



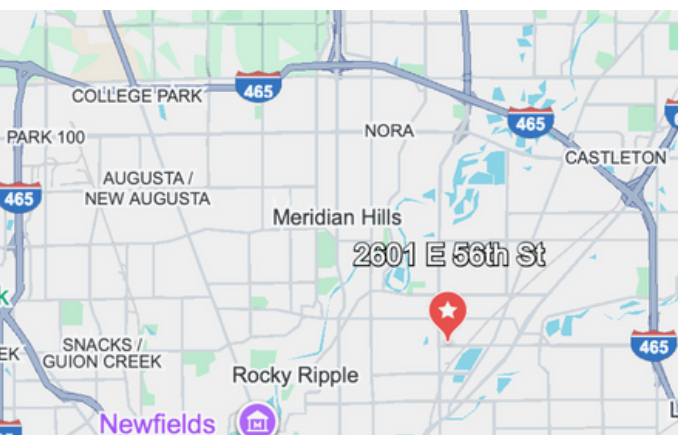
YOUR NAME HERE

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 56th 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*

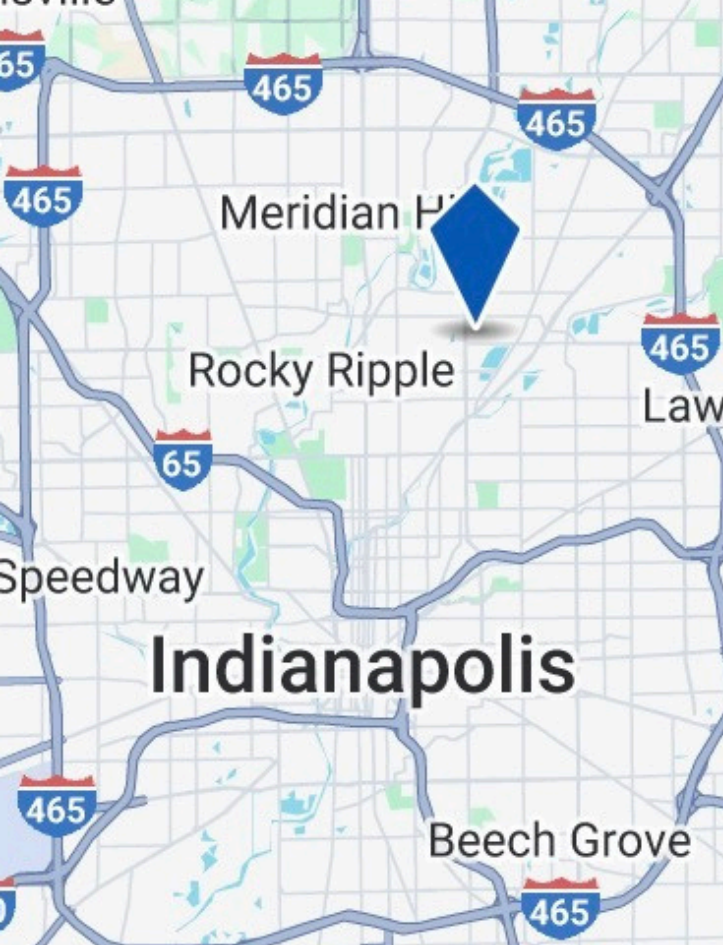
(* Price excludes the on-site cell tower, lease term, tenant rights and access easements in place)

