

FOR SALE
**+/- 5,000 SF Industrial
Warehouse | I2 Zoning**

6820 W MINNESOTA ST

Indianapolis, IN 46241

PRESENTED BY:

WADE WILSON

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$500,000
BUILDING SIZE:	5,043 SF
OFFICE SIZE:	+/- 500 SF
LOT SIZE:	0.42 Acres
ZONING:	I2
CLEAR HEIGHT:	10'
DRIVE-INS	(2) drive-ins (10'x8')
POWER:	Power 3-Phase (800amp 208Y/120V)

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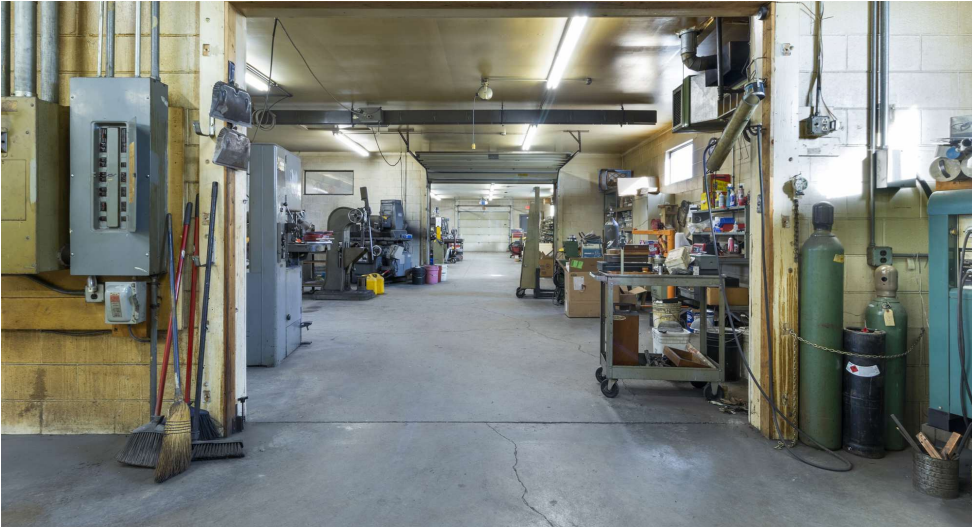
PROPERTY DESCRIPTION

5,000 SF industrial building for sale just north of the Indianapolis International Airport in southwest Indianapolis. Building has been well-maintained and features a brand new roof (2020), a new warehouse/office A/C unit, industrial zoning (I2), and heavy power. Convenient access to Highway I-465, Highway I-70, W Washington Street, and downtown Indianapolis.

PROPERTY HIGHLIGHTS

- +/- 5,000 SF industrial building w/ recent capital improvements
- Industrial zoning (I2)
- Heavy Power | 3-Phase (800amp 208Y/120V)
- +/- 4-year old roof (full replacement in 2020)
- Office/Warehouse buildout (+/-500 SF / 4,500 SF)
- Access to I-465, I-70, W Washington St, & downtown Indianapolis

PROPERTY PHOTOS



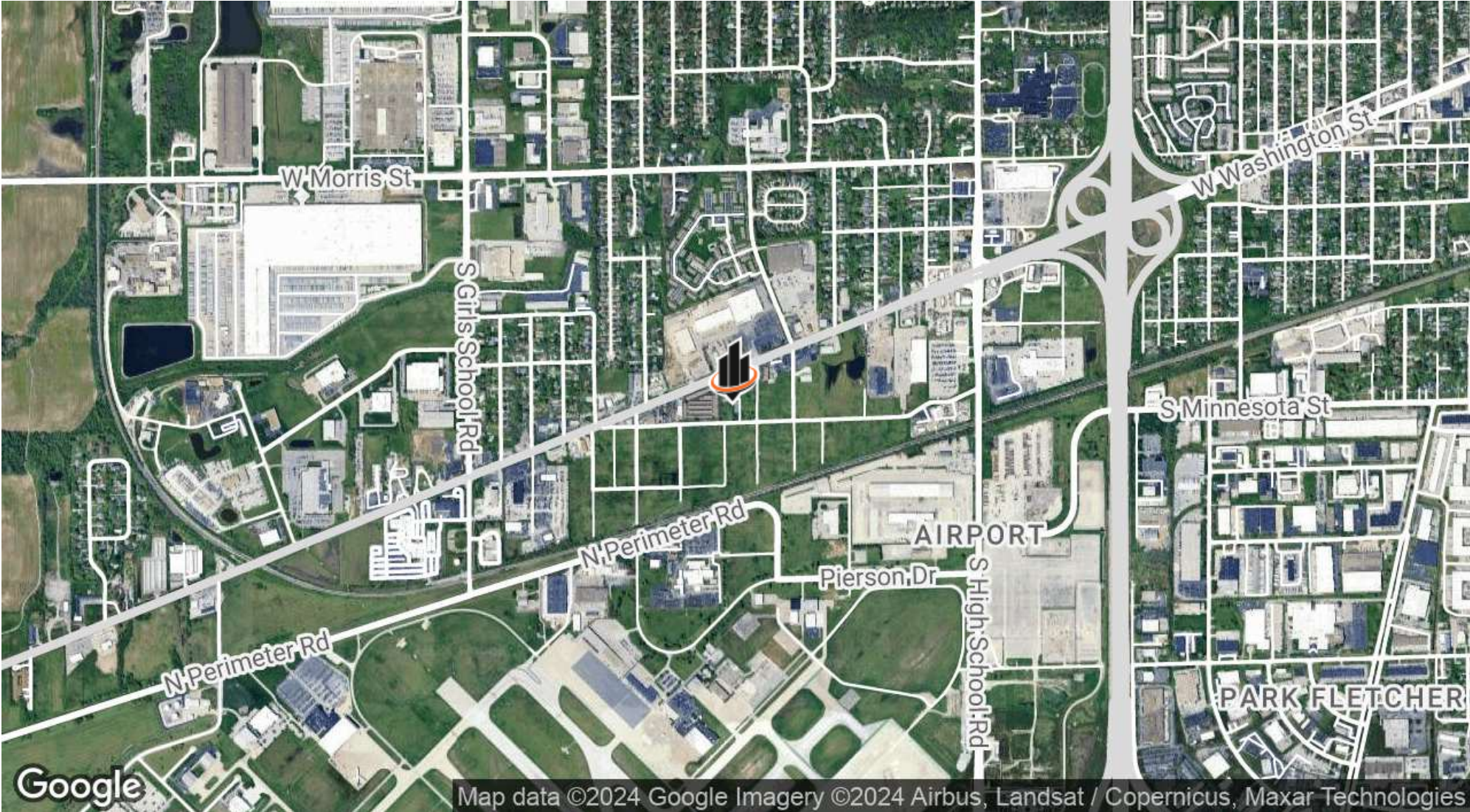
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SITE OVERVIEW



