



**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 main building. The attached warehouse features a mezzanine with additional office space, first floor offices, shop areas, and two drive-in doors. To the east is the adjacent freestanding warehouse with its drive-in doors aligned allowing for maneuverability through the buildings, accessible to 56<sup>th</sup> St. from both the west and east side of the property.

## RARE OPPORTUNITY | FLEX FOR SALE OR LEASE

**Site Address:** 2601 E. 56th St., Indianapolis, IN 46220

**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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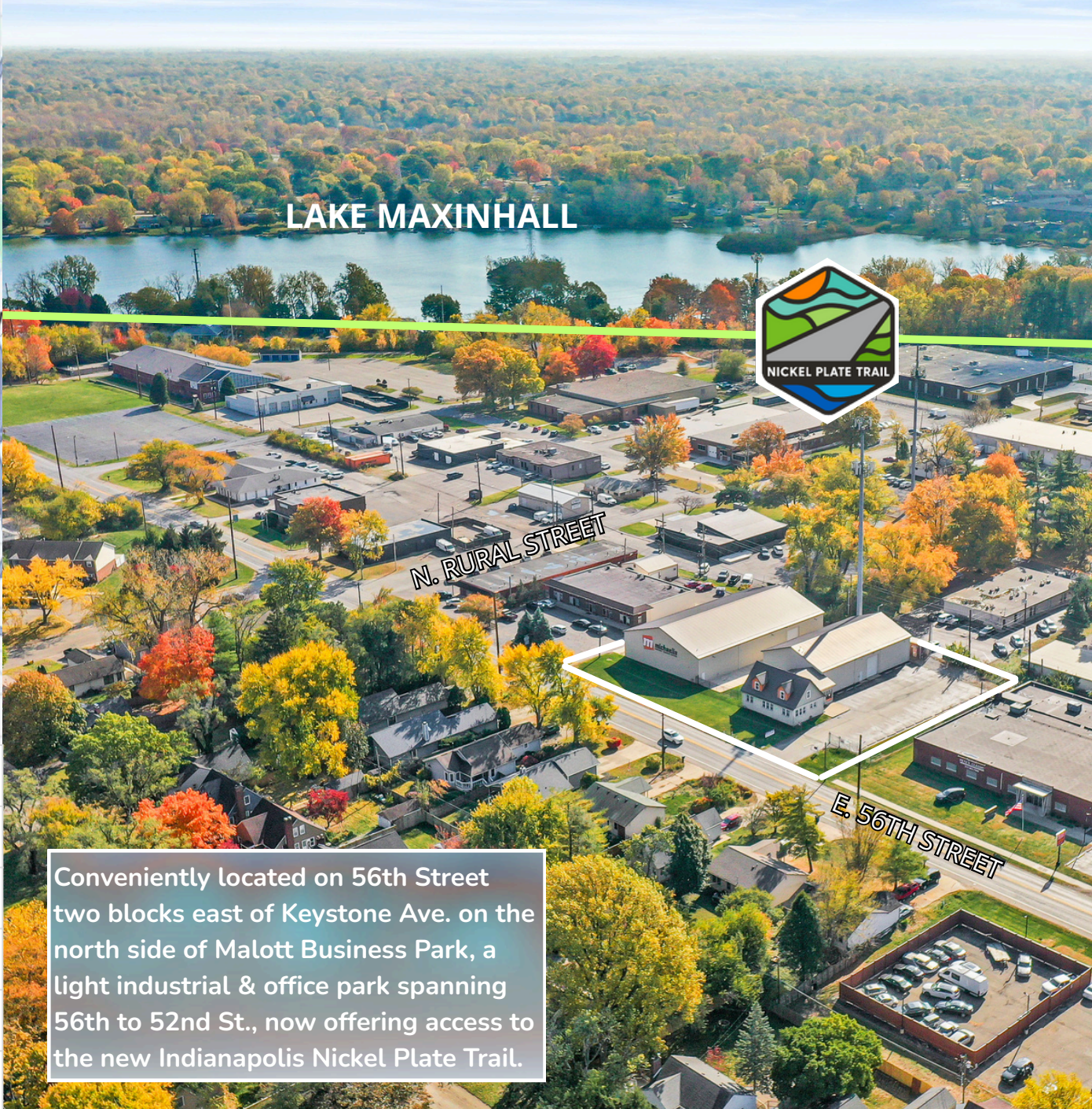
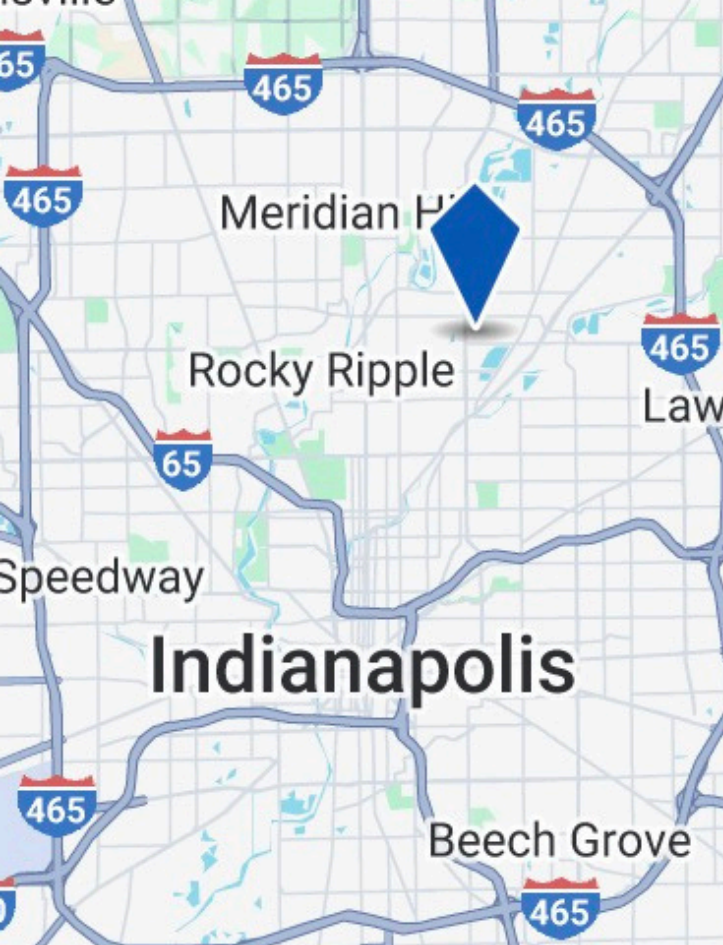
LOOPNET PROPERTY LISTING - FOR LEASE

