

# INDUSTRIAL FOR SALE OR LEASE

PURCHASE PRICE: **REDUCED PRICE**  
**\$3,650,000.00 (\$113/sf)**

LEASE RATE:  
**\$8.00/sf NNN (\$1.50 NNN EST.)**

- *Zoning: I-1 (Light Industrial)*
- *Property Size: 32,300 Sq. Ft.*
- *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/Secure Parking/Outdoor Storage*

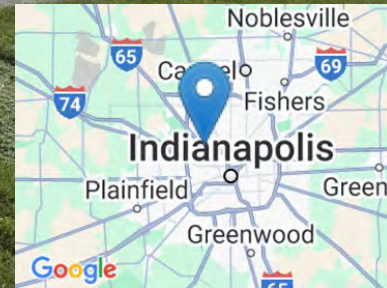
Discover a premier industrial investment opportunity at 3821 Industrial Blvd, Indianapolis, IN 46254. This expansive 32,300 SF facility is strategically positioned in a thriving industrial hub, offering unparalleled access to major transportation routes and the bustling Indianapolis market. Its substantial square footage and versatile layout make it ideal for a variety of industrial uses, from manufacturing to logistics. The property's robust infrastructure and proximity to a skilled workforce enhance its appeal, ensuring strong tenant demand and potential for long-term capital appreciation. Investors will appreciate the property's prime location, which promises consistent occupancy and a stable income stream.

## 3821 Industrial Blvd. Indianapolis, IN 46254

Contact:

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## 2024 Neighborhood Demographics & Traffic Counts



Est. Population



Avg. HH Income



Daytime Employment

	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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction of the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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