

# FOR SALE

722 KETCHAM ST  
INDIANAPOLIS, IN 46222



FULLY FENCED 1.12 ACRE SITE WITH  
FIBER CONNECTIVITY AND ENHANCED  
SECURITY SYSTEM

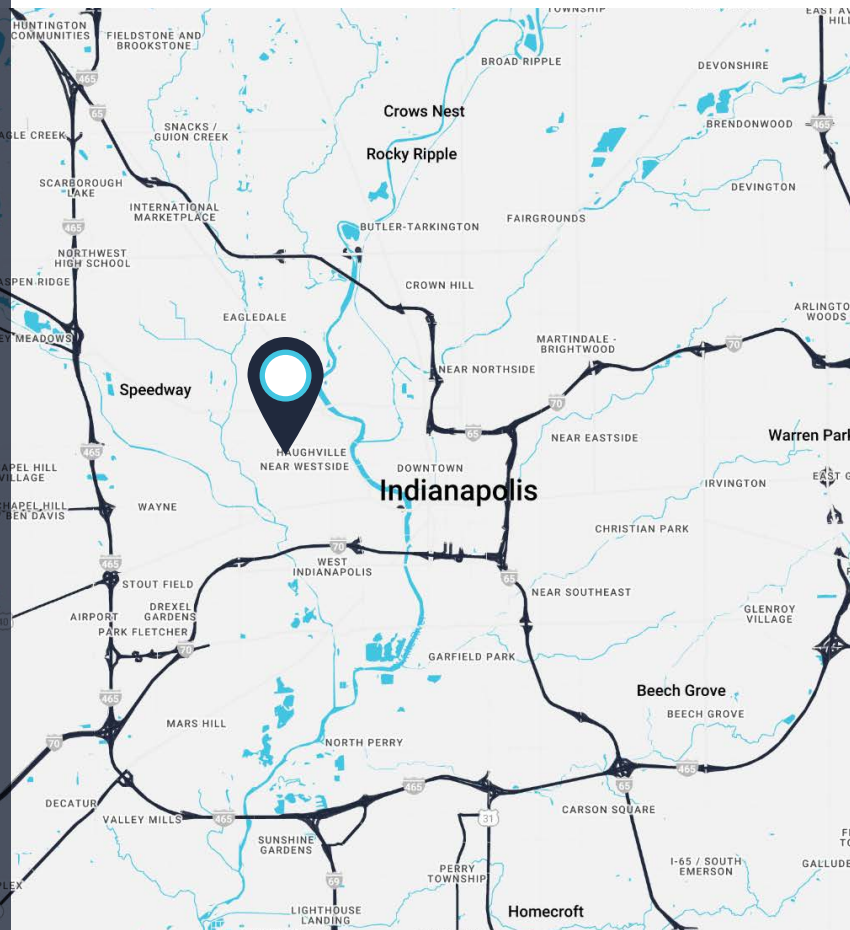
THREE (3) SEPARATE STAND-ALONE BUILDINGS,  
TOTALING 11,362 SF

BUILDINGS 2 & 3 NEWLY RENOVATED



## PROPERTY INFORMATION

Discover the extraordinary potential of 722 Ketcham St, Indianapolis, IN, 46222 - a standout industrial property boasting a prime 1.12-acre, fully fenced site. With three buildings totaling 11,362 SF, including two of the three buildings newly renovated, this property offers a range of versatile spaces for industrial ventures. Featuring amenities such as fully insulated warehouses, drive-ins, semi-bay access, climate-controlled space, 800 AMP 3-phase power, and a new roof, this property is thoughtfully designed to cater to the diverse needs of businesses. With fiber on-site, a security system, and cameras, this property is poised to support the seamless operations of forward-thinking industrial entrepreneurs.

