

INDUSTRIAL FLEX (OFFICE | WAREHOUSE)

**2601 East 56th Street | Indianapolis 46220**

AVAILABLE FOR SALE OR LEASE





## SECURE | FUNCTIONAL | EFFICIENT

Highly functional midtown property offering an efficient layout of office and warehouse space on a one-acre parcel located on the north-side of Indianapolis. Featuring four private offices, a finished loft, kitchenette, and a large conference room in the front office. The attached warehouse features a mezzanine with additional office space, first floor shop and storage areas, and two drive-in doors. Aligned with the drive-in doors 20' east on the adjacent freestanding warehouse allowing access and maneuverability through the two buildings, both with access to 56<sup>th</sup> Street from the west and east.

## RARE OPPORTUNITY | FLEX FOR SALE OR LEASE

**Building Area:** 15,584 SF (2-Buildings)

**Property Size:** 1.01 AC (43,996/SF) Lot

**Zoning:** I-2 & I-1 (Industrial Flex)

**Clear Height:** 17' (Warehouses)

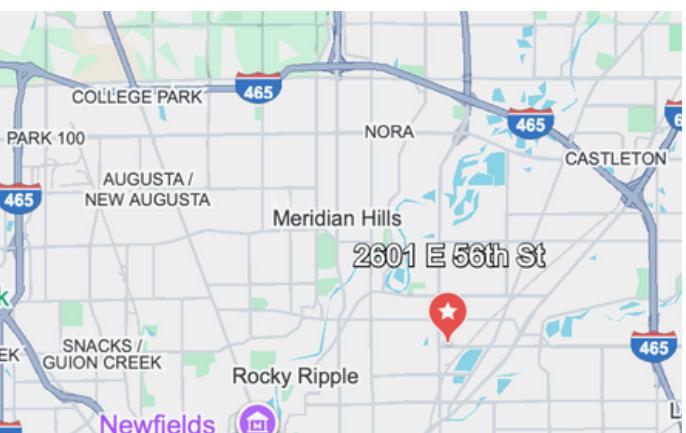
**Roof:** Metal (2017)

**Parking:** ± 21 spaces (gated and fenced)

**Lease Rate:** \$13.50/PSF + NNN's (& utilities)

**Sale Price:** \$2.3M\*

(\* Price excludes the on-site cell tower, lease term, tenant rights and access easements in place)



