

FOR SALE
+/- 5,700 SF Industrial
Building w/ I3 Zoning

444/446 N HOLMES AVE

Indianapolis, IN 46222

PRESENTED BY:

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PROPERTY SUMMARY



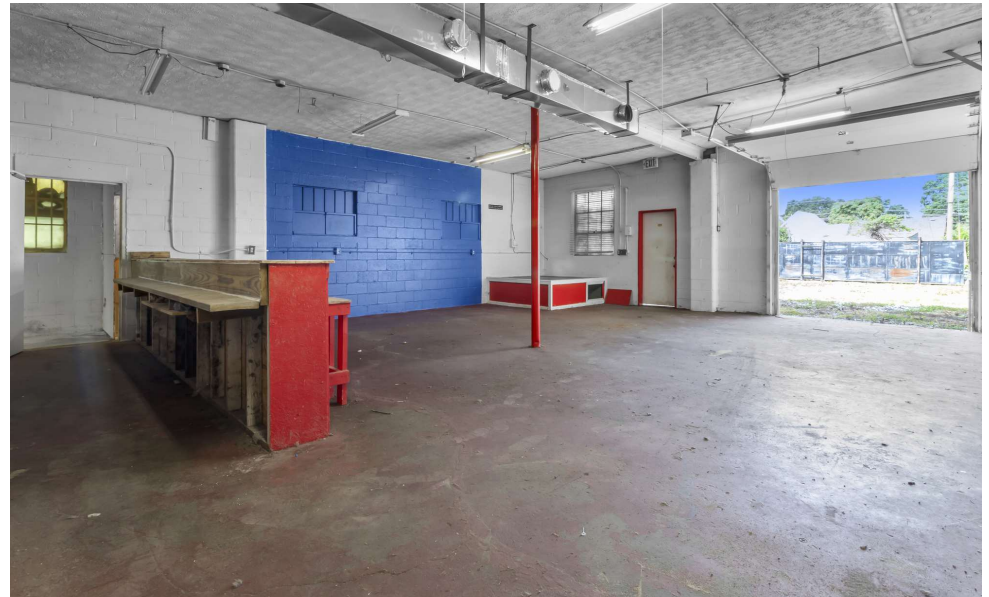
OFFERING SUMMARY

SALE PRICE:	\$350,000
BUILDING SIZE:	5,737 SF Total +/- 500 SF Office
LOT SIZE:	0.26 Acres
ZONING:	I3 - Outdoor Storage Permitted
CLEAR HEIGHT:	9'6" to 10'6"
POWER:	3-Phase
DRIVE-INS:	2 Exterior Drive-Ins 10' x 9'

PROPERTY HIGHLIGHTS

- +/- 5,700 SF freestanding industrial building
- Investor or owner-user opportunity - multi-tenant potential
- +/- 500 SF office space with break area and restroom
- I3 zoning - IOS and wide range of industrial uses permitted
- Two 10' wide x 9' tall drive-in doors
- Clear height ranges from 9'6" to 10'6"
- New electrical service panel in warehouse - 3-Phase Power
- Excellent access to I-70 and W Michigan Street