LOOPNET PROPERTY LISTING - FOR SALE

360 PROPERTY TOUR







LAKE MAXINHALL



N. RURAL STREET

E. 56TH STREET

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., now offering access to the new Indianapolis Nickel Plate Trail.

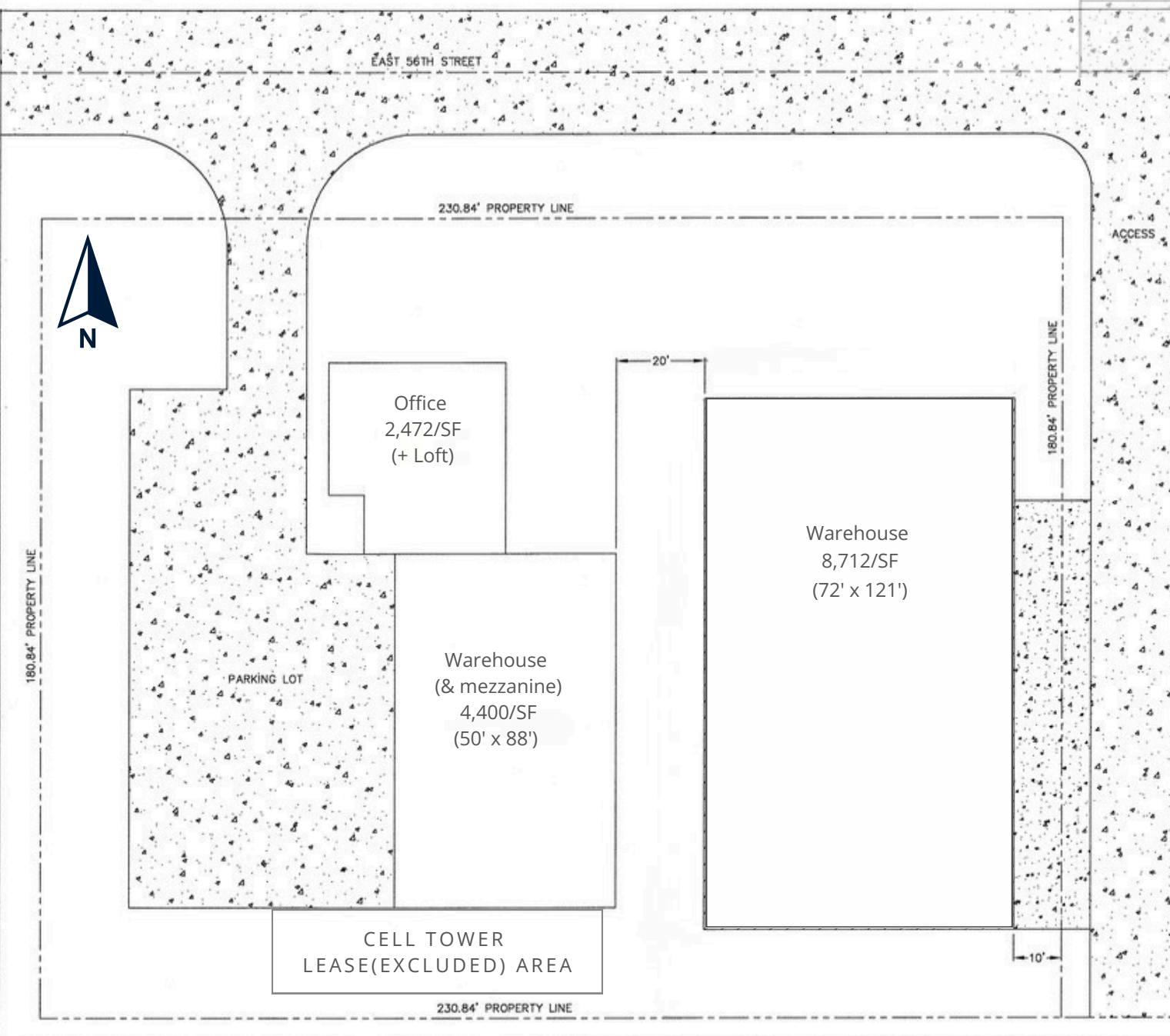
DESTINATION	MILES
Glendale	1 (N)
Fashion Mall	5 (N)
Downtown	7 (S)
I-465	4 (E)
65/70	7 (S)

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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** (single phase)
- **HVAC: Offices** (heated & cooled)  
**Warehouses: Heated** (both)

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