

INDUSTRIAL FOR SALE OR LEASE

PRICE REDUCED

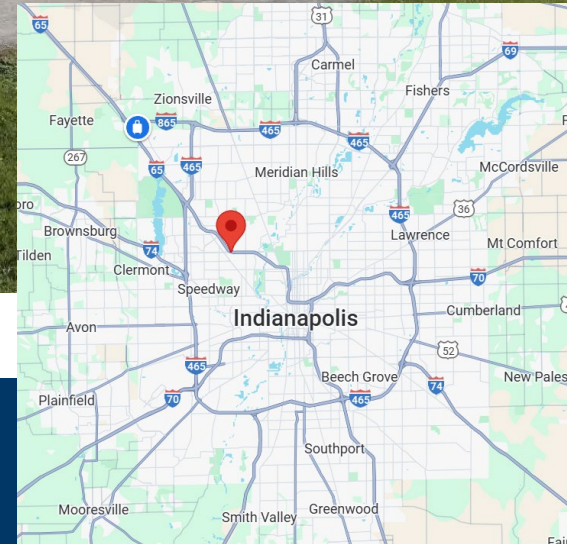
PURCHASE PRICE:

~~\$3,165,400.00 (\$98/sf)~~

\$2,650,000.00 (\$82.04/sf)

LEASE RATE: **\$7.85/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

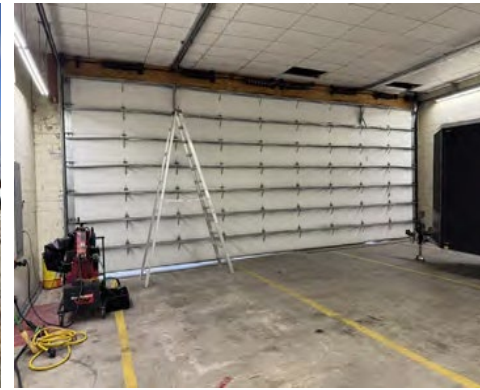
**3821 Industrial Blvd
Indianapolis, IN 46254**

Contact:

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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

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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