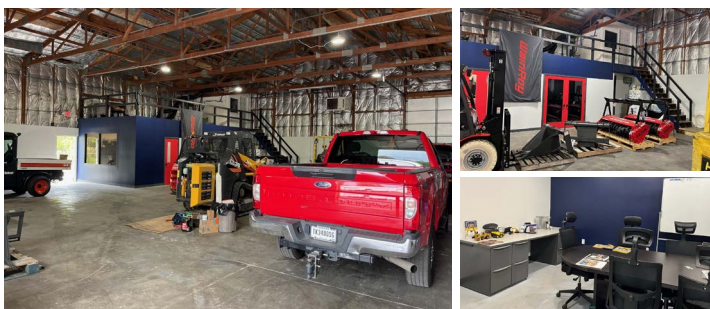


**SALE PRICE: \$1,200,000.00**



3950 Priority Way South Drive, Suite 112  
Indianapolis, IN 46240  
317-384-9756

Melissa Blackwell  
melissa@92cpartners.com  
317-384-9756



## BUILDING 1

- » 5,658 SF building
- » Leased until July 31, 2025
- » Fully insulated warehouse includes a 5-ton crane, one (1) drive-in, one (1) semi-dock drive-in.
- » Approximately 5,258 SF warehouse
- » 800 SF Office space, upper and lower level, includes separate offices, conference room, kitchen, and restroom with shower.
- » 800 Amp - 3 Phase

## BUILDING 2

- » Newly Renovated!
- » 4,066 SF Total
- » One (1) private office, conference room, IT room, and restroom, all climate-controlled with new HVAC.
- » One (1) drive-in bay, two (2) overhead doors.
- » Overhead heaters in warehouse.
- » Property has a new roof and fully insulated.

