

INDUSTRIAL FOR SALE

3291 MADISON AVE

Indianapolis, IN 46227



PROPERTY DESCRIPTION

Now available for investment or owner occupancy, this 10,000 +/- SF warehouse property offers exceptional functionality and flexibility. The site includes two connected, climate-controlled buildings equipped with 3-phase 400 amp power, LED lighting throughout, two new 50-gallon tankless water heaters, and one new 5-ton A/C unit. Building 1 features a spacious 52'x49' open area, five offices, two restrooms, removable equipment lockers, mezzanine storage, and a 10' automatic overhead door. Building 2 offers a 57'x55' open space with a 14' automatic garage door, removable racking system, and additional mezzanine area. The property also includes an outdoor storage shed and is fully fenced with a secure gated entrance. C-7 zoning allows for Animal Care and Boarding, Auctioneering, Auto Sales and Service, Indoor Recreation, Heavy Equipment Sales and Service, Fire Arm Sales, and a variety of other businesses.

PROPERTY HIGHLIGHTS

- 8,010sf + Mezzanine Storage
- 3-Phase 400 Amp Power

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0.66 Acres
Building Size:	10,710 SF
Zoning:	C-7
2025 Annual Taxes:	\$3,905.00

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,208	14,168	28,437
Total Population	10,790	36,539	71,287
Average HH Income	\$66,009	\$64,798	\$72,257

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

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It's Your Vision. Why Wait?

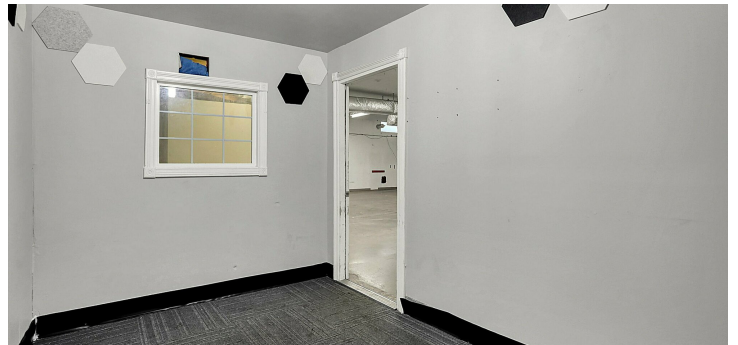
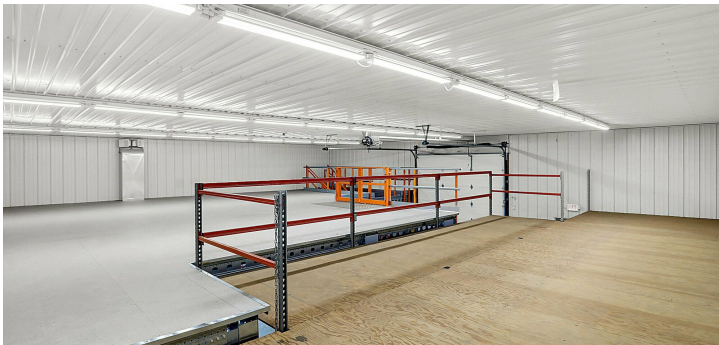
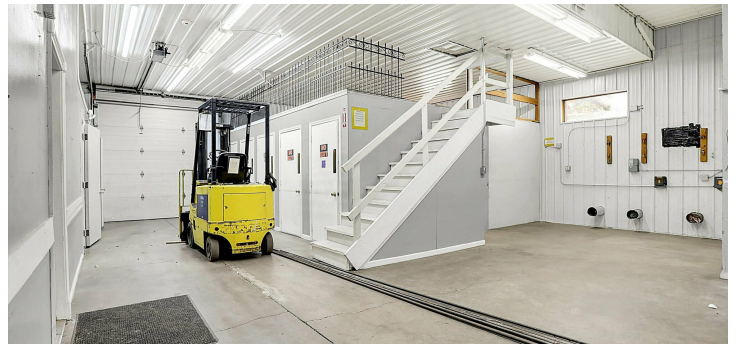
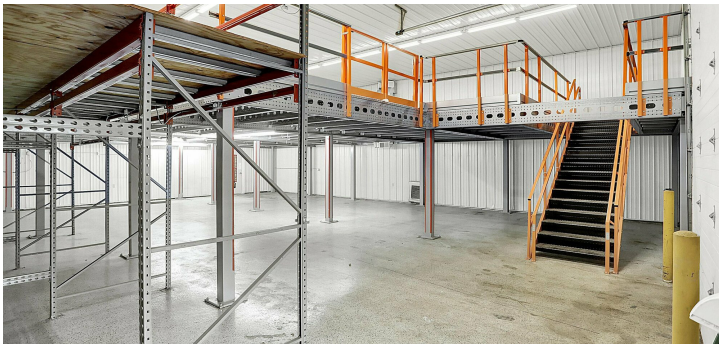
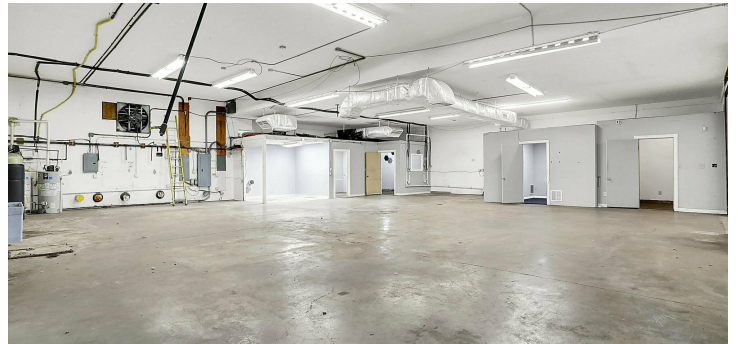
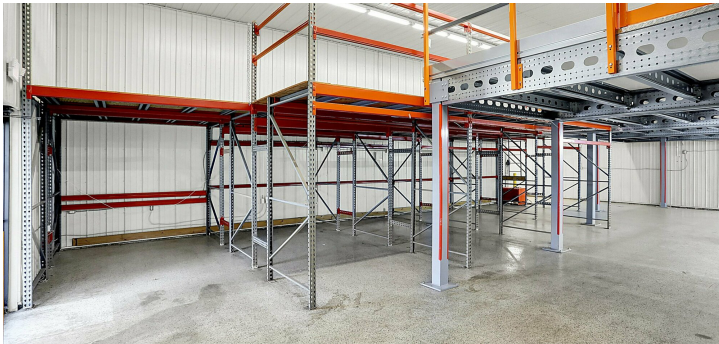


