

## Rare Warehouse/Office Opportunity

1257 Airport Parkway, Greenwood, IN 46143  
Suites C & D • 6,000 SF • Condominium Property

**FOR SALE \$1,050,000**

Immediate Availability

3,770 SF Warehouse

Zoned AC

2,230 SF Office



Less Than 1 Mile to I-65 • Next to Indy South Greenwood Airport

Ideal For A Growing Small Business  
Additional 1,525 SF on 2<sup>nd</sup> Floor  
New LED Lighting in Warehouse  
22'H Front, 20'H Rear  
Built in 2019

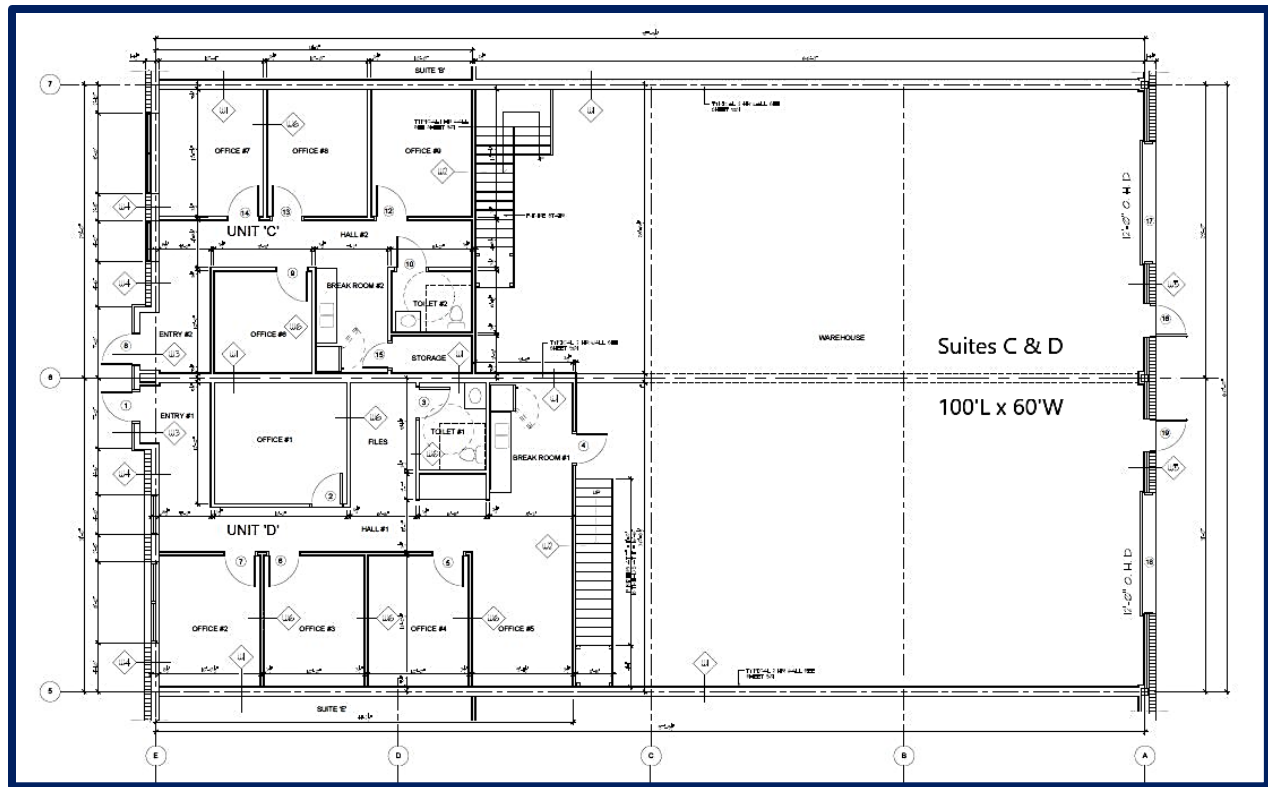
Two 12' x 12' Drive-In Doors  
At Door Parking  
Municipal Utilities  
3-Phase Power  
HOA – Excellent Maintenance