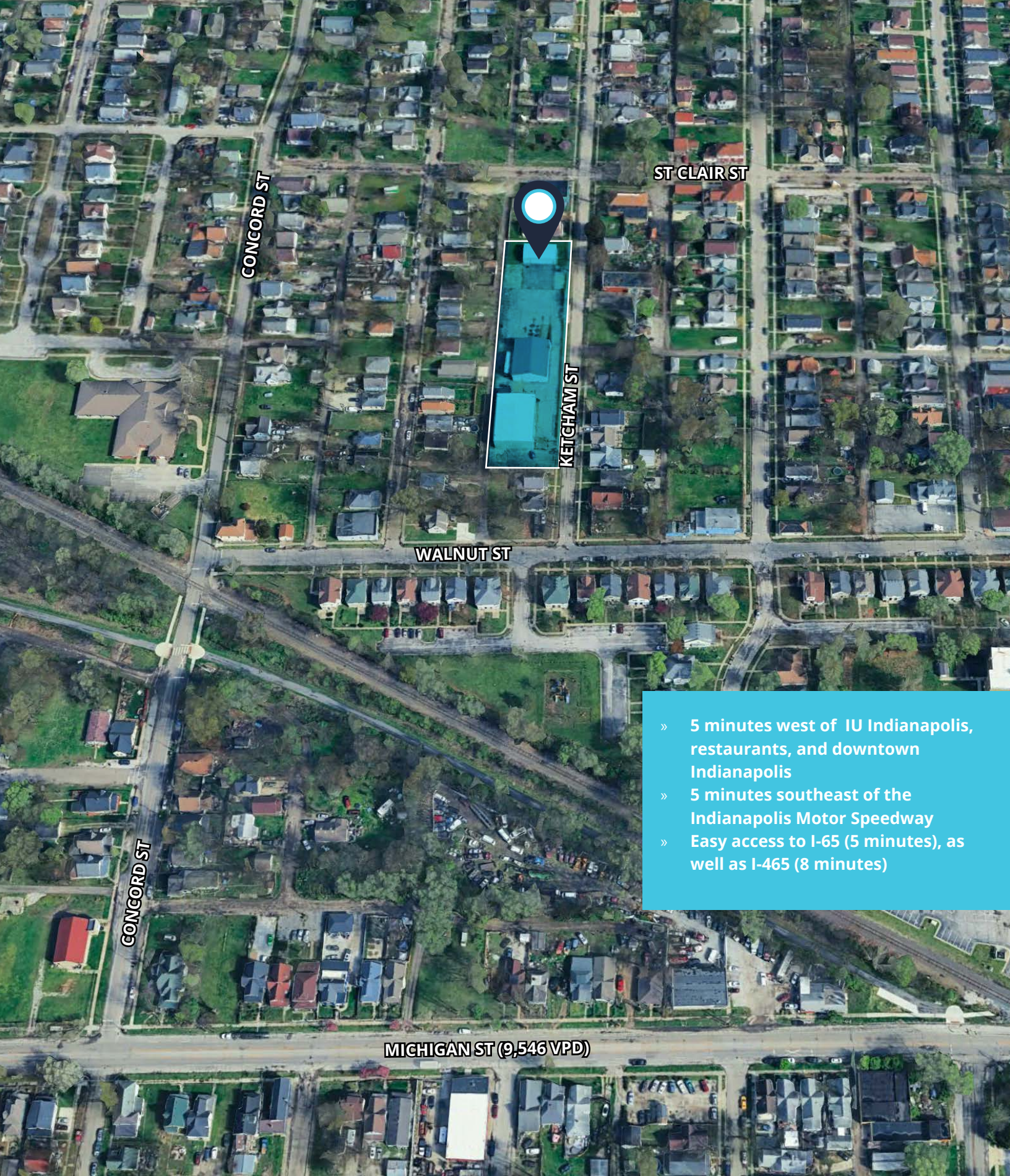
## BUILDING 3

- » 1,638 SF Building
- » Newly renovated - climate controlled, new HVAC, fully insulated, two (2) drive-ins.
- » No restroom, but water line installed September 2024.