STACIA YEAGER

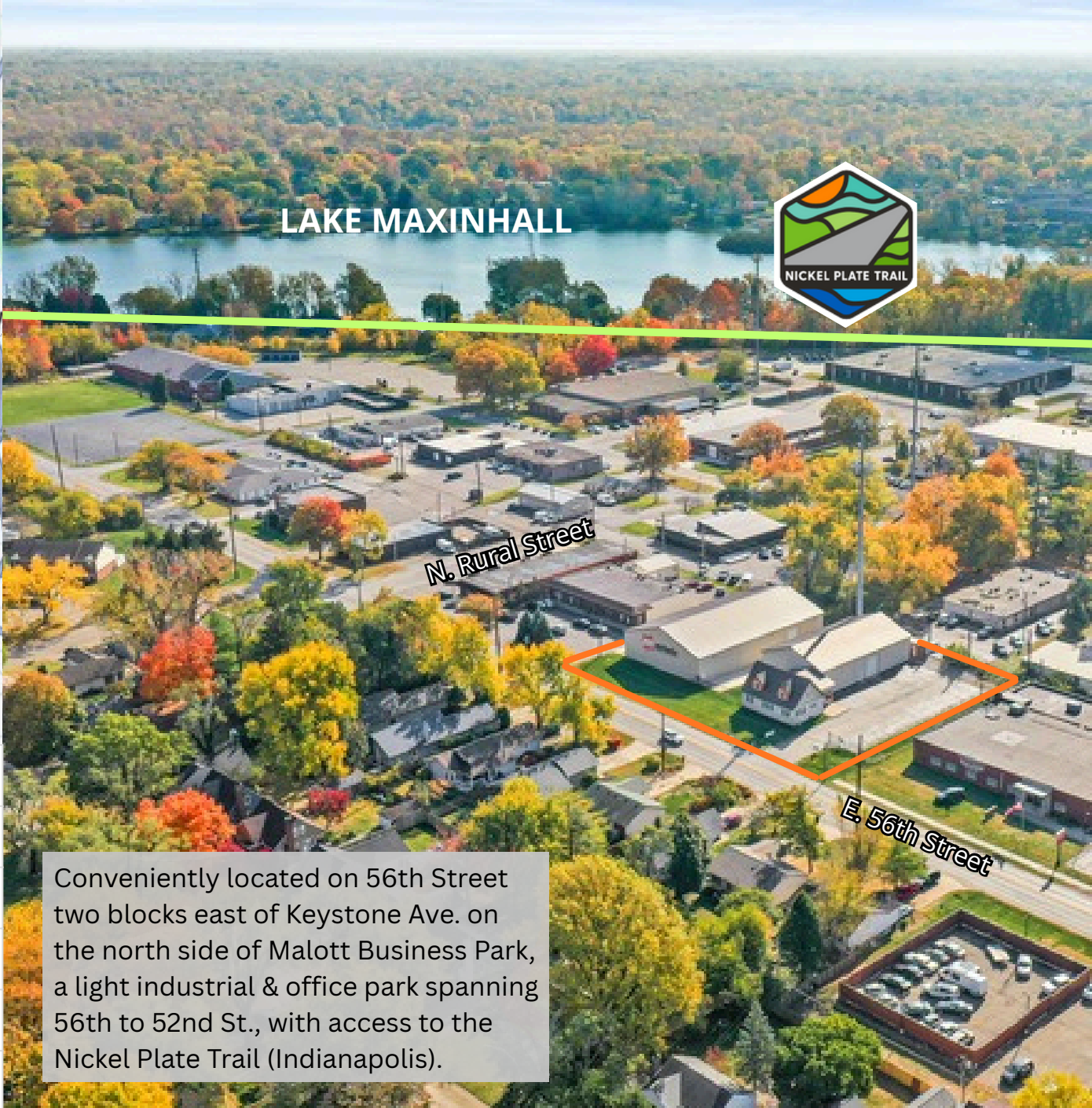
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DESTINATION	MILES
Glendale	1 (N)
Fashion Mall	5 (N)
Downtown	7 (S)
I-465	4 (E)
65/70	7 (S)