**STACIA YEAGER**

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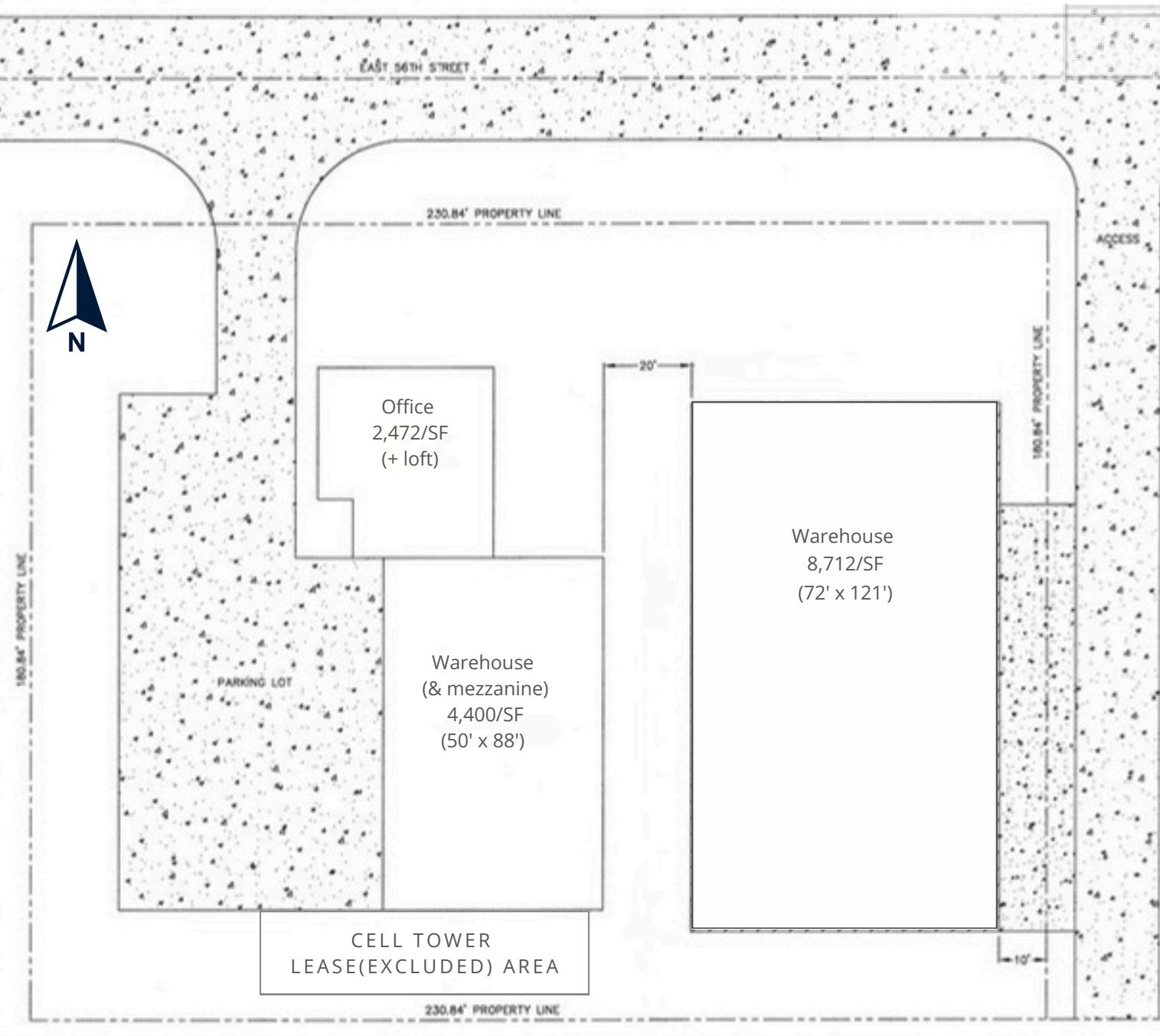


DESTINATION	MILES
Glendale	1 (N)
Fashion Mall	5 (N)
Downtown	7 (S)
I-465	4 (E)
65/70	7 (S)



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## PROPERTY SPECIFICATIONS:

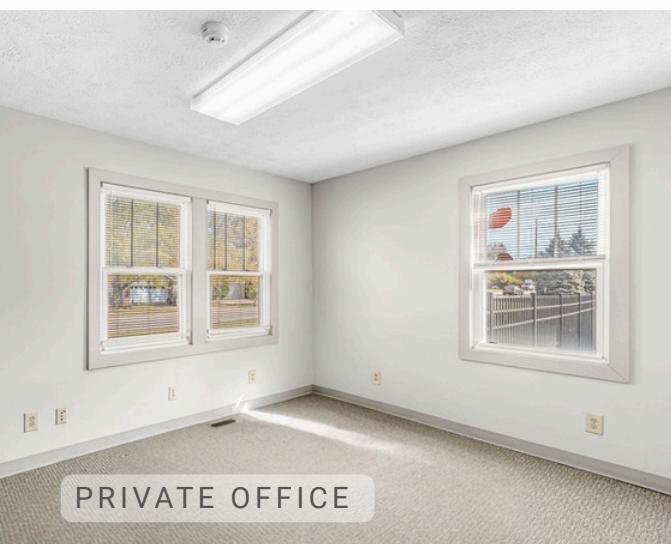
- **Building Area:**
- **15,584 SF ±** (\* per assessor property card) **Two (2) Buildings:**
  1. 2,472/SF office + 4,400/SF warehouse (+mezzanine office)
  2. 8,712/SF warehouse (east)
- **Lot Size: 1.01 AC** (43,996 SF)
- **Stories: 1.5 levels** (office & attached warehouse), **1 level** (warehouse (east))
- **Year Built/Expanded:**
  - 1925 (front office)
  - 1996 (4,400 sq. ft. warehouse)
  - 2017 (8,712 sq. ft. warehouse)
- **Construction: Wood Frame/Metal** (insulated walls & doors)
- **Roof: Metal** (2017)
- **Drive-In Doors: Six (6)** (14' x 12' each)
- **Ceiling Height:**
  - 17' warehouses (both)
  - 10'- 6" conference room
  - 8' offices
- **Parking: ±21 spaces**
- **Zoning: I-2 & I-1** (Industrial)
- **Electrical: (4) 200-amp** (1-phase)
- **HVAC: Offices** (heated & cooled)
- **Warehouses: Heated** (both)

