

INVESTMENT SALE

Fully Occupied Multi-Tenant Industrial Investment

722 KETCHAM ST

Indianapolis, IN 46222

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$995,000
NUMBER OF UNITS:	4
LOT SIZE:	1.13 Acres
BUILDING SIZE:	11,362 SF
NOI:	\$82,499.00
CAP RATE:	8.29%
DOCK DOORS:	(1) 12' W x 14' H (1) 10' W x 10' H
DRIVE IN DOORS:	(3) 10' W x 10' H (2) 12' W x 14' H

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PROPERTY DESCRIPTION

722 Ketcham Street presents an opportunity to acquire a **fully occupied** ±11,362 SF multi-tenant industrial investment located just west of downtown Indianapolis. The property consists of three industrial buildings with I-2 zoning and convenient access to I-65, I-70, I-465, and downtown.

Building 1 (5,258 SF) features 19.57'-21.84' clear heights, a drive-in door, dock, 240V 3-phase/400-amp power, four offices, three bathrooms, mezzanine, and crane.

Building 2 (4,066 SF) offers 15.84' clear height, two drive-ins, a dock, two offices, conference room, mezzanine, LED lighting, and a new 2021 roof and insulation.

Building 3 (1,638 SF) provides 11.97' clear height, two drive-ins, office/light-storage space, LED lighting, and an insulated metal roof with silicone coating.

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Building 1	Dalton Clark Group, Inc	5,258 SF	46.28%	\$9.27	\$48,741.66	8/1/2028	7/31/2028
Building 2	OneStep Solutions, LLC	4,066 SF	35.79%	\$9.01	\$36,634.69	4/1/2025	3/31/2030
Building 3	OneStep Environmental, Inc.	1,638 SF	14.42%	\$9.01	\$14,758.38	4/1/2025	3/31/2030
Carve-Out	Rino Rents	400 SF	3.52%	\$15.00	\$6,000.00	1/1/2026	12/31/2026
TOTALS		11,362 SF	100.01%		\$106,134.73		

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BUILDING 1



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BUILDING 2



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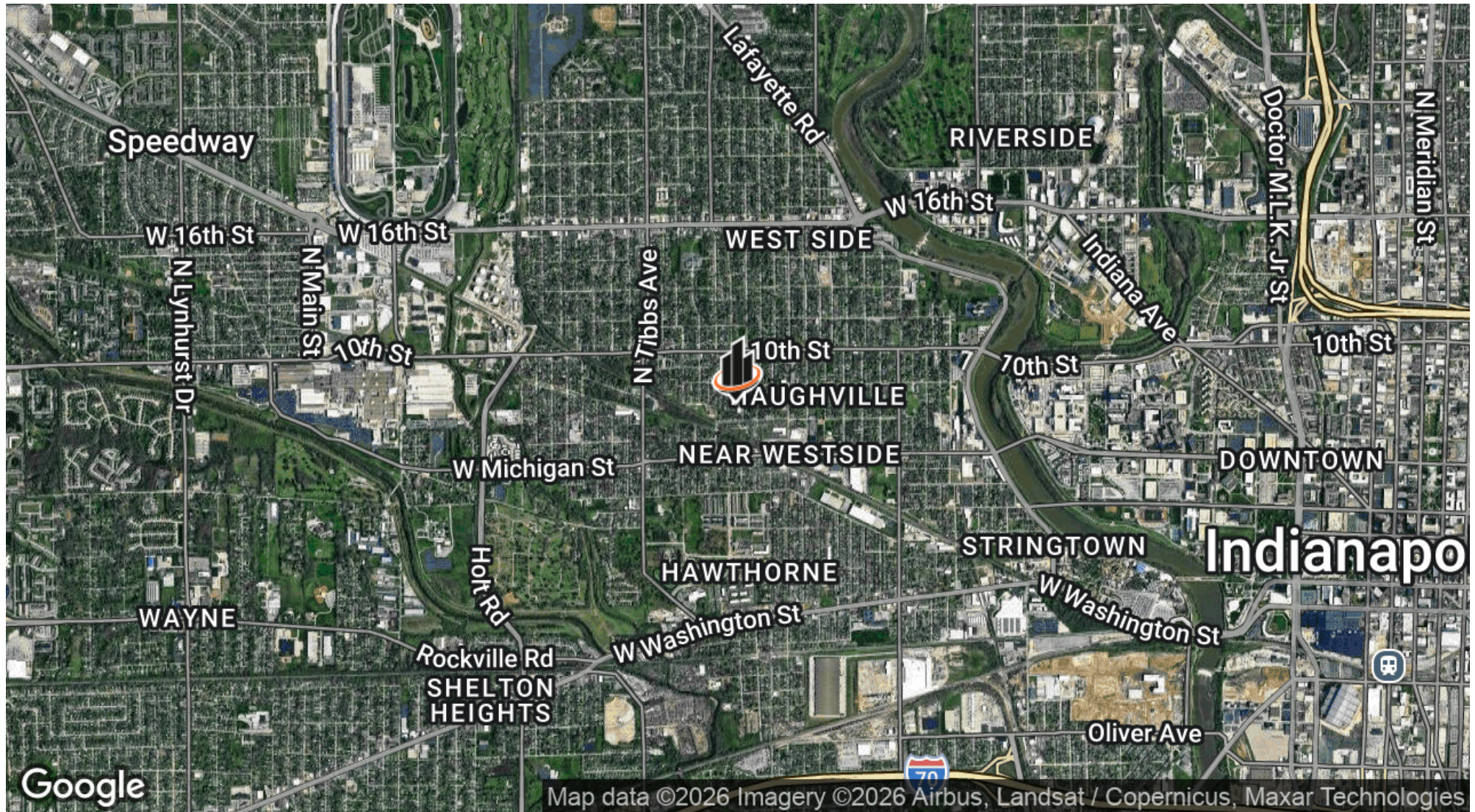
BUILDING 3



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LOCATION MAP



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About SVN

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Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

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