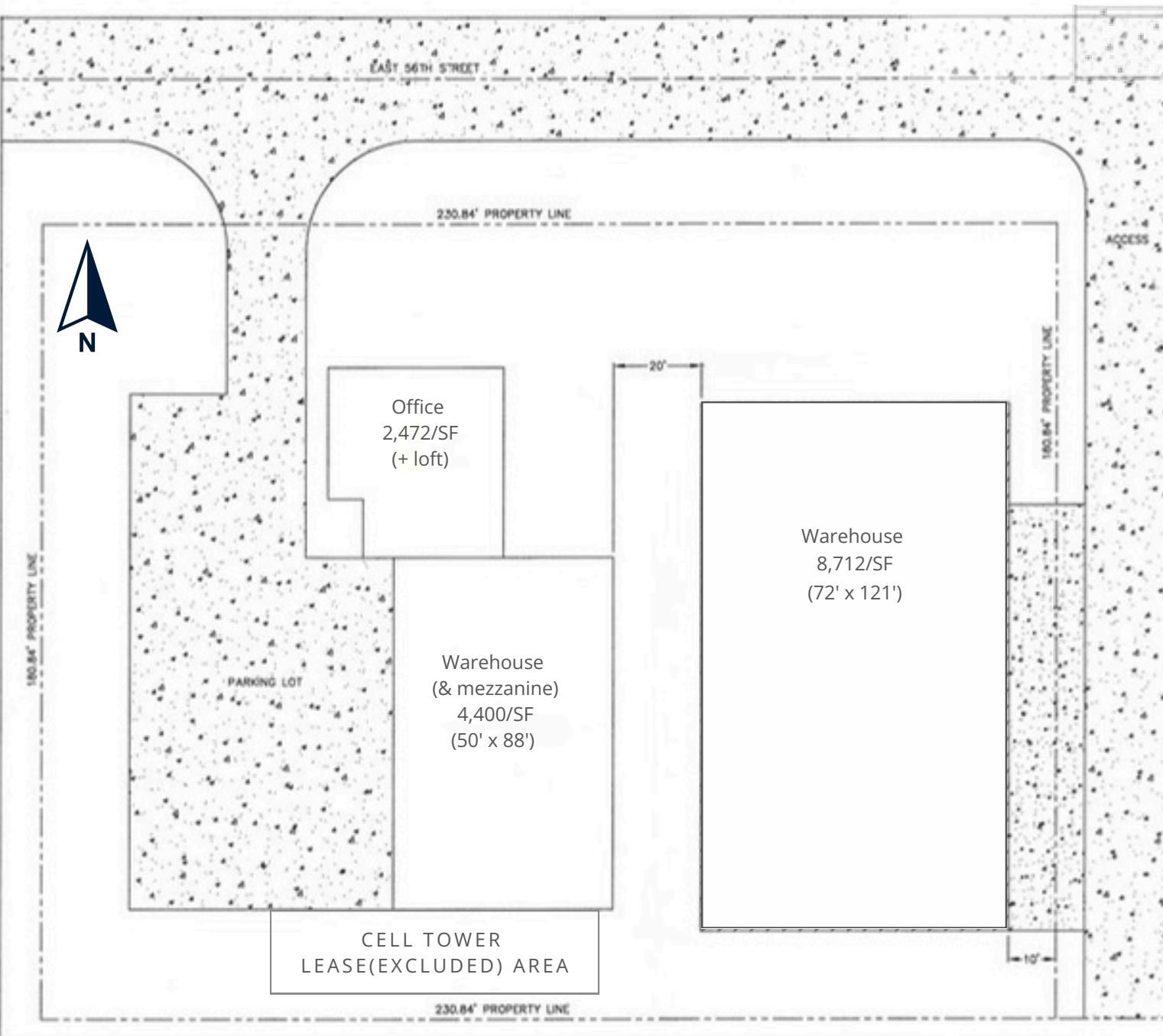


Conveniently located on 56th Street two blocks east of Keystone Ave. on the north side of Malott Business Park, a light industrial & office park spanning 56th to 52nd St., with access to the Nickel Plate Trail (Indianapolis).