HVAC In Office AND Warehouse

Rental Income from Tenant in Suite C

4 Years Remaining on Real Estate Tax Abatement

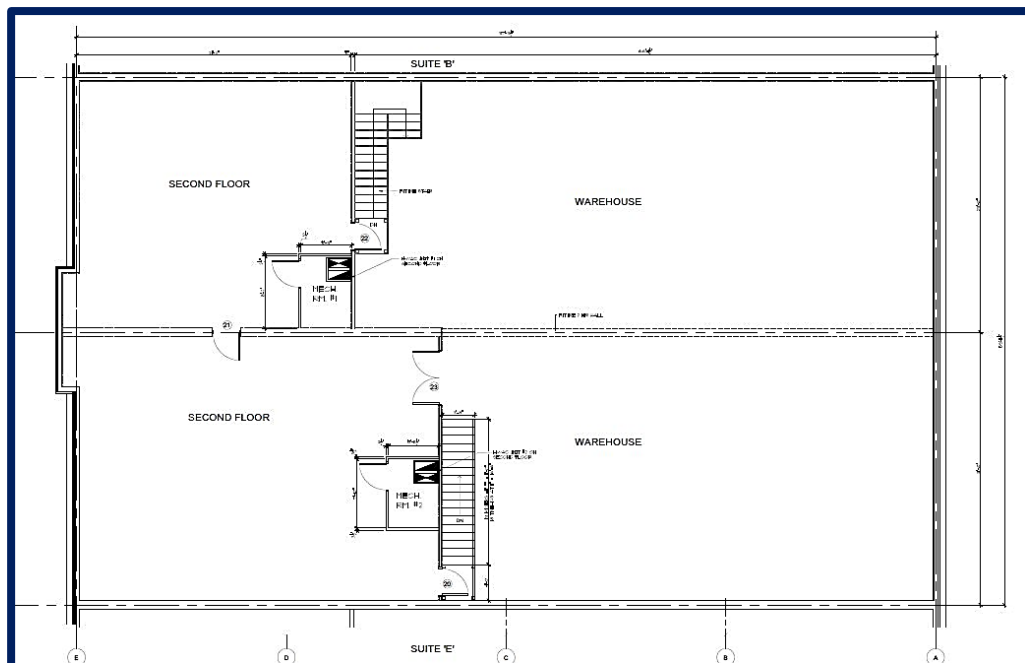
Jackie Tinnerman Briggs      Managing Broker, ICBR Certified  
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### 6,000 SF Main Floor Suites C & D

Suite C ~ 1,000 SF for use as office or retail, kitchenette and 2,000 SF Warehouse

Suite D ~ 1,230 SF offices, storage, kitchenette and 1,770 SF Warehouse



### 2<sup>nd</sup> Level Office & Storage

Suite C 675 SF Suite D 850 SF





### Zoning AC (Airport Commerce):

Restaurant

Medical

Office

Fitness Facility

Education

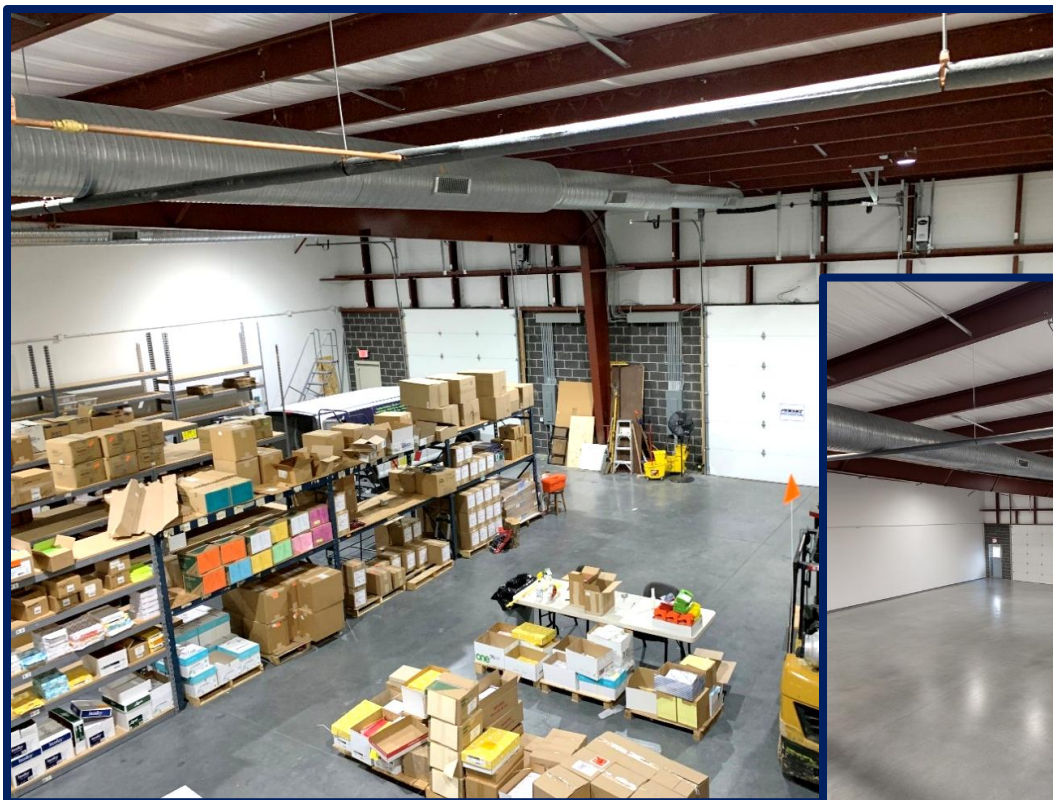
Dental

Art Gallery

Self-Storage Indoor

Retail – Large, Medium & Small Format

Industrial – Light, Distribution, Warehouse Small Format



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Upgraded appointments

Generous space

Natural light

Kitchenette

Ample room for storage  
and electronics





### **Suite C Office/Retail 1,000 SF**

- Present Tenant is Exceptional
- Rental Income
- Currently Leased Until 2026
- Separate Entrance



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