## SITE PLAN & PROPERTY SPECIFICATIONS

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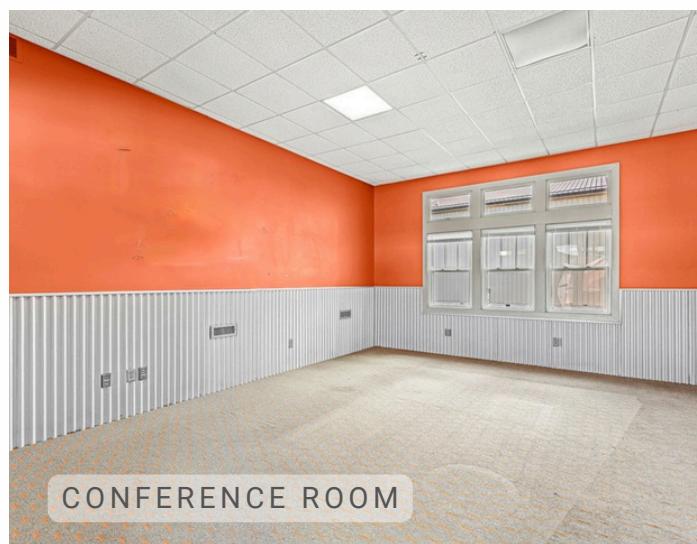
MAIN OFFICE ENTRY



