



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 56th 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)

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[LOOPNET PROPERTY LISTING - FOR LEASE](#)

[LOOPNET PROPERTY LISTING - FOR SALE](#)

[360 PROPERTY TOUR](#)

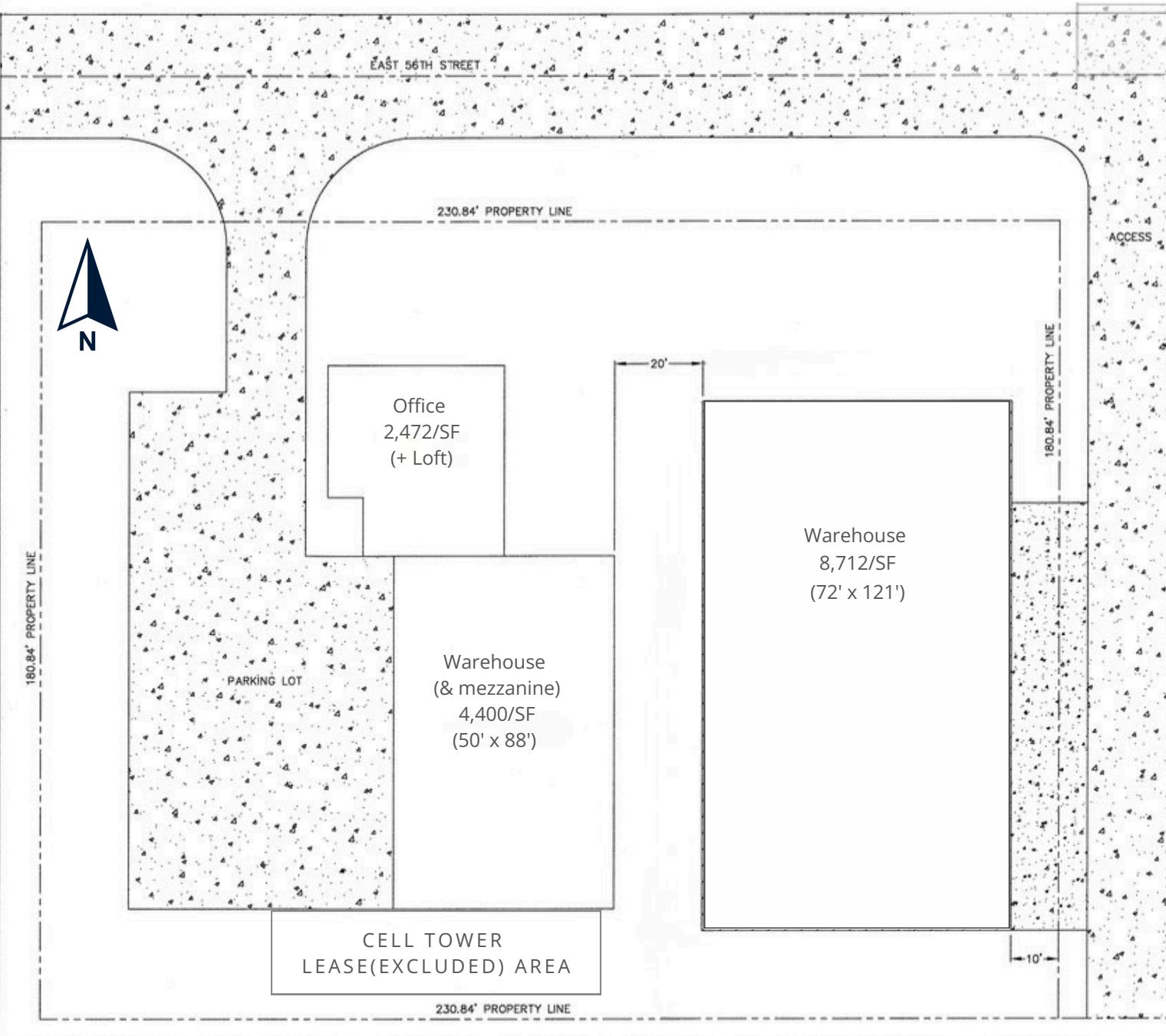


DESTINATION	MILES
Glendale	1 (N)
Fashion Mall	5 (N)
Downtown	7 (S)
I-465	4 (E)
65/70	7 (S)



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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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