

INDUSTRIAL FOR SALE OR LEASE

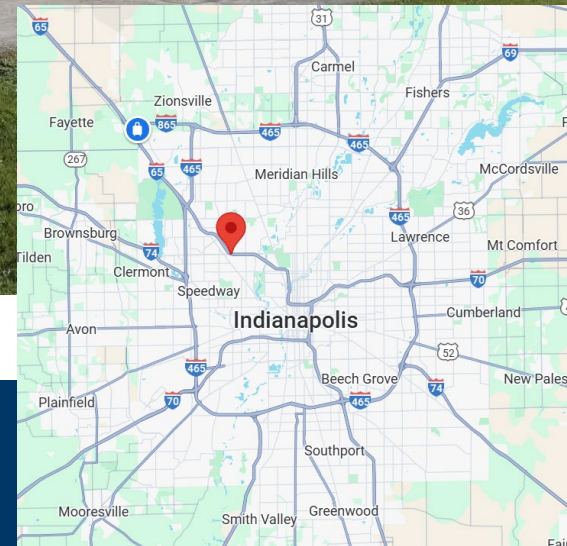
PURCHASE PRICE:

\$3,650,000.00 (\$113/sf)

LEASE RATE:

\$8.00/sf NNN (\$1.50 NNN EST.)

- *Zoning: I-1 (Light Industrial)*
- *Property Size: 32,300 sf*
- *Land Size: 1.96 Acres*
- *Year Built: 1975*
- *3 Drive-in Doors: (2) 35'w x 14'h; (1) 12'w x 14'h*
- *Podcast Studio | Heavy Power | Floor Drains | Showroom*
- *Fenced & Lighted Parking*



BROCHURE

SPACE PLAN

PROPERTY RECORD CARD

ZONING CODE - INDUSTRIAL

PROPERTY PHOTOS

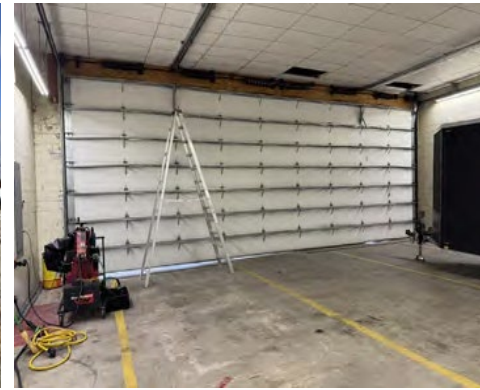
**3821 Industrial Blvd
Indianapolis, IN 46254**

Contact:

KELLY WILLIAMS, CCIM
(317) 496-2536

kellyw@williamsmidwestcre.com





Community Highlights

Thriving Industrial Hub:

Indianapolis is experiencing significant growth in its industrial sector, with record-breaking absorption rates and low vacancy.

Strategic Location:

Known as the "Crossroads of America," Indianapolis offers access to 46% of the country's population within one day's drive, making it ideal for warehousing, distribution, and manufacturing.

Robust Infrastructure:

The area benefits from excellent transportation networks, including five converging interstates, enhancing logistics and distribution capabilities.

2024 Neighborhood Demographics & Traffic Counts



Est. Population



Avg. HH Income



Daytime Employment

	Est. Population	Avg. HH Income	Daytime Employment
1 Mile	10,789	\$66,121	3,235
3 Miles	93,076	\$64,669	27,470
5 Miles	260,028	\$75,762	149,323

Source: CoStar



Traffic Counts ADT

W 38th St/I-65
40,338

W 38th St S/Industrial Blvd
28,491

W 38th St/Guion Rd
17,614

Source: CoStar

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