

FOR SALE

+/- 8,000 SF Industrial Building on 1.22 Acres

2845 TOBEY DR
Indianapolis, IN 46219

PRESENTED BY:

WADE WILSON
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$950,000
BUILDING SIZE:	7,602 SF
OFFICE SF:	+/- 2,500 SF
LOT SIZE:	1.22 Acres +/- half acre for excess parking/outdoor storage
LOADING:	One (1) 12'x12' drive-in One (1) 10'x10' loading dock
CLEAR HEIGHT:	14' 9" in warehouse
POWER:	3-Phase 200 amp, 240/120V

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PROPERTY HIGHLIGHTS

- +/- 8,000 SF freestanding industrial building on 1.22 acres
- I-3 Zoning - Outdoor storage permitted
- Heavy 3-Phase Power: 200 amp, 240/120V
- New roof replacement in 2024
- Excess acreage to the north for parking, storage, etc.
- +/- 2,500 SF of office space w/ newly renovated restrooms
- Excellent connectivity to I-465 and I-70
- Tenant in place until 12/31/26

2845 TOBEY DRIVE, INDIANAPOLIS, IN 46219

BUILDING INFORMATION

ADDRESS	2845 Tobey Drive, Indianapolis, IN 46219
ACREAGE	1.22 Acres +/- half acre for excess parking/outdoor storage
SQUARE FOOTAGE	7,602 SF
OFFICE SF	+/- 2,500 SF
YEAR BUILT	1966 New roof replacement in 2024
ZONING	I-3 Outdoor storage permitted
CLEAR HEIGHT	14' 9"
POWER	3-Phase 200amp, 240/120V
DRIVE-INS	One (1) 12'x12' drive-in door
LOADING	One (1) 10'x10' loading dock
LIGHTING	LED lighting in warehouse
HVAC	Whole building is climate-controlled (heated & cooled)
PARKING	+/- 20 spaces on site

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LOCATION INFORMATION

CITY, STATE, ZIP	Indianapolis, IN 46219
COUNTY	Marion
ACCESS	<1 mile to I-70 +/- 3 miles to I-465 +/- 10 miles to downtown Indianapolis



ADDITIONAL PHOTOS



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+/- 8,000 SF INDUSTRIAL BUILDING ON 1.22 ACRES | 2845 Tobey Dr Indianapolis, IN 46219

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EXTRA PARKING / OUTDOOR STORAGE POTENTIAL

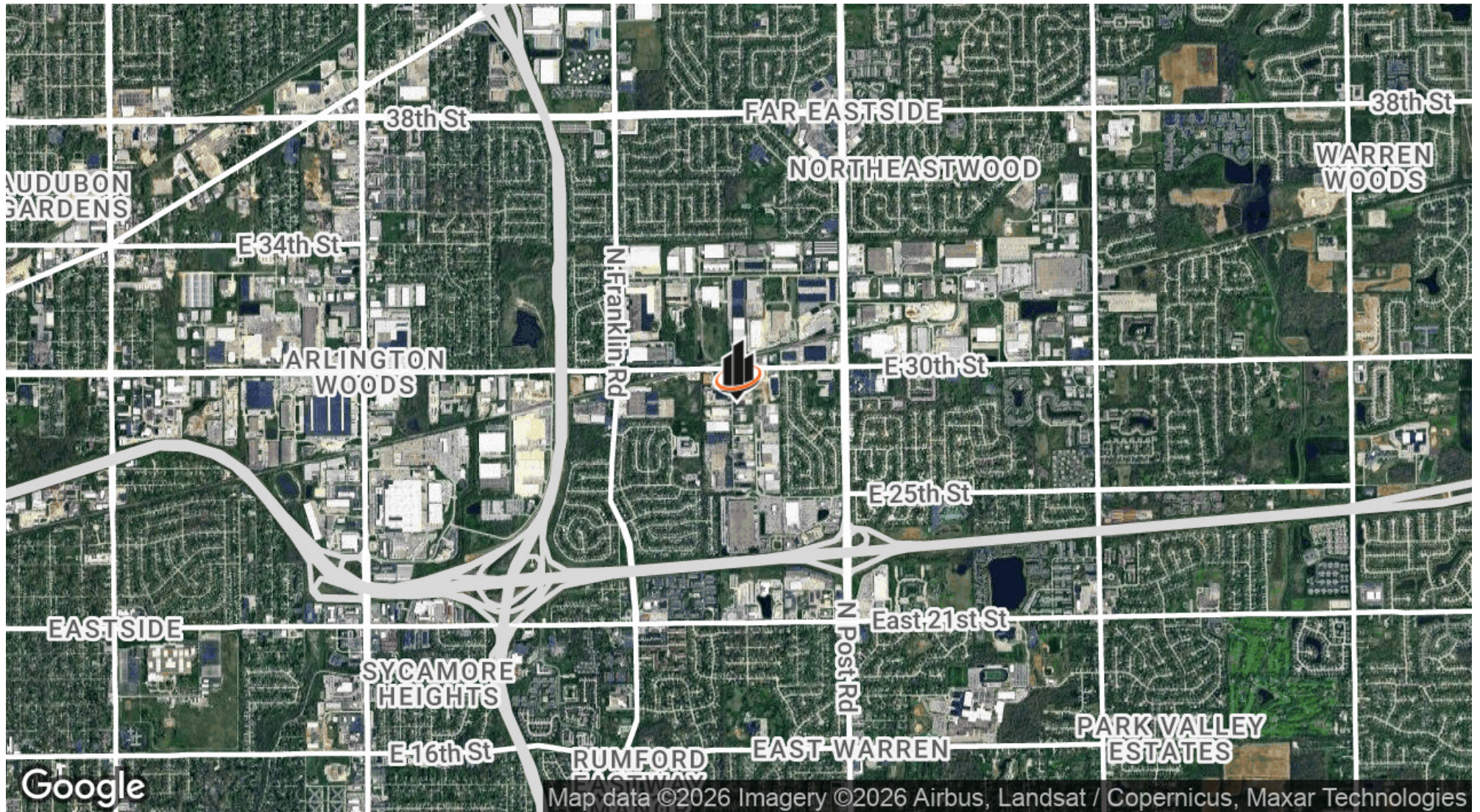


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LOCATION MAP



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About SVN

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