

# For Sale



## 2185 N Sherman Drive

Indianapolis, Indiana 46218

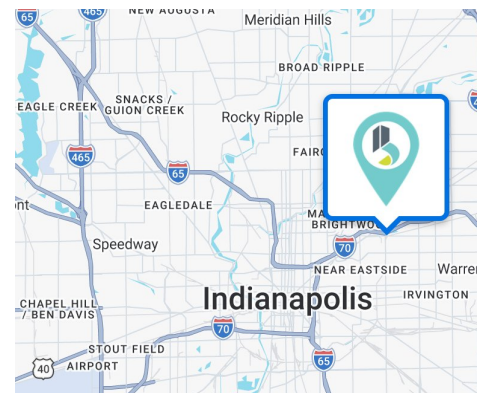
**Sale Price** \$2,595,000

**Building Size** 28,100 SF

**Lot Size** 1.33 Acres

### Highlights

- 2,000+ amps of 480V 3-Phase Power
- I-4 Zoning - Most Versatile Industrial Zoning
- Owner - User Opportunity
- 2 Internal Loading Docks & 1 Drive-in Door
- 22' Foot Clear Height
- Three 5-Ton Cranes
- Wet Sprinkler System
- Finished Showroom
- I-70 Highway Visibility



**Benjamin Anderson**  
Broker  
banderson@bradleyco.com  
419.788.4906

**Kevin Dick**  
Senior Vice President  
kdick@bradleyco.com  
c. 317.213.6692

[www.bradleyco.com](http://www.bradleyco.com)

# Area Overview

2185 N Sherman Drive Indianapolis, IN 46218



# Property Overview

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# Property Overview

2185 N Sherman Drive Indianapolis, IN 46219



## Summary

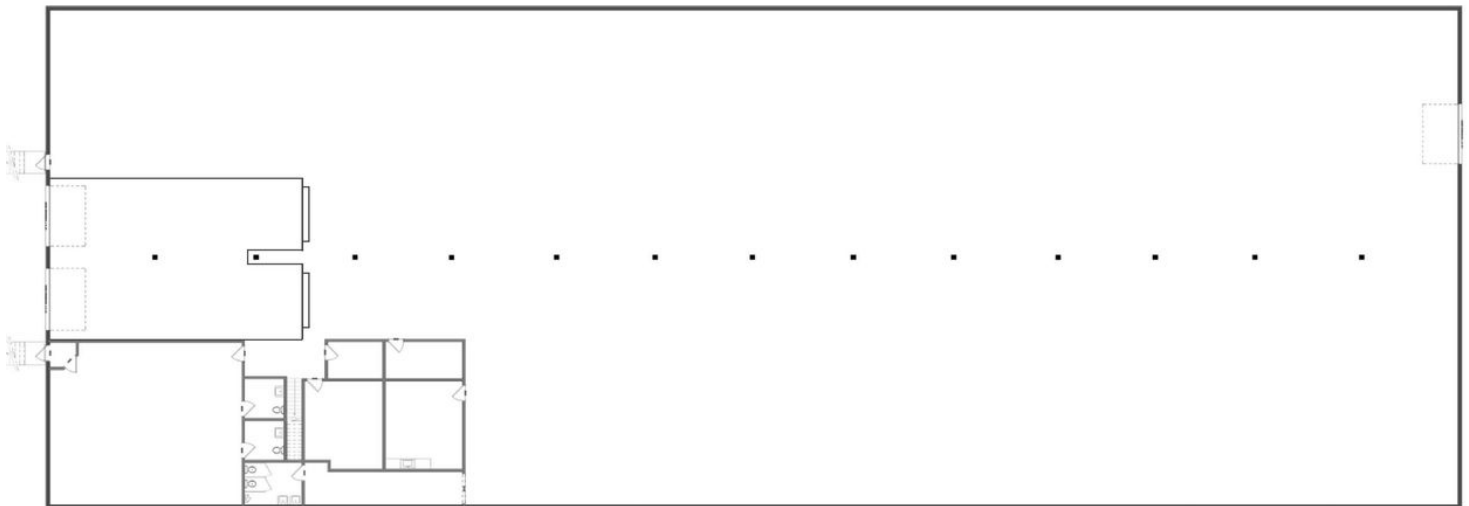
|                        |                                                         |
|------------------------|---------------------------------------------------------|
| Address                | 2185 N Sherman Drive<br>Indianapolis, IN 46219          |
| Property Type          | Warehouse                                               |
| Building Size          | 28,100 SF                                               |
| Land Size              | 1.33 acres                                              |
| Zoning                 | I-4                                                     |
| Year Built             | 1956 / Renovated 2006                                   |
| Doors                  | Two (2) Internal Loading Docks<br>One (1) Drive-In Door |
| Warehouse Clear Height | 22'                                                     |

|                |                                          |
|----------------|------------------------------------------|
| Parking Ratio  | 1.78 / 1,000 SF                          |
| Construction   | Masonry & Steel<br>Roof replacement 2016 |
| HVAC           | Central HVAC                             |
| Column Width   | 50' x 20'                                |
| Class          | Class C                                  |
| Occupancy Type | Single Tenant                            |



# Floorplan

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# Additional Photos

2185 N Sherman Drive Indianapolis, IN 46218

