

**For Sale**

**7.5 Acres, I-2 Zoned Land**

**N Raceway Rd & E CR 300 N, Indianapolis, IN 46234**

**Karan Cheema**

Managing Broker

Rize Commercial Realty

Ph: (317) 657-9985

[karancheemaindy@gmail.com](mailto:karancheemaindy@gmail.com)

Outline is an  
estimate

## CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum ("OM") is being provided to summarize unverified information for a Potential purchaser of the Property ("Property"). It is intended to be reviewed only by the party receiving it from Rize Commercial Realty ("Rize") and should not be made available to any other person or entity without the written consent of Rize. The information contained in this OM has been obtained from the Property Owner ("Owner") and other sources deemed reliable by Rize. Financial projections made are for general reference purposes only and are subject to material change or variation. Both Rize and the Owner make no warranties or representations, expressed or implied, of any kind of the information contained herein. Potential Purchaser must conduct their own thorough due diligence investigation.

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This Offering Memorandum is the property of Rize Commercial Realty. The party in possession of this OM agrees its confidential nature and will hold it in strict confidence.

The terms and conditions set forth above apply to this OM in its entirety.

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7.5 Acres of industrial land available for sale on the west side of Indianapolis. The I-2 zoning is the highest Industrial zoning in the Town of Brownsburg. It allows for high intensity industrial uses such as distribution facility, fleet vehicle storage, heavy equipment repair, and outdoor storage.

#### Property Details

Parcel ID	32-08-29-200-018.000-016
Acreage	±7.5 (available for sale out of the total 15.55)
Municipality	Town of Brownsburg
Zoning	I-2 (highest industrial zoning in Brownsburg)
Allowed Uses	See attached exhibit
Utilities	Near site (see exhibit)
Environmental Survey	Clean Phase II available (2022) ALTA survey available (2022)
Location	3.8 Miles From I-74 3.9 Miles From I-465

