

INDUSTRIAL FOR SALE

7520-7522 West Washington Street

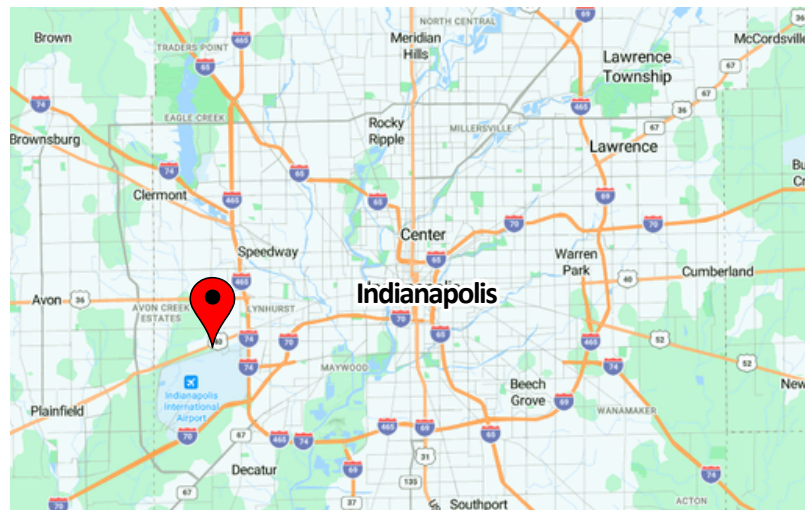


Exceptional commercial opportunity situated on State Road 40, one of the most heavily traveled corridors connecting Indianapolis to Plainfield, offering unmatched visibility and accessibility for businesses of all types. Located just one block from Indianapolis International Airport and private terminals, this versatile 4+ acre property commands attention from a constant stream of commuters, travelers, and commercial traffic daily. Adjacent to an established gas station, the site benefits from built-in complementary traffic and a proven commercial ecosystem. The property features extra land available for additional building development, providing tremendous upside potential for owner-users or investors looking to expand usable square footage. Acceptable uses are extensive and include storage, warehousing, distribution, manufacturing, outdoor storage, recycling station, heavy vehicle wash, auto and truck sales and service, truck stop, firearms sales, grocery, liquor store, light and heavy general retail. Adding immediate financial stability, the property boasts long-standing tenants with year to year leases and income already in place, making this a rare blend of cash flow certainty and future development potential in one of Indiana's most strategically located commercial corridors.

LOT SIZE	4.2 acres
ZONING	C - 7
BLDG SF	11,200 SF (approx)
GROSS INCOME	\$7,960/mo (Y2Y, Modified Net, Potential)
TRAFFIC	30,445 ADT

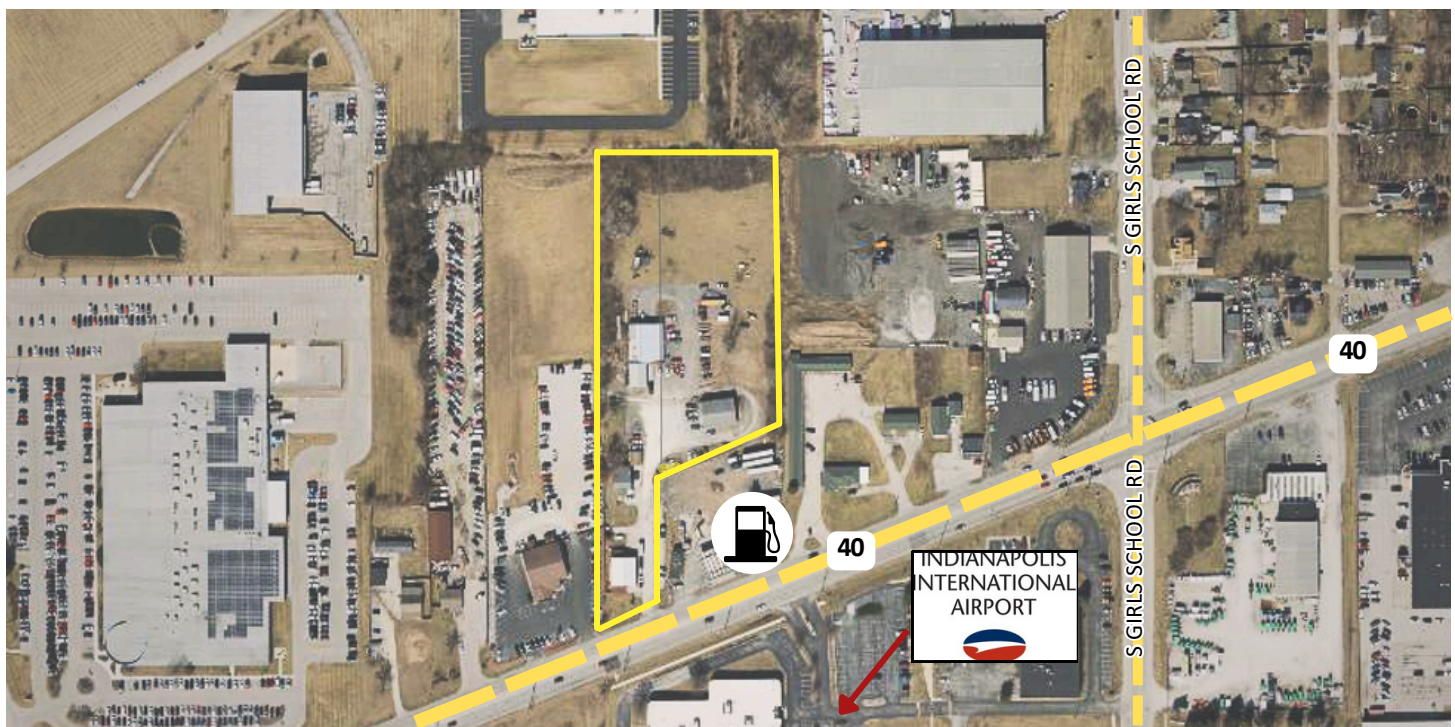
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