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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)

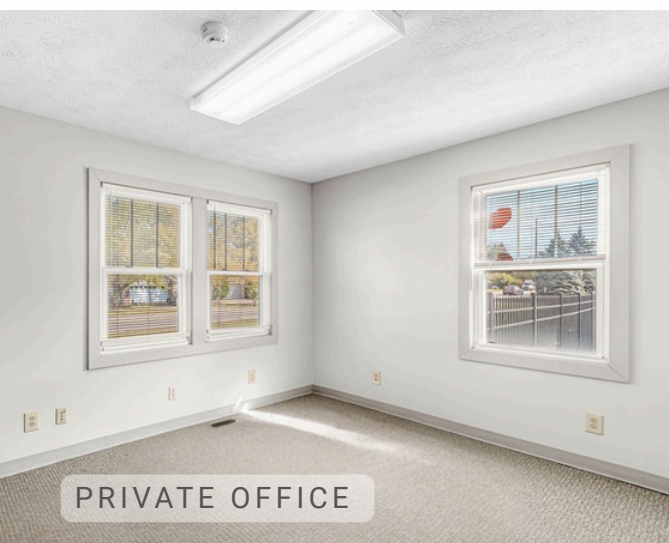
SITE PLAN & PROPERTY SPECIFICATIONS

2601 East 56th Street | Indianapolis 46220





MAIN OFFICE ENTRY



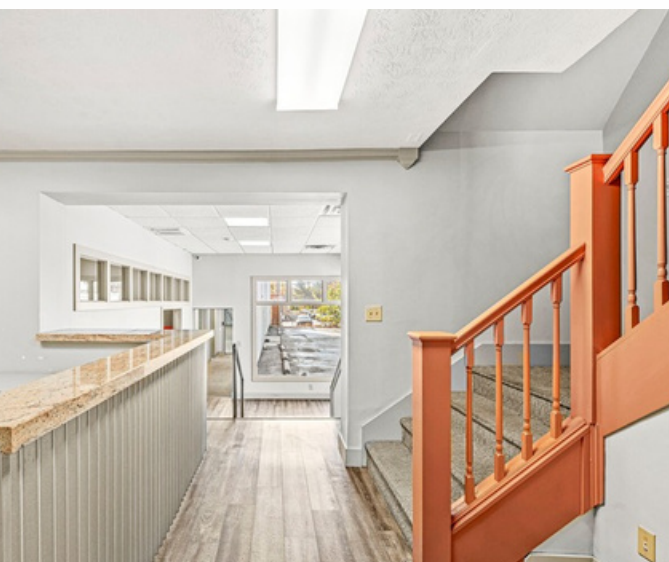
PRIVATE OFFICE



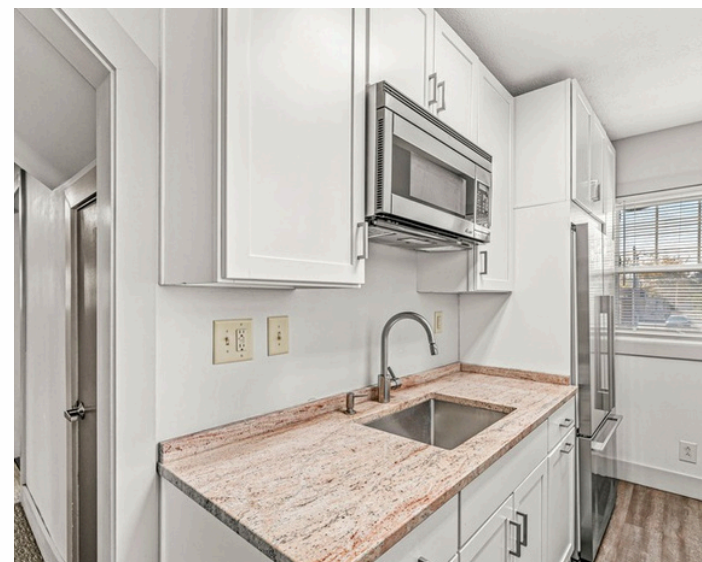
EXECUTIVE OFFICE



CONFERENCE ROOM



LOFT WORKSPACE





WAREHOUSE (4,400/SF)



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WAREHOUSE (8,712/SF)



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MALOTT BUSINESS PARK

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