

For Lease/Sale



7801 E 88th St

Indianapolis, IN, 46256

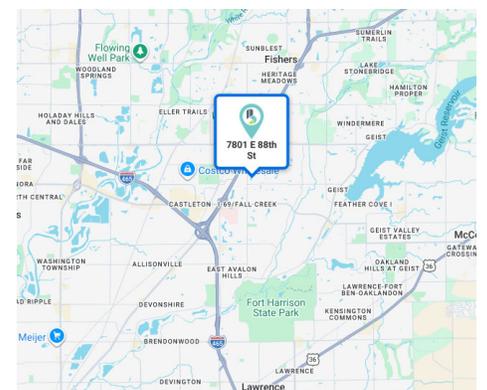
Highlights

- I-2 Zoning: Permitted uses: office, R&D, lab, warehouse, wholesaling, distribution, light manufacturing, animal care/boarding, vocational school, child or adult day care.
- Versatile, centrally located office-flex building. Easy access to I-69 and I-465.
- Good mix of private offices, open collaborative areas, work and storage areas. Two drive-in doors. Convenient parking and driveway that wraps around the building.

Sale Price: \$1,325,000

Lease Rate: \$13.50 SR/yr (NNN)

Building Size: 9,400 SF

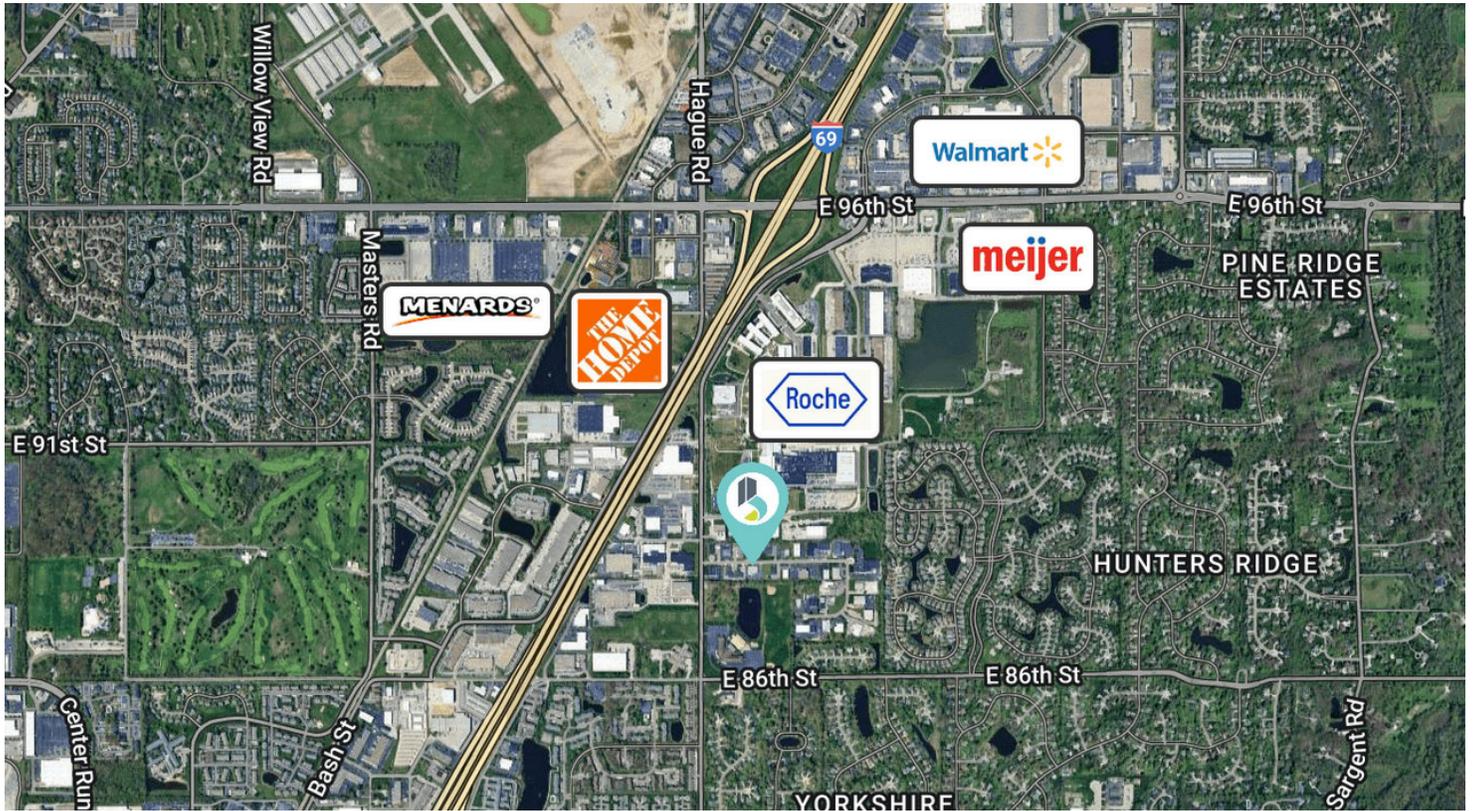


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Aerial Map

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Property Overview

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Summary

Address	7801 E. 88th Street Indianapolis, IN 46256
Property Type	Office-flex
Building Size	9,400 SF
Land Size	1.1 acres
Zoning	I2
Year Built	1978
Doors	Two 7'H x 8"W drive-in doors
Warehouse Clear Height	8'

