



SALE / LEASE

+/- 10,000 SF Multi-Tenant Industrial Warehouse

3031 SOUTH HOLT ROAD

Indianapolis, IN 46221

PRESENTED BY:

NICK O'PATTERSON

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IN #RB25000914

WADE WILSON

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IN #RB20000720



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$795,000
BUILDING SIZE:	10,000 SF
NUMBER OF UNITS:	2
LOT SIZE:	0.75 Acres
ZONING:	C5 - Various Automotive Uses Permitted
RECENT CAPTIAL IMPROVEMENTS:	New furnace units (2) Exterior/Interior paint LED lighting Exterior fencing Roof upgrades Updated bathrooms

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PROPERTY HIGHLIGHTS

- 10,000 SF Multi-Tenant Industrial Building
- 50% Occupancy - One Unit Leased @ \$11/SF through 7/31/2030
- Commercial zoning (C5) allows for wide range of uses - Automotive uses permitted
- Many recent capital improvements
- Excellent access to Kentucky Ave, I-465, and I-70
- Excellent 1031 Exchange opportunity
- Immediate cash flow for an owner-user or value-add investor

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	High Maintenance Diesel	5,000 SF	50%	\$11.00	\$55,000.00	8/1/2025	7/31/2030
TOTALS		5,000 SF	50%	\$11.00	\$55,000.00		
AVERAGES		5,000 SF	50%	\$11.00	\$55,000.00		

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ADDITIONAL PHOTOS



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±10,000 SF MULTI-TENANT INDUSTRIAL | ±5,000 SF AVAILABLE | FOR SALE OR LEASE | 3031 South Holt Road Indianapolis, IN 46221SVN |

AERIAL PHOTO - ACCESS TO KENTUCKY AVE & HOLT RD

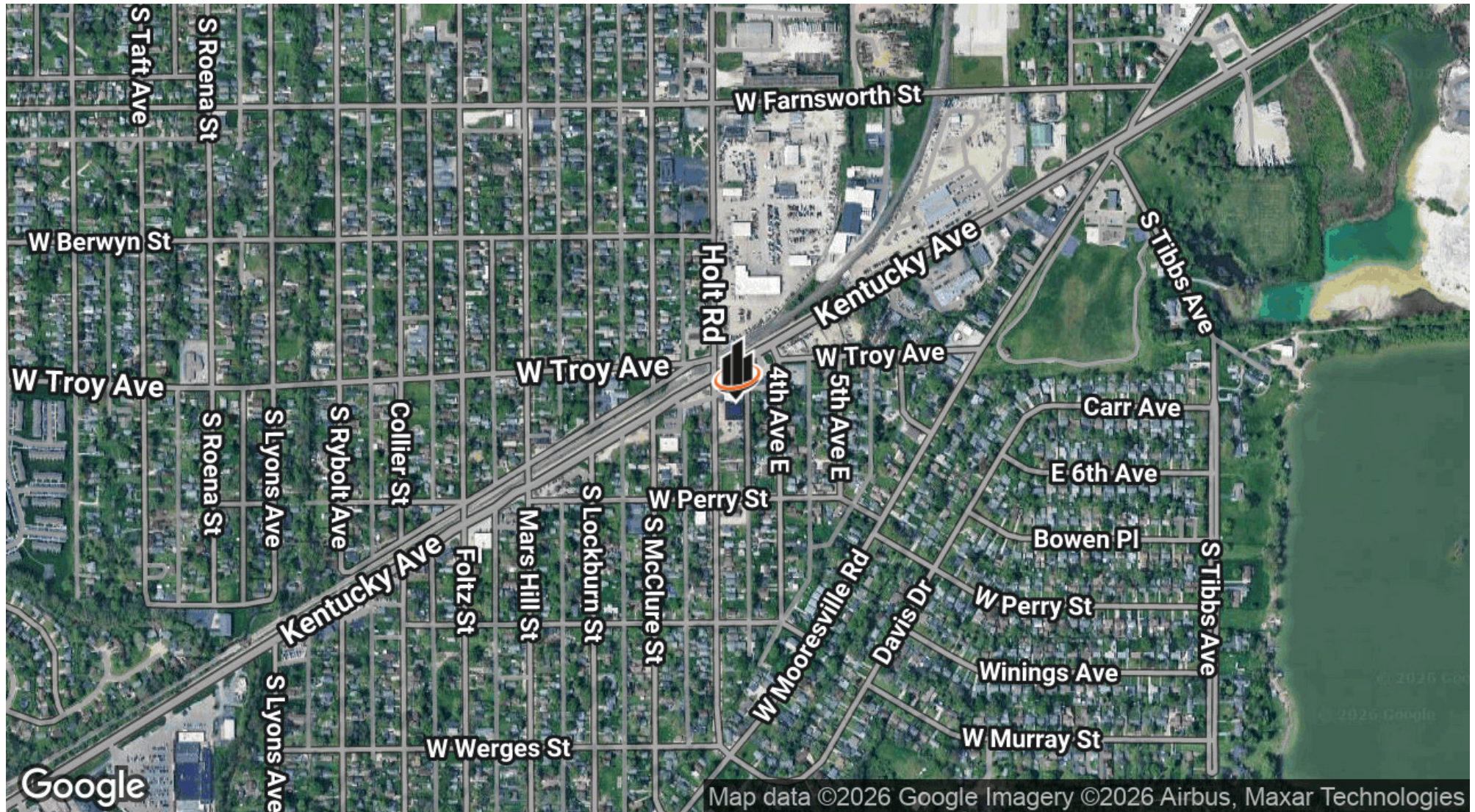


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LOCATION MAP



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