

For Lease
\$1,000/Acre per Mo

5.4 Acres (remaining) Of Outdoor Storage, Zoned I-2
2505 N Sherman Dr, Indianapolis, IN 46218

Karan Cheema

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CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum ("OM") is being provided to summarize unverified information for a Potential purchaser of the Property ("Property"). It is intended to be reviewed only by the party receiving it from Rize Commercial Realty ("Rize") and should not be made available to any other person or entity without the written consent of Rize. The information contained in this OM has been obtained from the Property Owner ("Owner") and other sources deemed reliable by Rize. Financial projections made are for general reference purposes only and are subject to material change or variation. Both Rize and the Owner make no warranties or representations, expressed or implied, of any kind of the information contained herein. Potential Purchaser must conduct their own thorough due diligence investigation.

The OM contains selected information regarding the Property and does not claim to contain all the information a Potential Purchaser may need. The OM may only be shared with the Potential Purchaser's partners, employees, lenders, and legal counsel ("Related Parties"). The Related Parties must adhere to the confidential nature of the OM and any breach of this agreement by Related Parties will be the responsibility of the Potential Purchaser.

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The Property is being offered and sold by its owner(s) on an as-is basis, and with all faults, without representation or warranty of any kind. Owner and Rize expressly reserve the right, at their sole discretion, to determine the offer and acceptance process including but not limited to the right to accept or reject any offer. Owner shall have no legal commitment or obligation to any purchaser reviewing this OM unless an enforceable purchase agreement has been fully executed.

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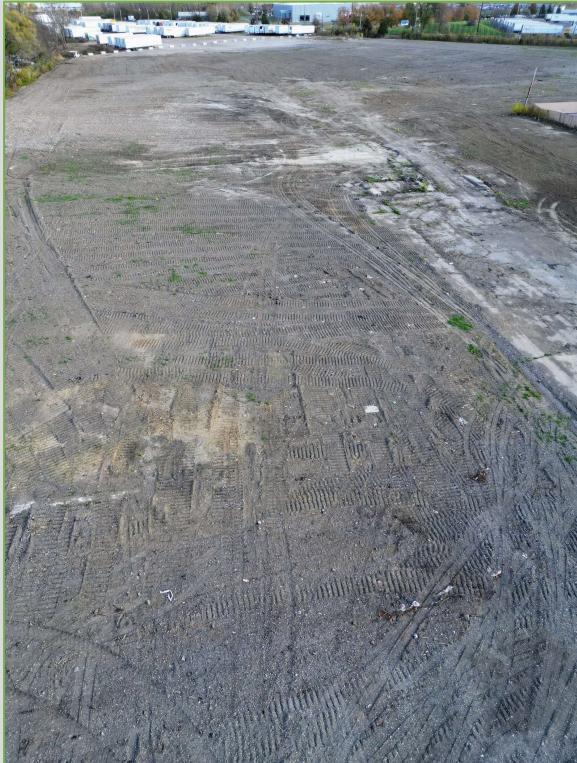
The terms and conditions set forth above apply to this OM in its entirety.

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Property Details

- Outdoor Storage
- Acreage: ± 5.4 (divisible)
- Zoning: I-2
- Lot Coverage: Gravel
- Use: Outdoor Storage
- Road Frontage: 320' On N Sherman Dr
- 2 Miles From I-70
- 5 Miles From I-465





East 30th St

2 Miles
From I-70

N Sherman Dr

Emerson Ave

Exit 87