Property is Agent-Owned

3.8 Miles  
From I-74



Ronald Reagan Pkwy

Clermont Heights

Ronald Reagan Parkway

Crawfordsville Road

Crawfordsville Rd

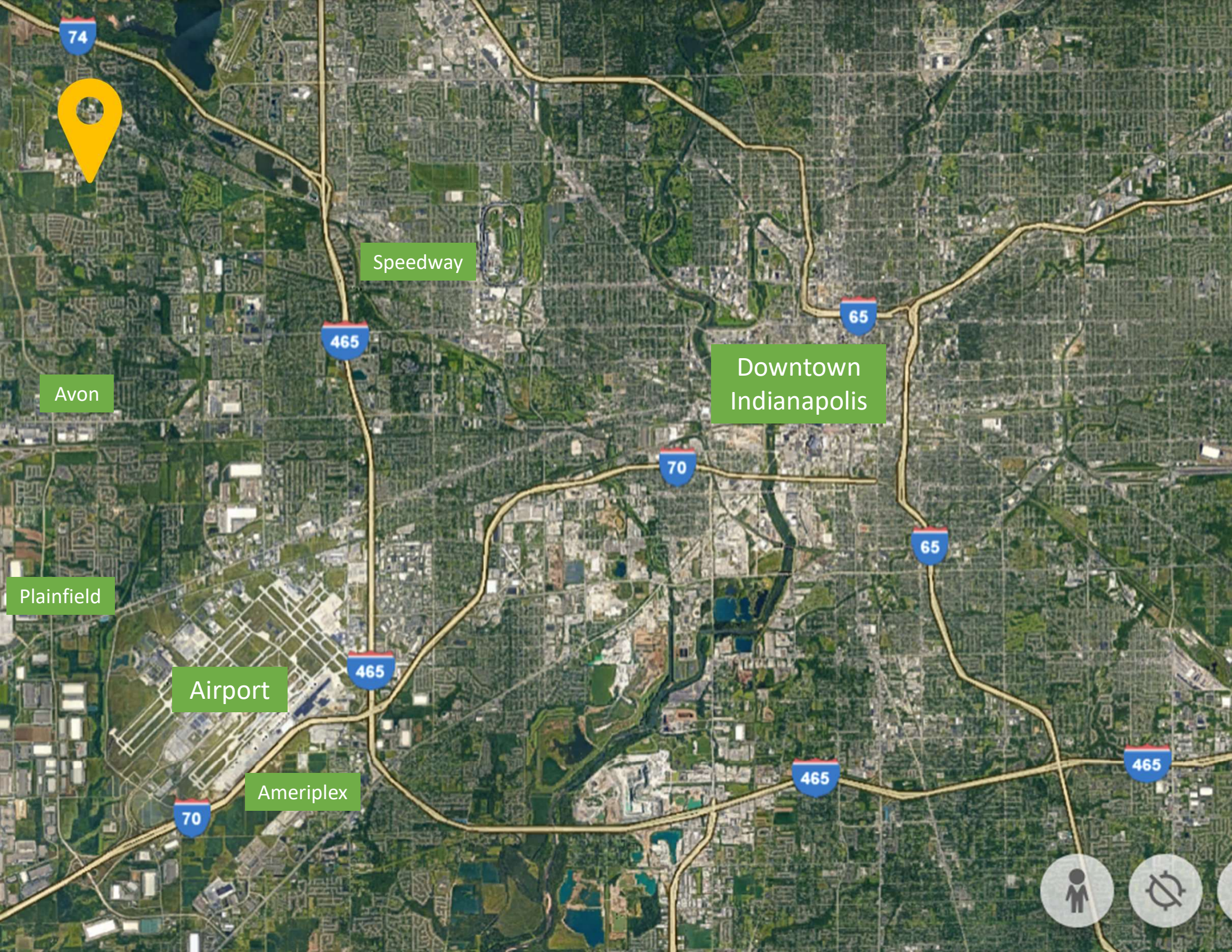


West 34th Street

Clermont

