



FOR LEASE

Modernized 7,000 SF Flex Industrial Building

8742 ROBBINS ROAD

Indianapolis, IN 46268

PRESENTED BY:

WADE WILSON

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	6,975 SF
OFFICE SIZE:	2,325 SF
LEASE RATE:	\$11/SF (NNN)
ZONING:	I4 - Outdoor Storage Permitted
LOT SIZE:	0.85 Acres
POWER:	3-Phase 400amp / 240v
CLEAR HEIGHT:	16'
DRIVE-INS:	(2) drive-ins (10'x12')

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PROPERTY DESCRIPTION

Modernized 7,000 SF flex industrial building for lease in the Park 100 submarket, just east of Zionsville Road. Property features many recent capital improvements and has been well-maintained throughout Landlord's ownership. Convenient access to Highway I-465 and the Michigan Road/Carmel trade area amenities (shopping, hotel, restaurants).

PROPERTY HIGHLIGHTS

- +/- 7,000 SF flex industrial building w/ many recent capital improvements
- Heavy industrial zoning (I4) - outdoor storage permitted
- Convenient access to Highway I-465 and the Michigan Road/Carmel trade area
- Interior/exterior camera system with remote viewing

PROPERTY PHOTOS



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Zionsville Road



SITE OVERVIEW



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DEMOGRAPHICS MAP & REPORT

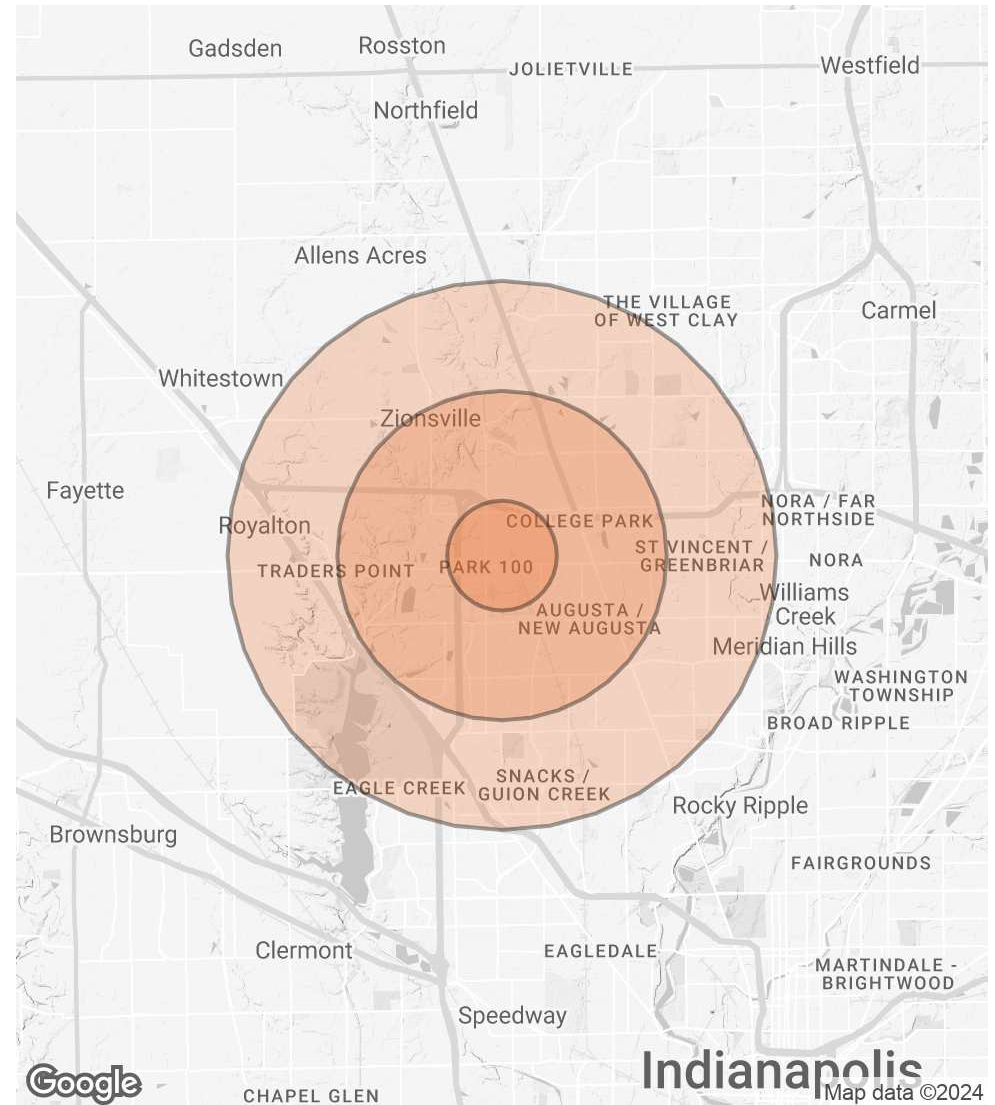
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	266	40,347	134,128
AVERAGE AGE	48	42	39
AVERAGE AGE (MALE)	45	40	38
AVERAGE AGE (FEMALE)	50	44	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	125	17,503	53,889
# OF PERSONS PER HH	2.1	2.3	2.5
AVERAGE HH INCOME	\$148,599	\$126,909	\$132,309
AVERAGE HOUSE VALUE	\$500,688	\$405,510	\$405,062

