

# Karan Cheema

Managing Broker  
Rize Commercial Realty  
Ph: (317) 657-9985  
karancheemaindy@gmail.com

**RIZE**  
COMMERCIAL REALTY



## 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.

The appearance of any entity's name, trademark, or logo is shown for information purposes only. Rize Commercial Realty, or any agent it employs, has no affiliation, endorsement or sponsorship of said entity(ies).

Under no circumstances should Potential Purchaser or Related Parties contact the tenant, or its employees, occupying the property. It's acknowledged that such contact may affect the Owner's relationship with the tenant. Owner reserves the right to seek legal action for any damages incurred from such interference.

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.

This Offering Memorandum is the property of Rize Commercial Realty. The party in possession of this OM agrees its confidential nature and will hold it in strict confidence.

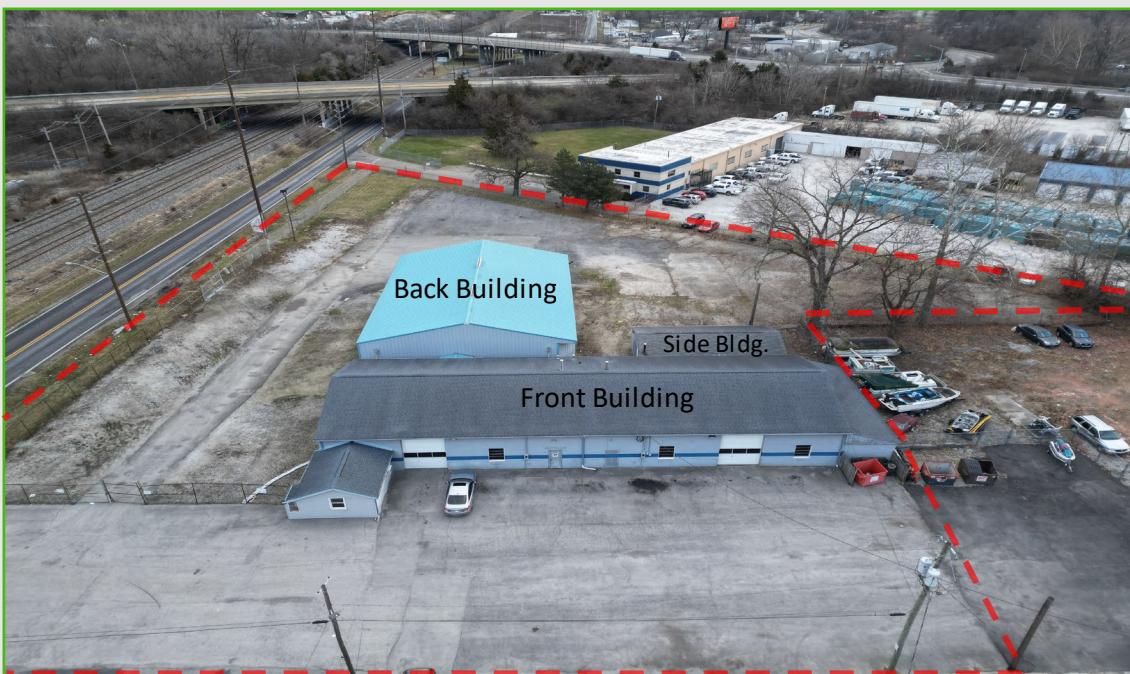
The terms and conditions set forth above apply to this OM in its entirety.

**Karan Cheema**

Managing Broker  
Rize Commercial Realty  
Ph: (317) 657-9985  
karancheemaindy@gmail.com

