



AVAILABLE

2364 Production Dr

Indianapolis, IN 46241



FOR SALE OR LEASE

- One (1) dock door (10' x 12')
- Two (2) drive-in doors (10' x 12' & 8' x 8')
- Newly painted interior
- Conveniently located on the Southwest side of Indianapolis next to Indianapolis International Airport

www.Halakar.com

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Executive Summary



OFFERING SUMMARY

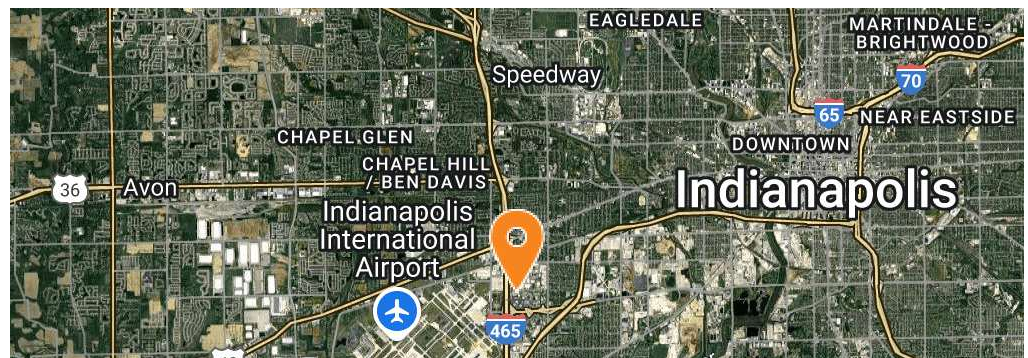
Sale Price:	\$1,500,000
Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	10,224 SF
Lot Size:	0.96 Acres
Year Built:	1984
Renovated:	2024
Zoning:	I-3
Clear Height:	18.5 - 19.5'
Property Taxes:	\$8,133.74/year
Insurance:	\$6,136/year

PROPERTY OVERVIEW

Located less than one mile from I-465, this industrial offering is ideal for a small single tenant lessee or owner-user. The building totals 10,224 SF and is situated on 0.96 acres, with an I-3 zoning that offers a wide variety of opportunities.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	34	1,166
Total Population	9	102	3,229
Average HH Income	\$64,089	\$64,584	\$81,131



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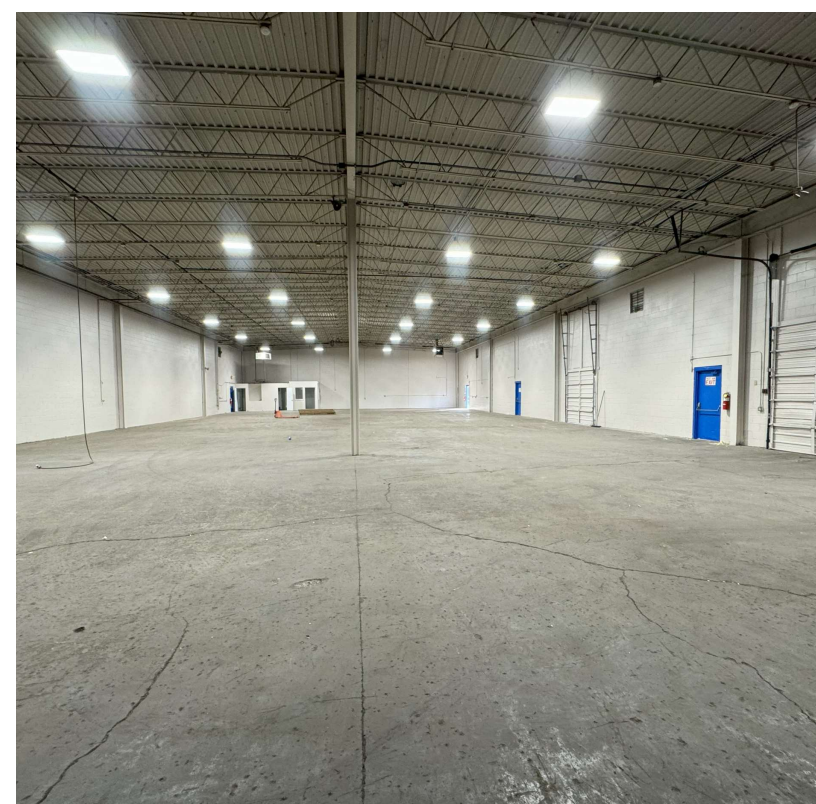
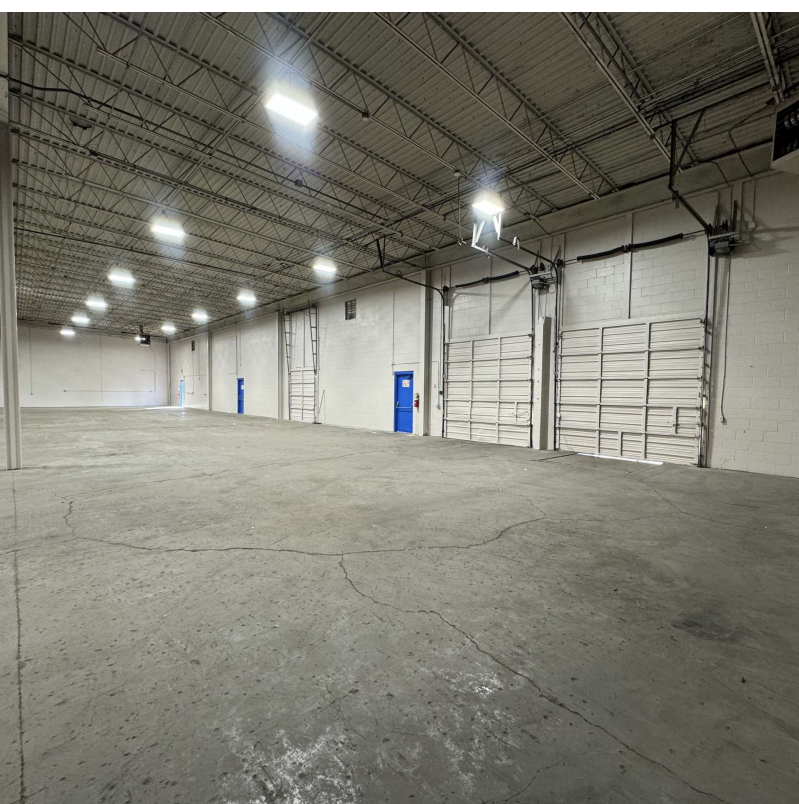
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Additional Photos



