



Industrial Offering on Production Drive

For Sale or Lease

**2334 Production Drive
Indianapolis, IN 46241**

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FOR SALE
OR LEASE

Executive Summary



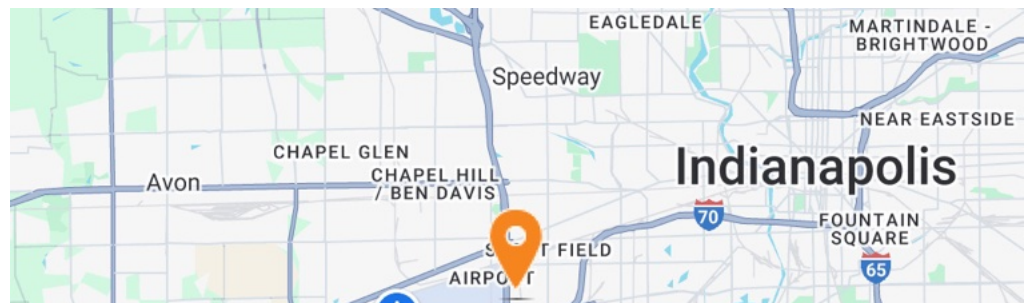
OFFERING SUMMARY

Sale Price:	\$4,795,000
Lease Rate:	\$6.75 (NNN)
Building Size:	48,896 SF
Column Spacing:	30' x 30'
Lot Size:	3.34 AC
Year Built:	1971
Zoning:	I-3
Clear Height:	16' 4"
Property Taxes:	\$31,093.78/year
Insurance:	\$15,967/year

PROPERTY OVERVIEW

Located less than one mile from I-465, this industrial offering is ideal for a mid-sized single tenant or owner-user. The building totals 48,896 SF and is situated on 3.65 acres, with an I-3 zoning that offers a wide variety of opportunities.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,092	19,043	50,055
Total Population	3,017	50,361	131,826
Average HH Income	\$81,409	\$65,182	\$73,480



Liz DeKoninck | 317.536.0093 | liz@halakar.com

Joshua D. Abrams, CCIM | 317.324.1613 | Joshua@halakar.com



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Additional Photos



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Indianapolis:
Centrally located with
award-winning infrastructure
for maximum logistical
benefit

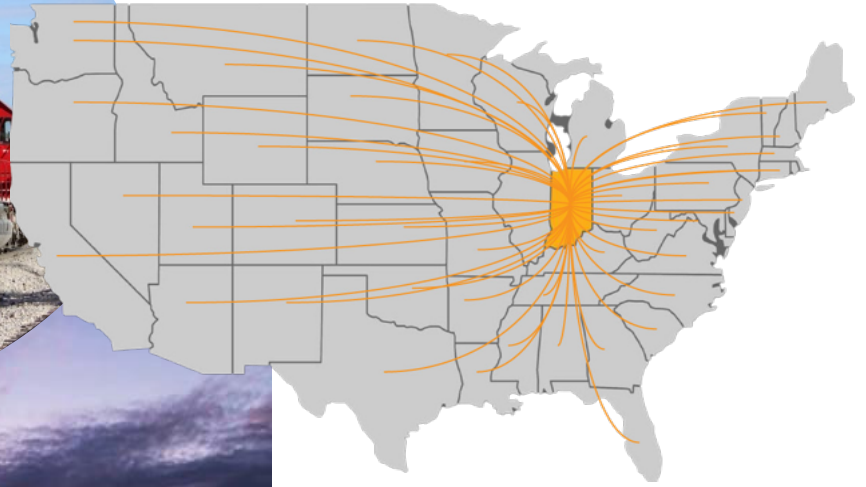


World's 2nd largest Fed Ex Air Hub

Indiana is 1st in rail
tons of primary metals



Indiana is 1st in Shortest Distance to the
Median Center of the Entire US Population



Indianapolis International Airport voted Best Airport
in North America 12 years in a row



Indiana ranks 1st in truck trailer production
and pass-through highways with four major
intersecting interstates

Indianapolis and the State of Indiana

- One of the largest export states in the nation
- 1st for cost of doing business in area development
- 2nd for best state to start a business
- \$650 billion in goods moves through Indiana annually
- With rail lines throughout America's steel belt and agricultural heartland, Indiana ranks highly in freight and class I railroads
- Indiana's Burns Harbor, Jeffersonville, and Mount Vernon ports provide access to Lake Michigan, the Ohio River, the Atlantic Ocean, and the Gulf of Mexico, as well as international access to Europe, the Middle East, Asia and South America



