

# For Lease/Sale



## 7801 E 88th St

Indianapolis, IN, 46256

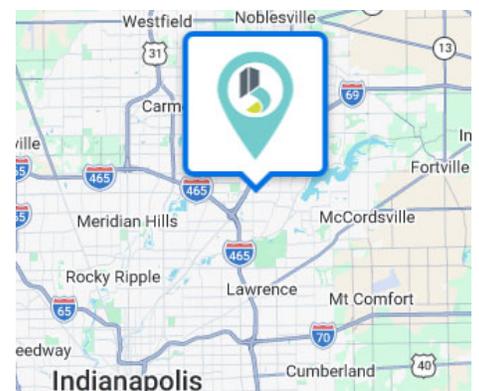
### Highlights

- I-2 Zoning: Permitted uses: office, R&D, lab, warehouse, wholesaling, distribution, light manufacturing, animal care/boarding, vocational school, child or adult day care.
- Versatile, centrally located office-flex building. Easy access to I-69 and I-465.
- Good mix of private offices, open collaborative areas, work and storage areas. Two drive-in doors. Convenient parking and driveway that wraps around the building.

Sale Price: \$1,325,000

Lease Rate: \$13.50 SR/yr (NNN)

Building Size: 9,400 SF



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# Aerial Map

7801 E 88th St, Indianapolis, IN 46256



# Property Overview

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## Summary

Address	7801 E. 88th Street Indianapolis, IN 46256
Property Type	Office-flex
Building Size	9,400 SF
Land Size	1.1 acres
Zoning	I2
Year Built	1978
Doors	Two 7'H x 8"W drive-in doors
Warehouse Clear Height	8'

**Parking** 33 spaces (3.51 spaces per 1,000 SF)

**Construction** Foundation: slab  
Structure: wood  
Exterior: brick, EIFS, vinyl  
Roof: flat, rubber

**HVAC** 4 split systems +1 in warehouse. Entire building heated and cooled

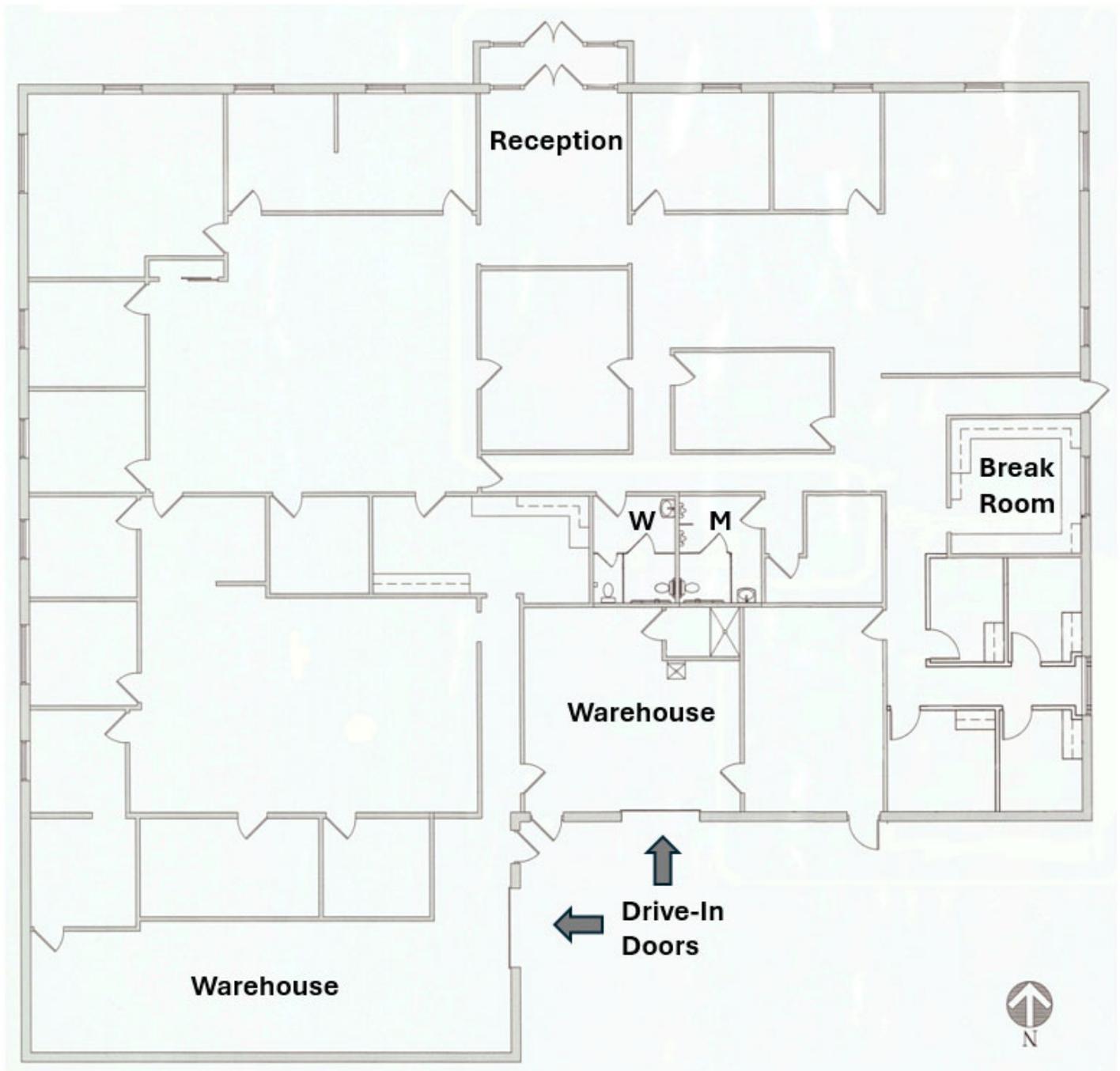
**Water & Sewer** Well, city sewer

**Operating Expenses** \$5.10/SF (includes utilities)



# Floor Plan

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# Additional Photos

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