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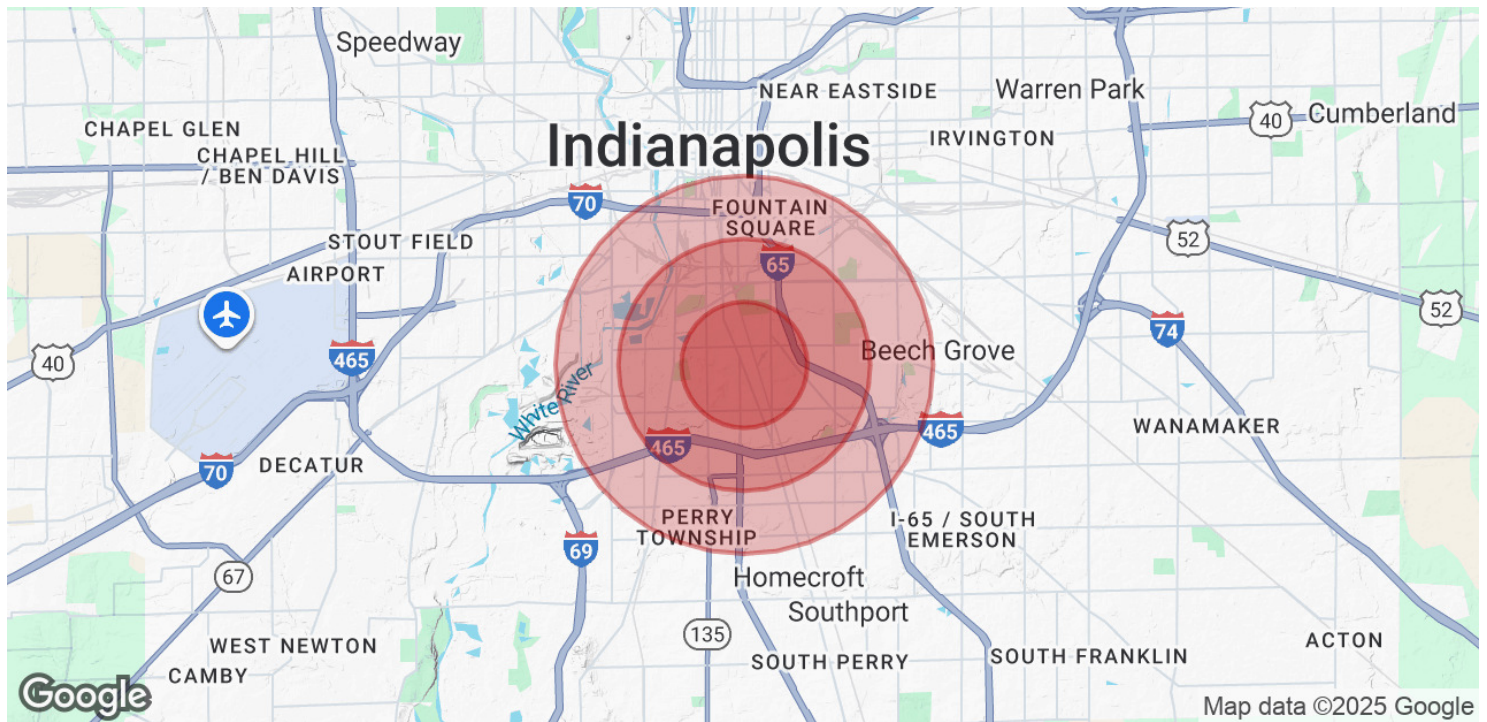