Parking 33 spaces (3.51 spaces per 1,000 SF)

Construction Foundation: slab
Structure: wood
Exterior: brick, EIFS, vinyl
Roof: flat, rubber

HVAC 4 split systems +1 in warehouse. Entire building heated and cooled

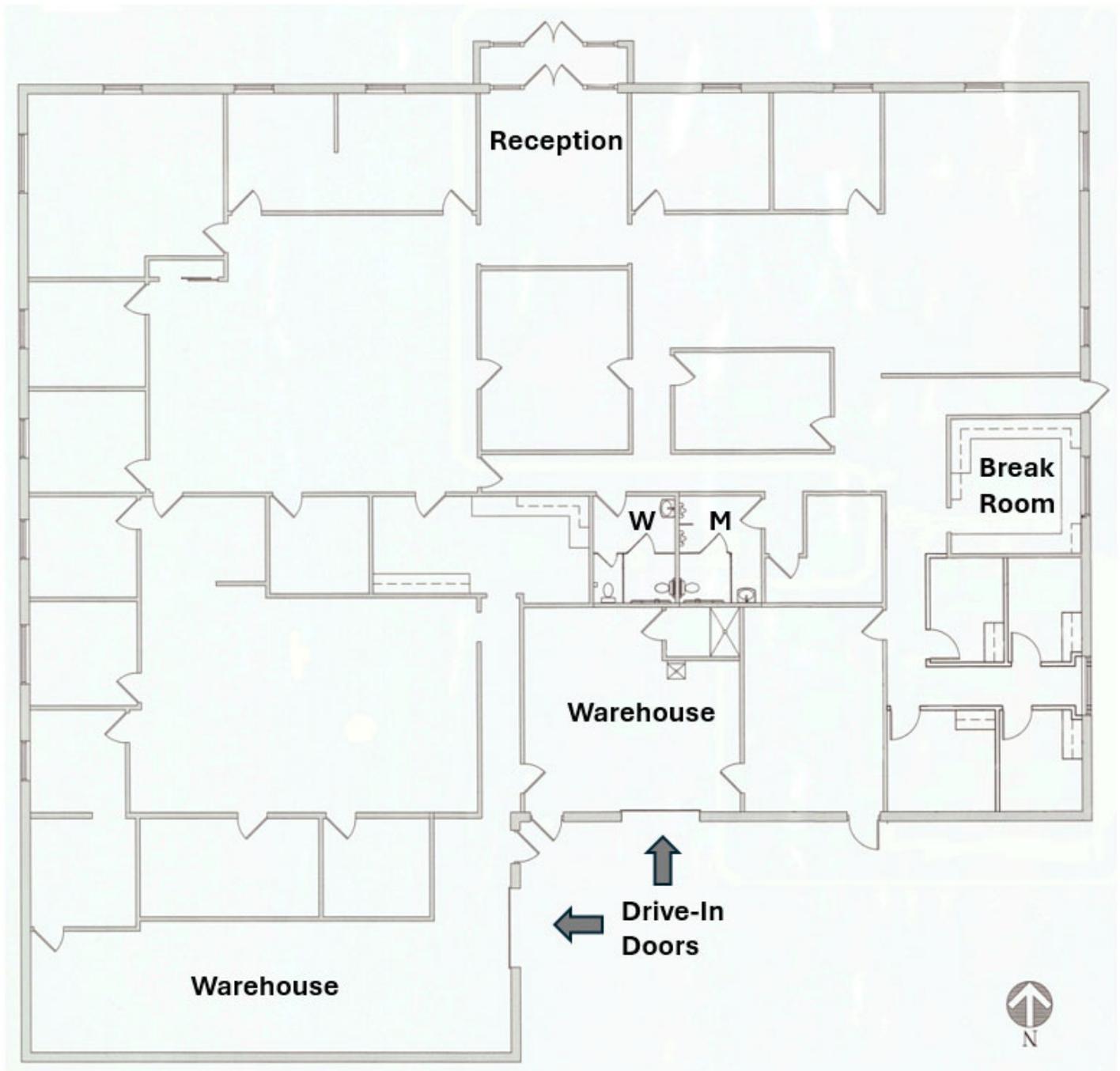
Water & Sewer Well, city sewer

Operating Expenses \$5.10/SF (includes utilities)



Floor Plan

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Additional Photos

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