Demographics data derived from AlphaMap

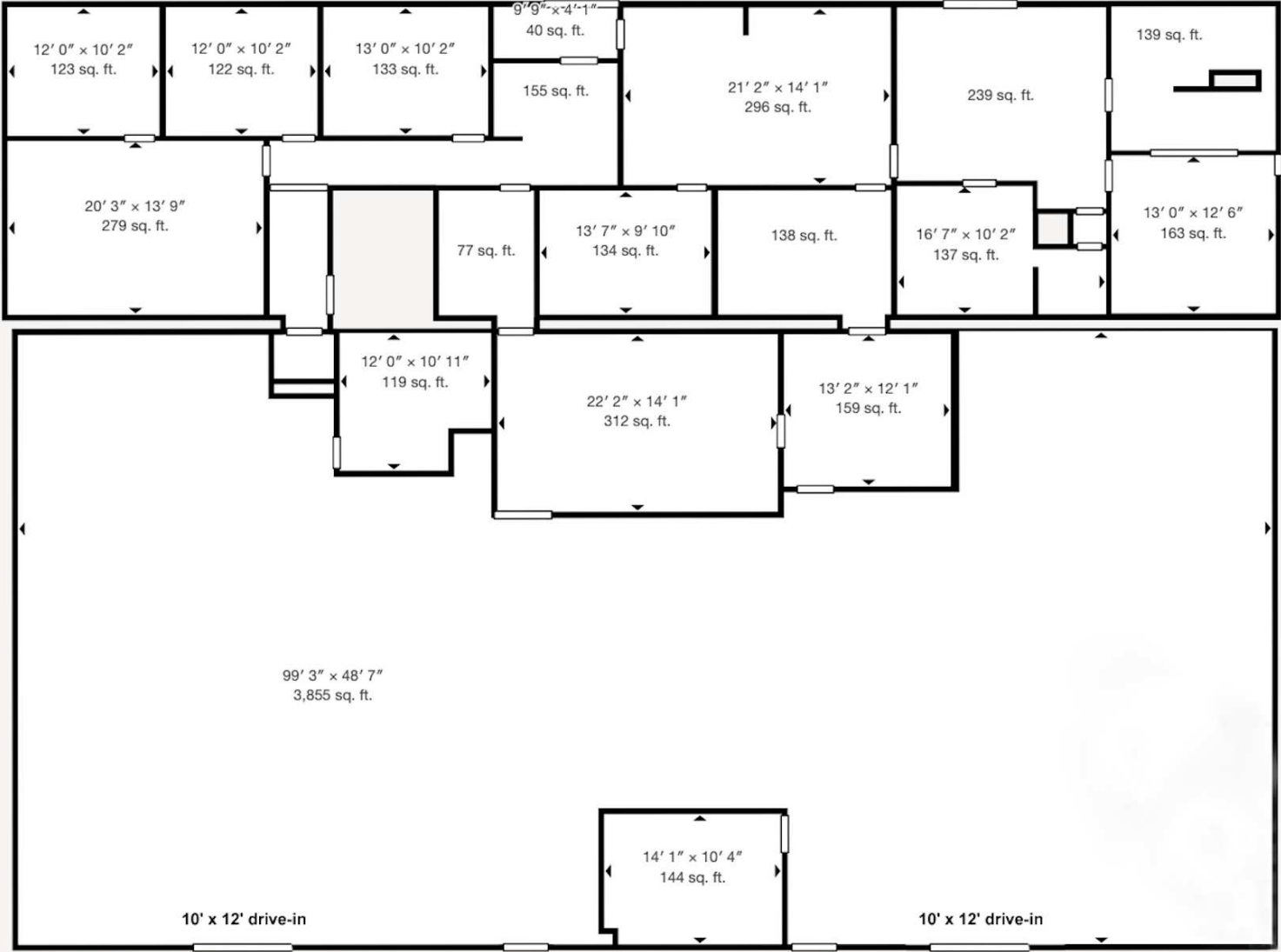


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FLOOR PLAN



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CAPITAL IMPROVEMENTS (2016 - 2024)



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COMPLETE LIST OF CAPITAL IMPROVEMENTS

- (2016) - Office demolition / warehouse expansion
- (2016) - (2) new heating units in warehouse
- (2016) - New paint and drywall in warehouse
- (2016) - Electrical upgrades
- (2016) - Concrete refinishing
- (2016) - New drive-in doors (2)
- (2016) - New HVAC for north end offices
- (2018) - New exterior siding
- (2018) - New windows
- (2018) - New office exterior doors
- (2018) - New rubber roof (above office area)
- (2018) - New landscaping
- (2023) - New south end HVAC unit
- (2024) - New parking lot resurfacing (asphalt/paving)
- (2024) - New warehouse service doors (2)

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