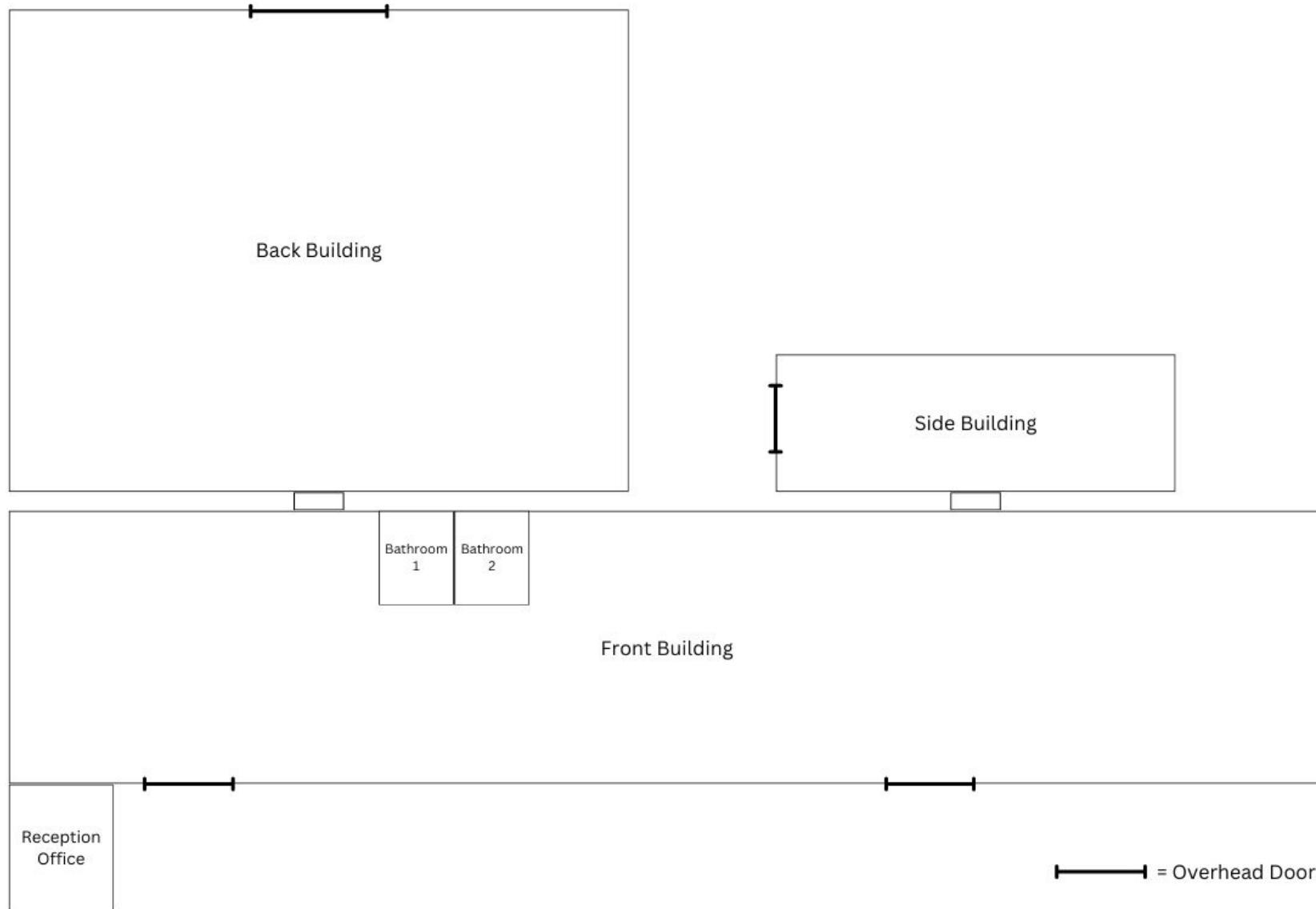
Property	
Address	4979 & 4989 Massachusetts Ave, Indianapolis, IN 46218
Acreage	±2.13
Zoning	I-3 (allows for outdoor storage)
Location	1 mile from I-70 3.1 miles from I-465

Construction	
Foundation	Concrete Slab
Exterior Walls	Front & Side Buildings - Blocks Back Building - Metal
Roof	Front & Side Buildings - Gable Back Building - Metal
Parking Area	Asphalt & Gravel, Fenced
Utilities	Electrical - AES Water & Gas - Citizens Energy Group Sanitary Sewer - Septic