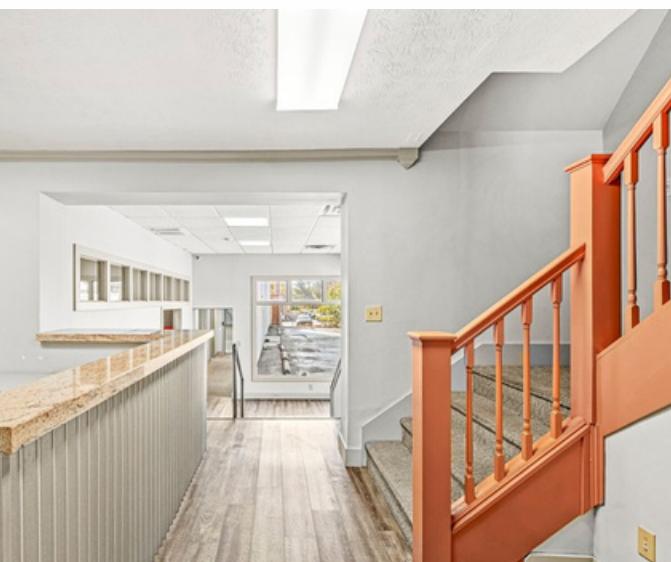
PRIVATE OFFICE



EXECUTIVE OFFICE



CONFERENCE ROOM

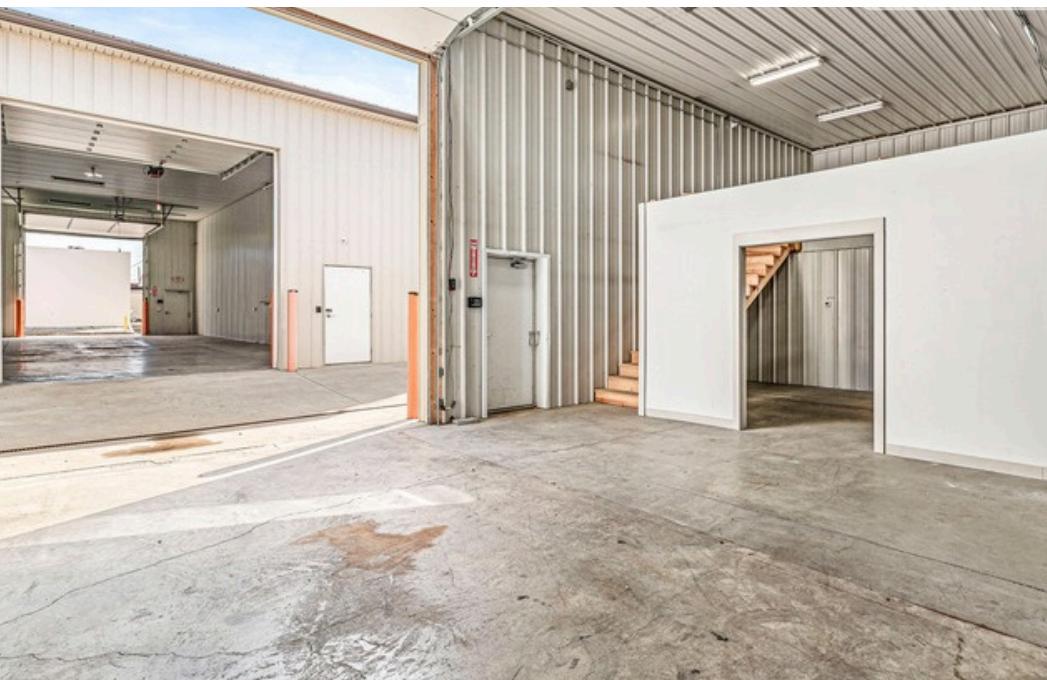


LOFT WORKSPACE





WAREHOUSE (4,400/SF)



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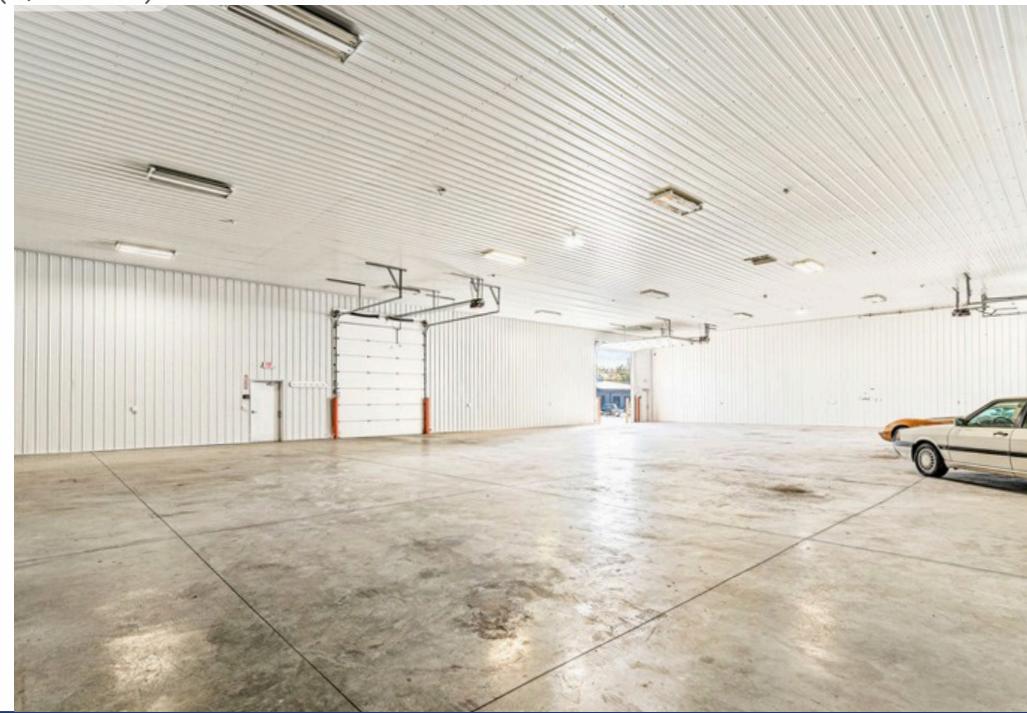
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WAREHOUSE (8,712/SF)



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## MALOTT BUSINESS PARK

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