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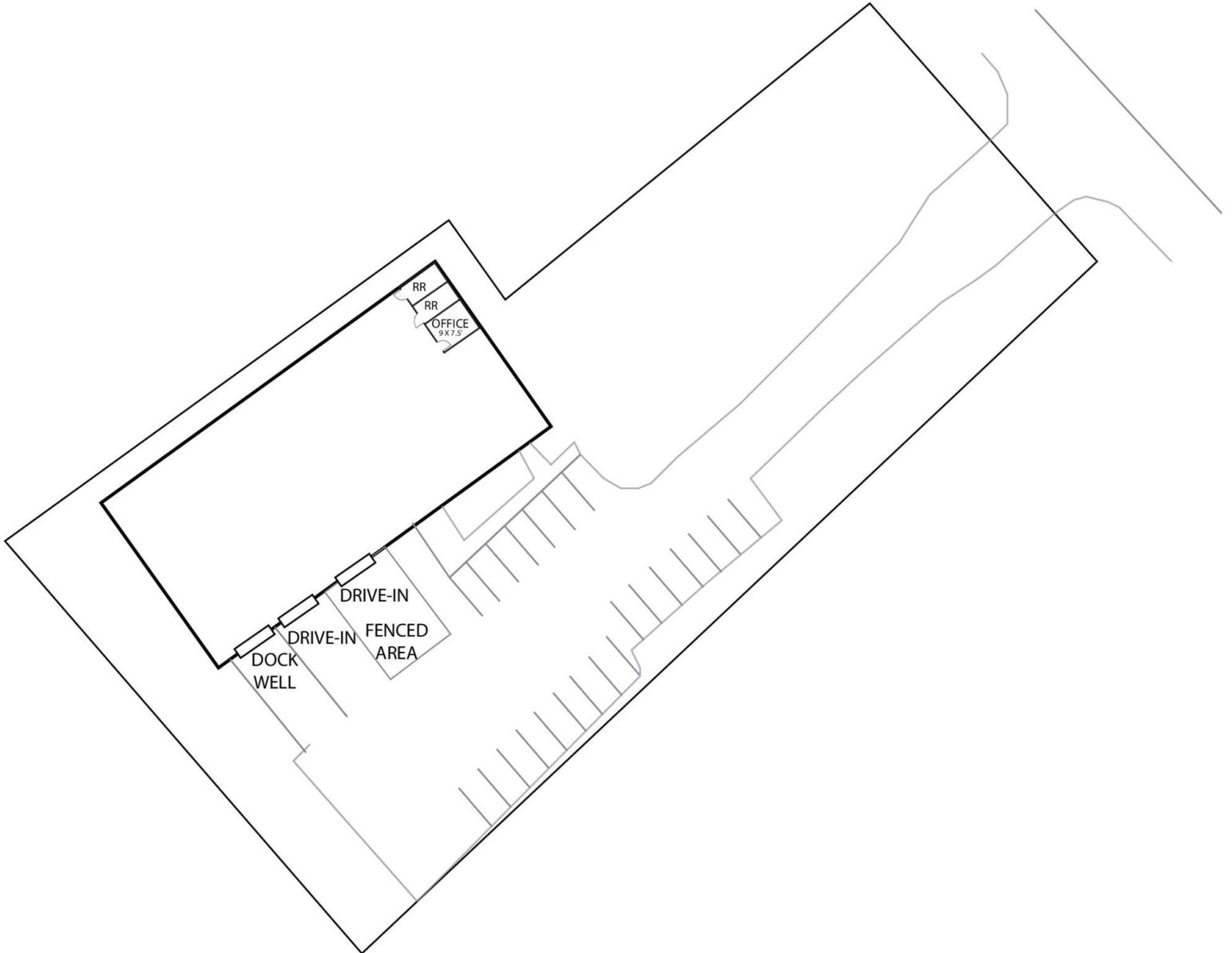
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Site Plan

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	CLEAR HEIGHT
2364 Production Drive	Immediately	10,224 SF	217	1	2	18.5 - 19.5'



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