3.9 Miles  
From I-465





74



Speedway

465

Avon

65

Downtown Indianapolis

70

Plainfield

65

Airport

465

Ameriplex

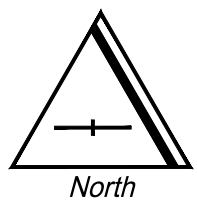
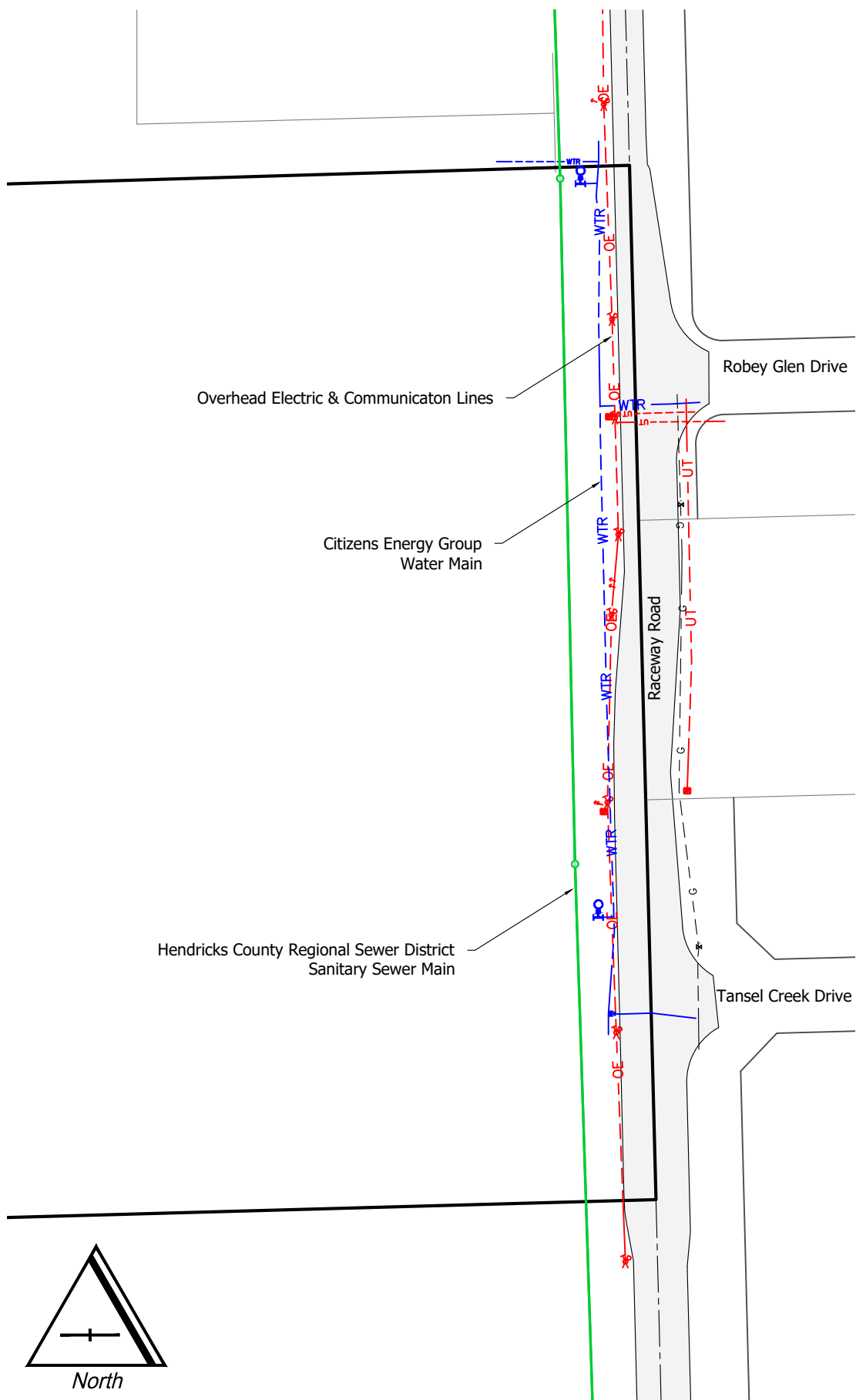
70

