

202 Miley Ave

Indianapolis, IN 46222

COOMBES

REAL ESTATE

PROPERTY DESCRIPTION

Versatile industrial property offering a functional combination of warehouse and office space with multiple loading options and a secure outdoor area. The property is well-suited for owner/users or value-add investors and offers convenient access to Downtown Indianapolis and major transportation routes.

PROPERTY HIGHLIGHTS

- 51,389 SF Industrial Building
- Internal & External Dock Loading
- Drive-In Capability
- High-Clear Warehouse with Radiant Heat
- Fully Fenced & Gated Site
- Ample Truck Maneuvering & Parking
- Near Downtown Indianapolis
- Convenient Access to I-70 & I-65

OFFERING SUMMARY

Sale Price:	\$2,450,000
Lease Rate:	\$6 SF/yr (NNN)
Building Size:	51,389 SF
Lot Size:	2.34 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	639	1,266	3,980
Total Population	1,439	3,018	10,979
Average HH Income	\$69,465	\$72,809	\$61,641

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

INDUSTRIAL PROPERTY FOR SALE & LEASE

202 Miley Ave

Indianapolis, IN 46222

COOMBES
REAL ESTATE



Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

INDUSTRIAL PROPERTY FOR SALE & LEASE

202 Miley Ave

Indianapolis, IN 46222

COOMBES REAL ESTATE



Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

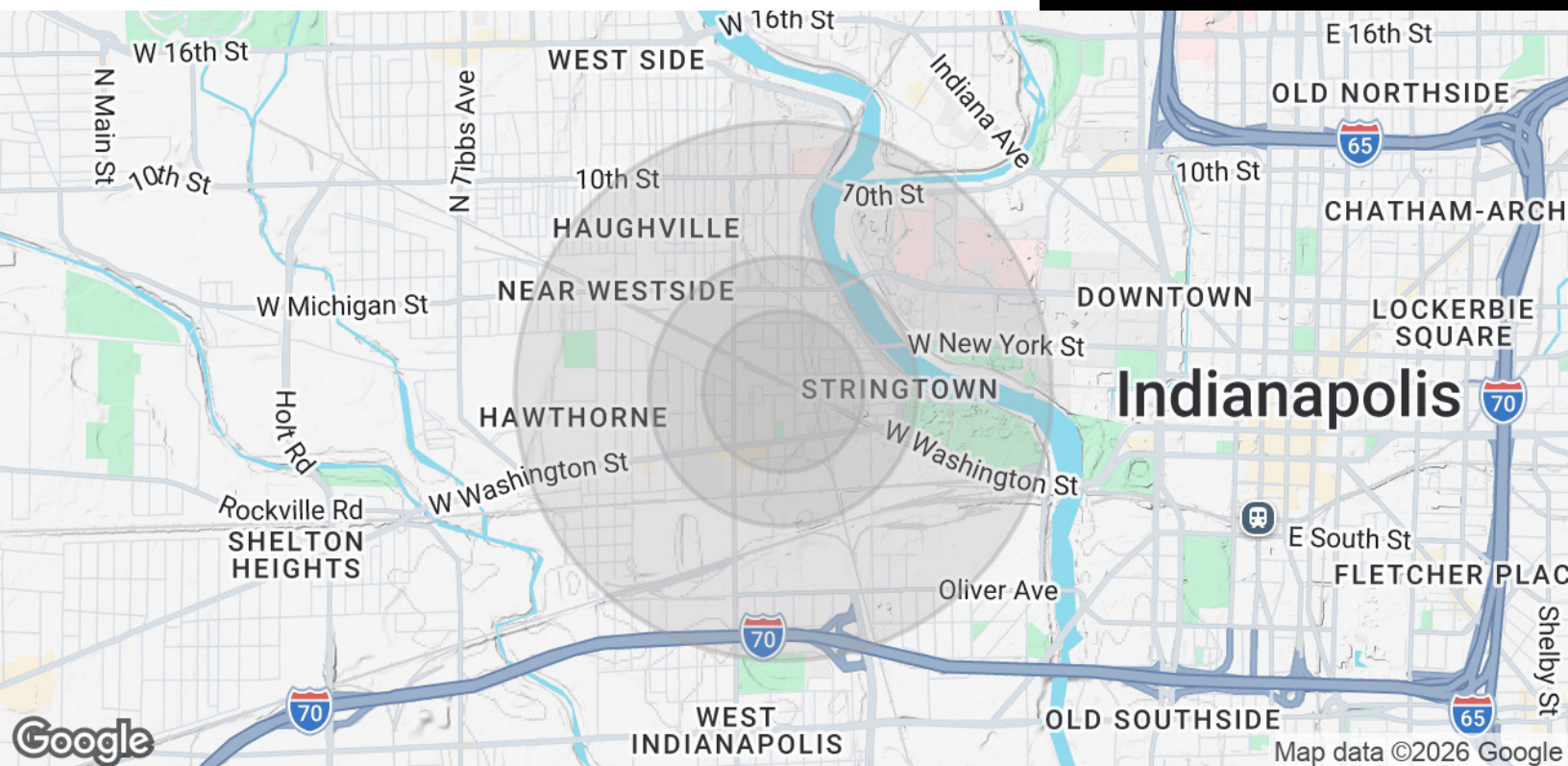
612 N Park Avenue, Indianapolis, IN 46204

INDUSTRIAL PROPERTY FOR SALE & LEASE

202 Miley Ave

Indianapolis, IN 46222

COOMBES REAL ESTATE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,439	3,018	10,979
Average Age	34	34	33
Average Age (Male)	35	34	33
Average Age (Female)	34	35	33
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	639	1,266	3,980
# of Persons per HH	2.3	2.4	2.8
Average HH Income	\$69,465	\$72,809	\$61,641
Average House Value	\$300,476	\$259,173	\$203,878

2020 American Community Survey (ACS)

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204