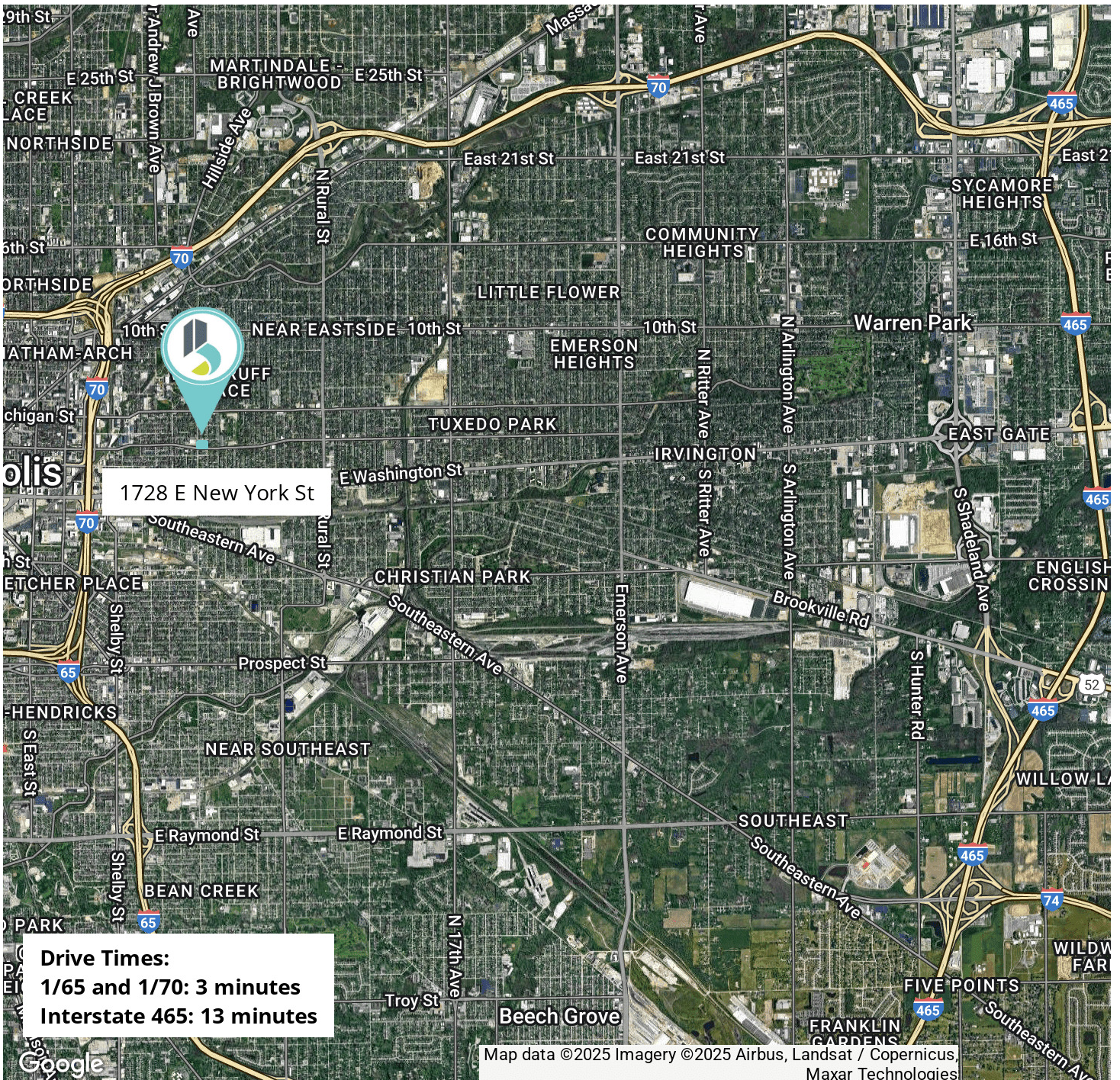




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