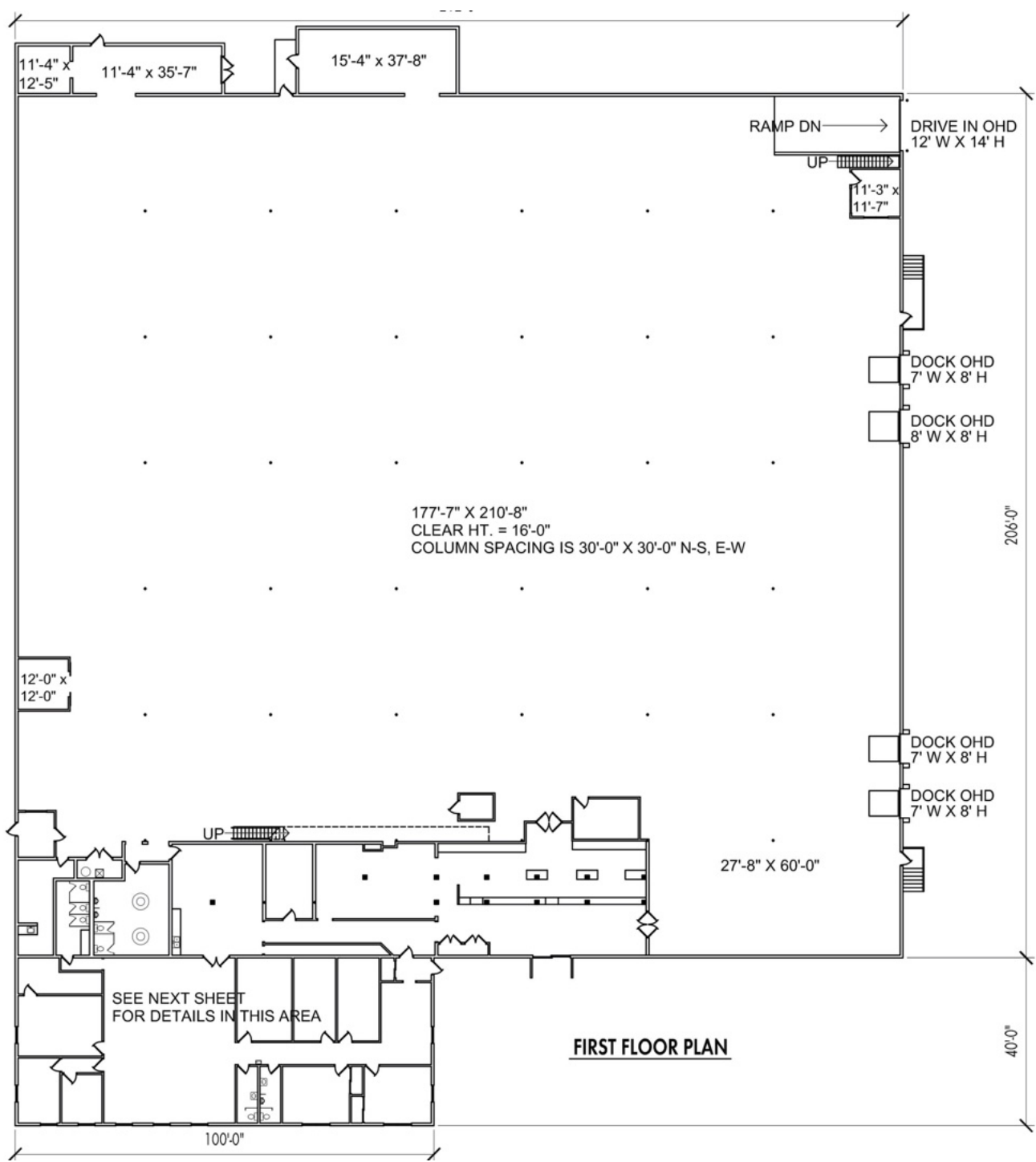
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FIRST FLOOR

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
2334 Production Drive	Immediately	48,896 SF	8,390	4	1	\$0.96	16' 4"



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FIRST FLOOR OFFICE BUILDOUT DETAIL

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
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