3950 Priority Way South Drive, Suite 112  
Indianapolis, IN 46240  
317-384-9756

Melissa Blackwell  
melissa@92cpartners.com  
317-384-9756



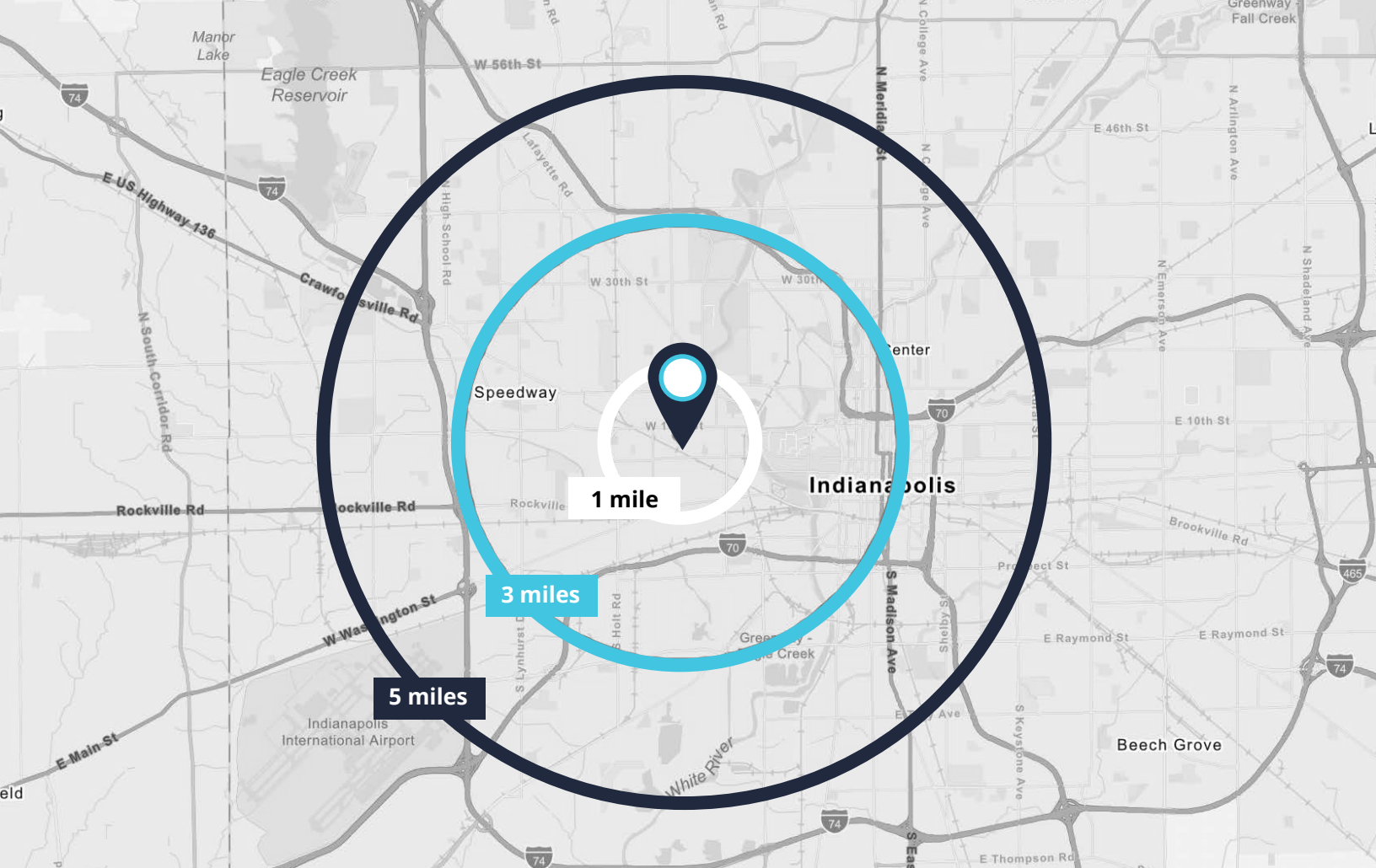
- » 5 minutes west of IU Indianapolis, restaurants, and downtown Indianapolis
- » 5 minutes southeast of the Indianapolis Motor Speedway
- » Easy access to I-65 (5 minutes), as well as I-465 (8 minutes)



3950 Priority Way South Drive, Suite 112  
 Indianapolis, IN 46240  
 317-384-9756

Melissa Blackwell  
 melissa@92cpartners.com  
 317-384-9756

All information provided herein has been compiled from sources deemed reliable, however no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to special listing conditions imposed by the property owner. An independent investigation is recommended for any interested parties.



### 2024 Summary

### 2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
<b>Population</b>	17,483	89,165	256,151	17,839	91,277	260,355
<b>Households</b>	6,582	36,362	106,075	6,728	37,359	108,261
<b>Families</b>	3,841	17,626	53,643	3,884	17,726	53,799
<b>Average Household Size</b>	2.65	2.35	2.34	2.64	2.34	2.34
<b>Owner Occupied Housing Units</b>	2,719	13,169	44,428	2,903	13,773	46,231
<b>Renter Occupied Housing Units</b>	3,863	23,193	61,647	3,825	23,586	62,030
<b>Median Age</b>	32.7	31.4	33.0	33.6	32.1	34.1
<b>Median Household Income</b>	\$43,278	\$49,705	\$53,998	\$50,889	\$57,378	\$63,726
<b>Average Household Income</b>	\$56,773	\$68,383	\$79,600	\$67,612	\$80,914	\$93,493



3950 Priority Way South Drive, Suite 112  
 Indianapolis, IN 46240  
 317-384-9756

Melissa Blackwell  
 melissa@92cpartners.com  
 317-384-9756

All information provided herein has been compiled from sources deemed reliable, however no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to special listing conditions imposed by the property owner. An independent investigation is recommended for any interested parties.