ADDITIONAL PHOTOS

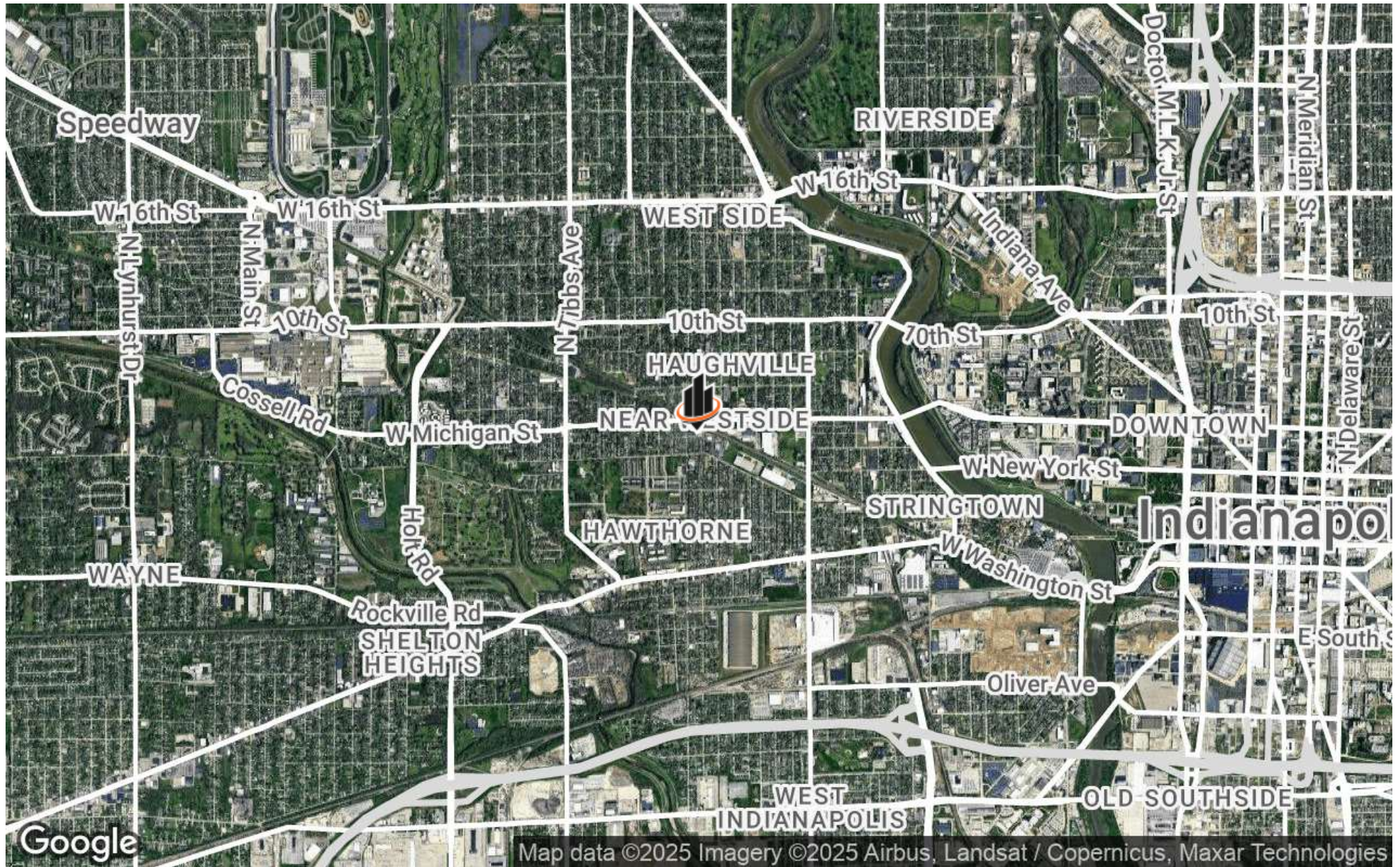




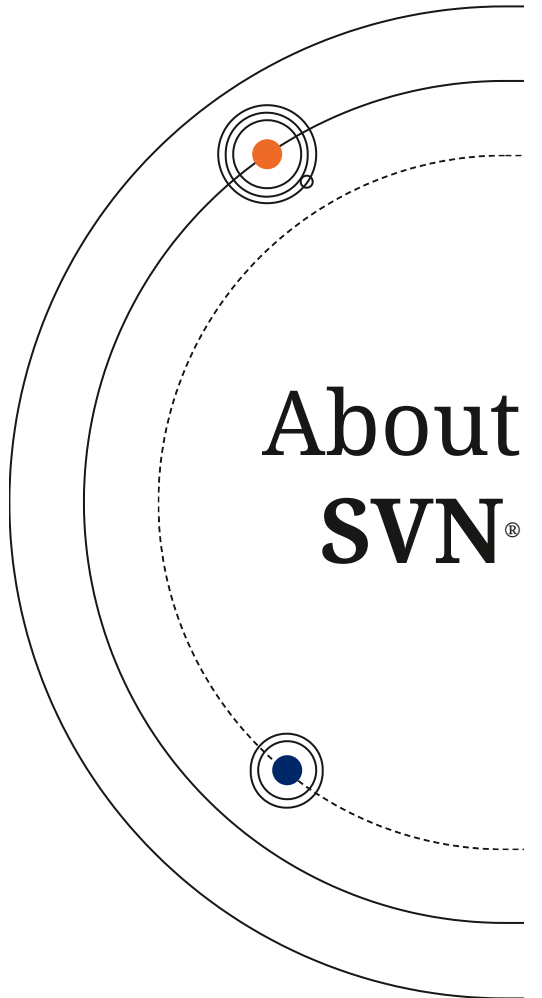
AERIAL VIEW



LOCATION MAP



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The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

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