465

465







GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

*Nathan White Engineering, L.L.C. d.b.a.*  
**BENCHMARK CONSULTING, INC.**  
 69 AUGUSTA DRIVE BROWNSBURG, IN 46112  
 (317) 852-5695  
 Project Manager: Nathan White  
 nwhite@benchmarkcon.com



know what's below.  
**Call before you dig.**

# Pure Investments Property

Raceway Road Brownsburg, IN 46112

## Utility Location Exhibit

DATE: 01/09/2024 CHECKED BY: N.A.W.

PROJECT NUMBER:  
**22029**

SHEET #  
**1 of 1**

## 2.39 High Intensity Industrial (I2) District Intent, Permitted Uses, and Special Exception Uses

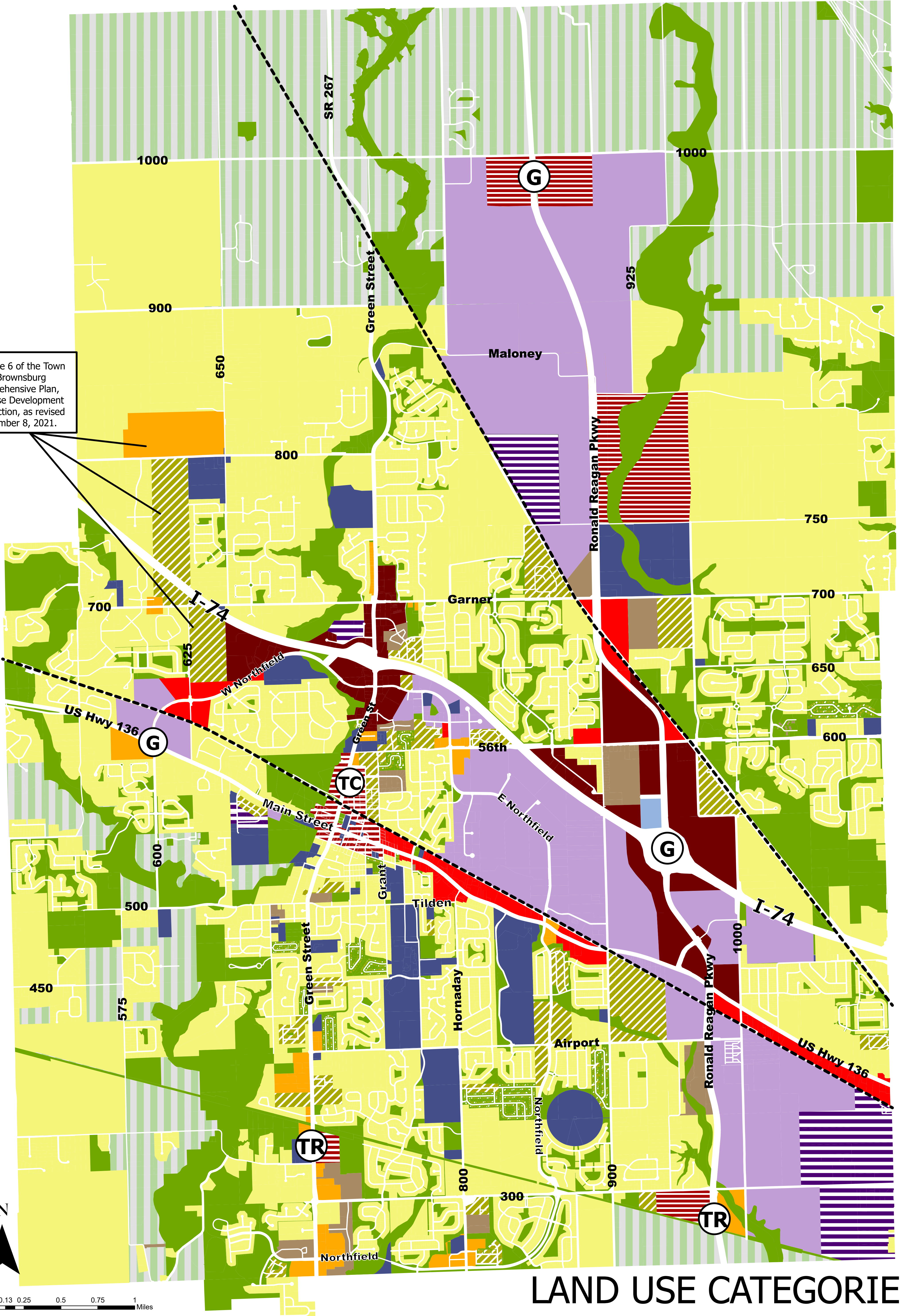
District Intent	Permitted Uses	Special Exception Uses
<p><b>The I2 (High Intensity Industrial) District is intended to be used as follows:</b></p> <p><b>Use, Type, and Intensity</b></p> <ul style="list-style-type: none"> <li>Moderate to high intensity industrial uses</li> <li>Business parks, distribution operations, and industrial parks</li> <li>Standalone buildings or multiple primary structures</li> </ul> <p><b>Application of District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> <li>Buffer between heavier industrial uses and lower intensity districts</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>Enact quality time, place, and manner development standards that minimize the impact on surrounding areas</li> <li>Allow small outdoor storage areas with screening</li> <li>Minimize light, noise, water, and air pollution</li> </ul> <p><b>Enhanced Landscaping Required</b> Industrial uses require enhanced landscaping (See 5.40C) when located adjacent to the following districts: RE, R1, R2, R3, M1, M2, M3, C1, RO</p>	<p>Agricultural Products, Processing Agricultural Products, Storage Assembly Biotech/Life Sciences Bottling/Canning Brewery Broadcast Facility Distribution/Logistics Facility Dry Cleaning Processing Fleet Vehicle Storage Flex Space Food Processing or Production Government Operations Facility Heavy Equipment/Vehicle Repair (Enclosed) Indoor Agriculture/Agritech Manufacturing, Light Metal Casting Outdoor Storage Printer, Industrial Produce Terminal Research Center Self-Storage Warehouse Sign Fabrication Stone Cutting Telecommunications facility Testing Lab, General Tool and Die Shop Tool/Equipment Rental (Outdoor) Utility Facility, Above Ground Veterinary Hospital Warehouse Water Tower Welding Services Wholesale Business</p> <hr/> <p><b>Permitted Accessory Uses</b></p> <p>Renewable Energy Installations</p>	<p>Bio-diesel production Chemical Manufacturing Crematory Freight Terminal Incinerator Liquid Fertilizer Distribution Manufacturing, Heavy Materials Recycling Meat Processing Mining, Rock or Sand Restaurant Sports Field (Indoor) Transit Station (Local Hub)</p>



# Future Land Use

Revised September 8, 2021

See page 6 of the Town of Brownsburg Comprehensive Plan, Land Use Development Plan Section, as revised September 8, 2021.



## LAND USE CATEGORIES

- |                            |                     |                          |                         |
|----------------------------|---------------------|--------------------------|-------------------------|
| Single-Family Detached     | Local Commercial    | Flex/Light Industrial    | Public/Semi Public      |
| Single-Family Attached     | Corridor Commercial | Industrial/Manufacturing | Town Center Area (TC)   |
| Multi-Family               | Regional Commercial | Corporate Campus         | Trail Gateway Area (TR) |
| Unincorporated Growth Area | Mixed-Use           | Parks & Open Space       | Town Gateway Area (G)   |