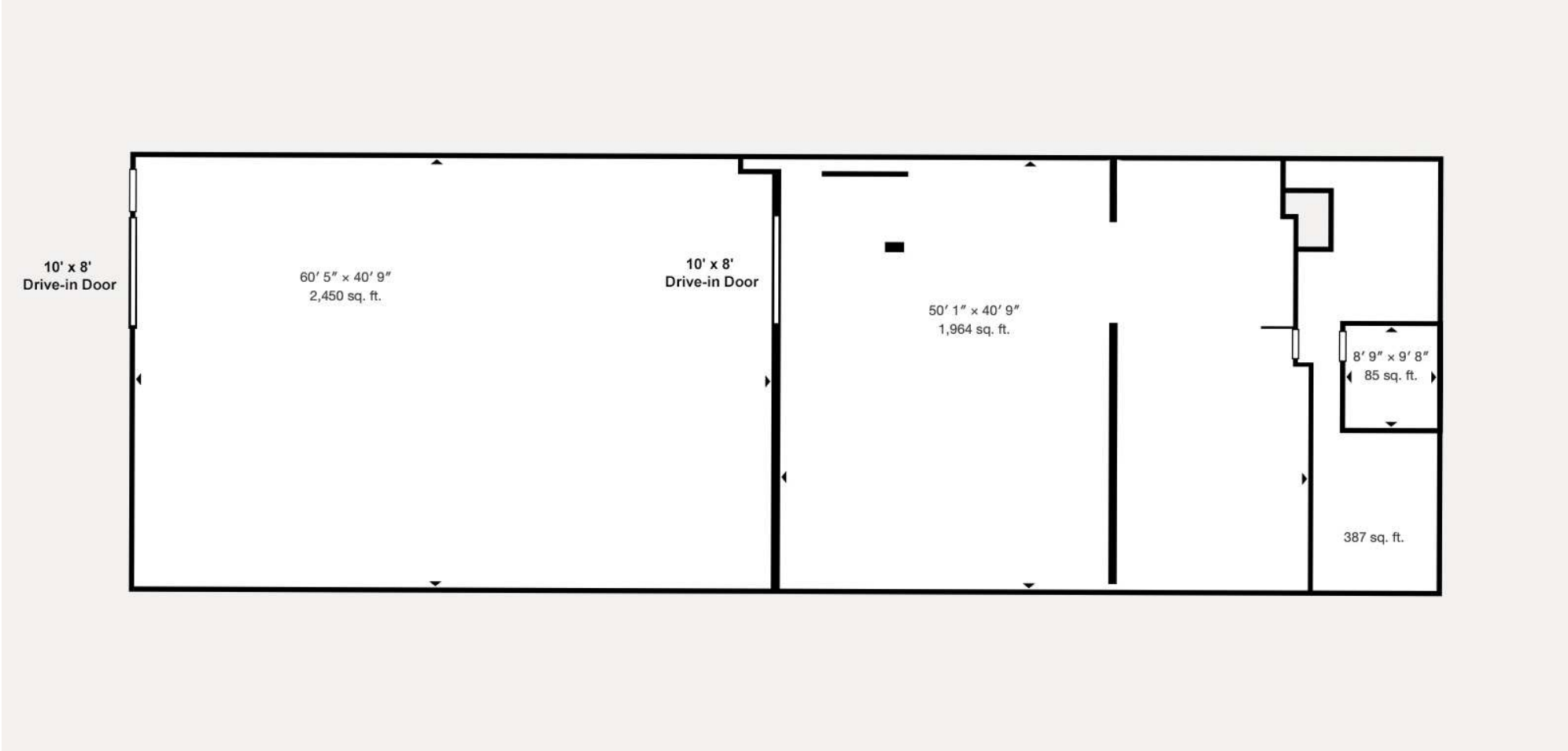
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LOCATION MAP



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FLOOR PLAN



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ABOUT SVN



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This is the SVN Difference.

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