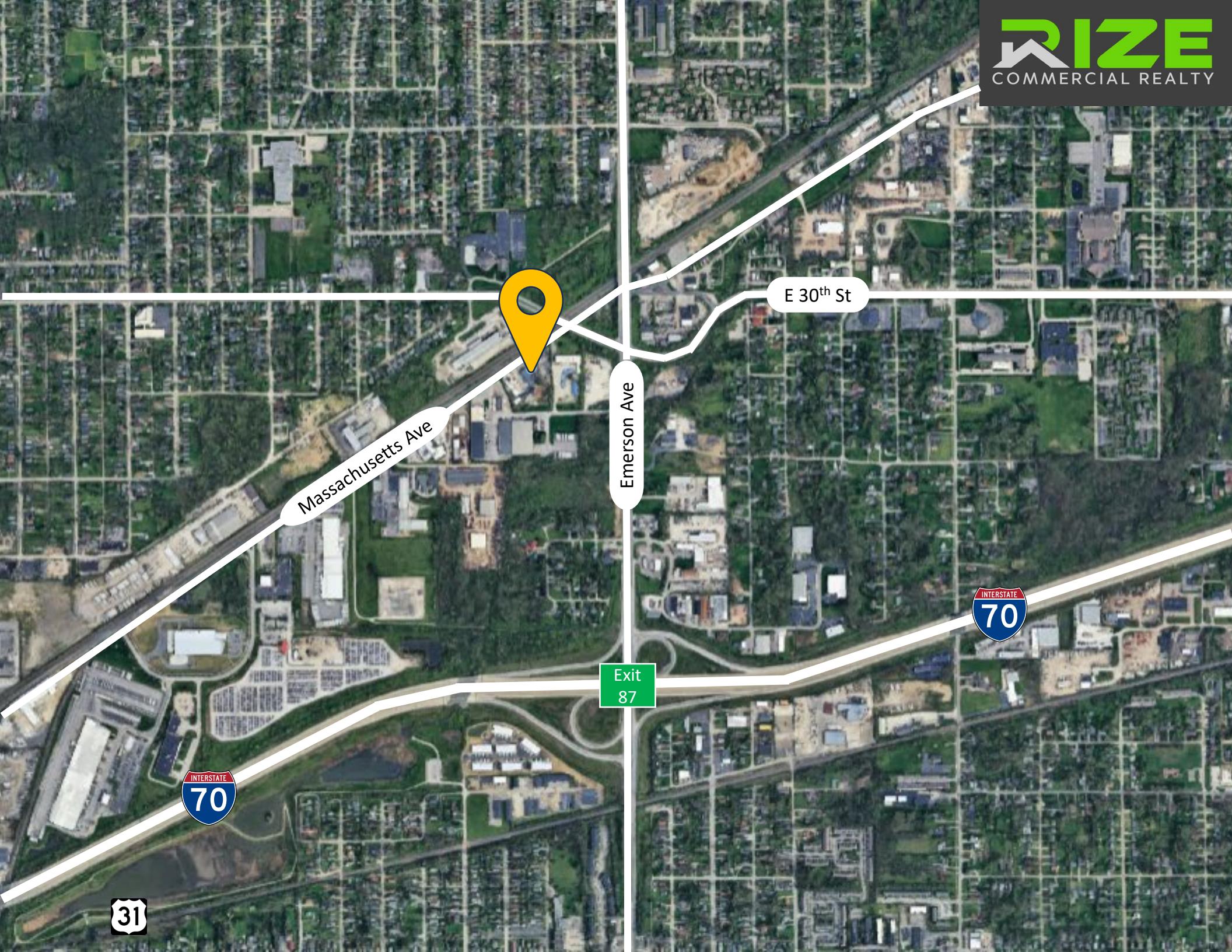


Building	
Year Built	Front Building - 1955 Side Building - 1984 Back Building - 2000
Square Feet	±11,430 Total ±5,660 SF Front Building (135'4" x 40' + 247 SF) ±970 SF Back Building (40'5" x 24') ±4,800 SF Back Building (80' x 60')
Front Building	Reception Office - 247 SF Flex Space - 5,413 SF 13' Clear Height 2 Manual Overhead Doors - 10' x 12' (w x h) 2 Bathrooms - 41 SF each Heating - Central Heat & 1 Overhead Gas Heater Cooling - Window A/C In Reception Office Only
Side Building	Flex Space - 970 SF 9' Clear Height 1 Manual Overhead Door - 9' x 8' (w x h)
Back Building	Flex Space - 4,800 SF 16' Clear Height 1 Automatic Overhead Door - 15' x 14'6" (w x h) Heating - 2 Overhead Gas Heaters
Power	3 Phase - 120/240 Volts

# Floor Plan



\*not drawn to scale



INTERSTATE  
**70**

Exit  
87

31

Massachusetts Ave

Emerson Ave

E 30<sup>th</sup> St