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,790	36,539	71,287
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,208	14,168	28,437
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$66,009	\$64,798	\$72,257
Average House Value	\$185,455	\$182,095	\$204,842

Demographics data derived from AlphaMap

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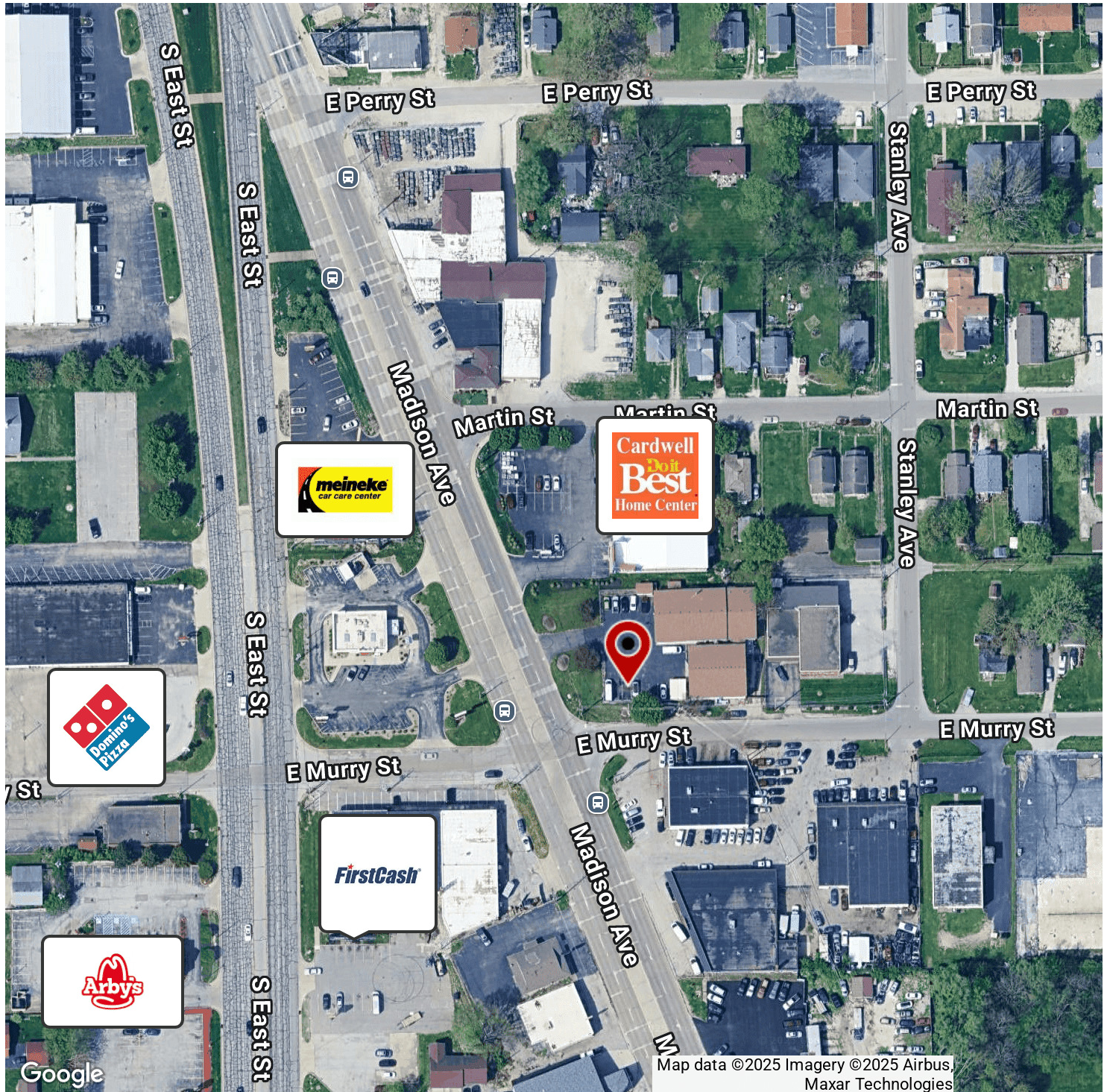


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