

1744 INDIANAPOLIS BLVD, WHITING, IN 46394



For more information, please contact:

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REAL ESTATE SERVICES

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$265,000
Price / SF:	\$97.07
Available SF:	2,800 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	0.07 Acres
Year Built:	1951
Building Size:	2730 SF
Zoning:	C-1

PROPERTY OVERVIEW

Introducing an industrial investment or owner/user opportunity in Whiting, IN. This 2,730 SF industrial building offers substantial potential for manufacturing or industrial operations. Zoned C-1 and ideally located, this property provides a versatile space for a range of business needs. With its strategic position and flexible zoning, it's an ideal choice for forward-thinking investors seeking an asset in the lucrative industrial and manufacturing sector. Perfect for any tradesmen looking to relocate or grow their business!

PROPERTY HIGHLIGHTS

- 3-phase electrical
- 2 overhead bay doors (entry/exit)
- New roof
- Bathroom
- Office

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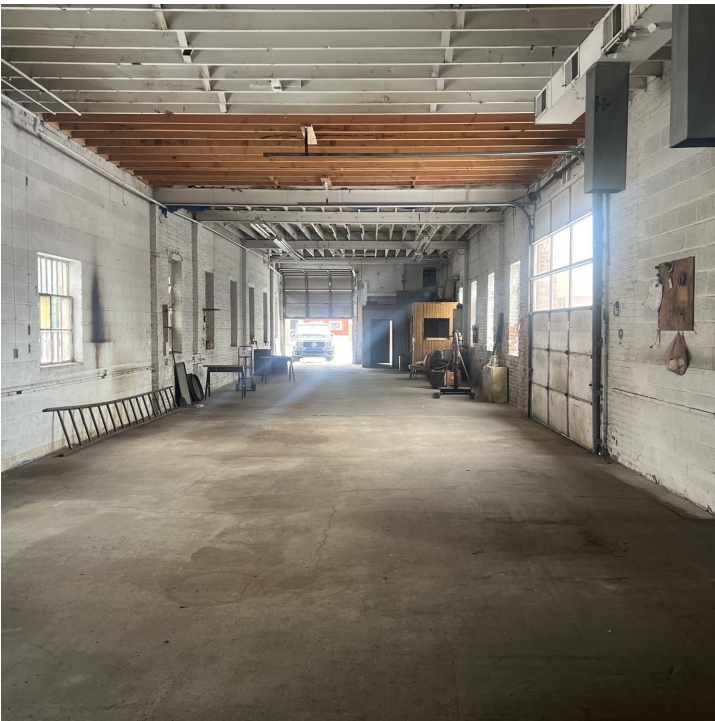
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ADDITIONAL PHOTOS



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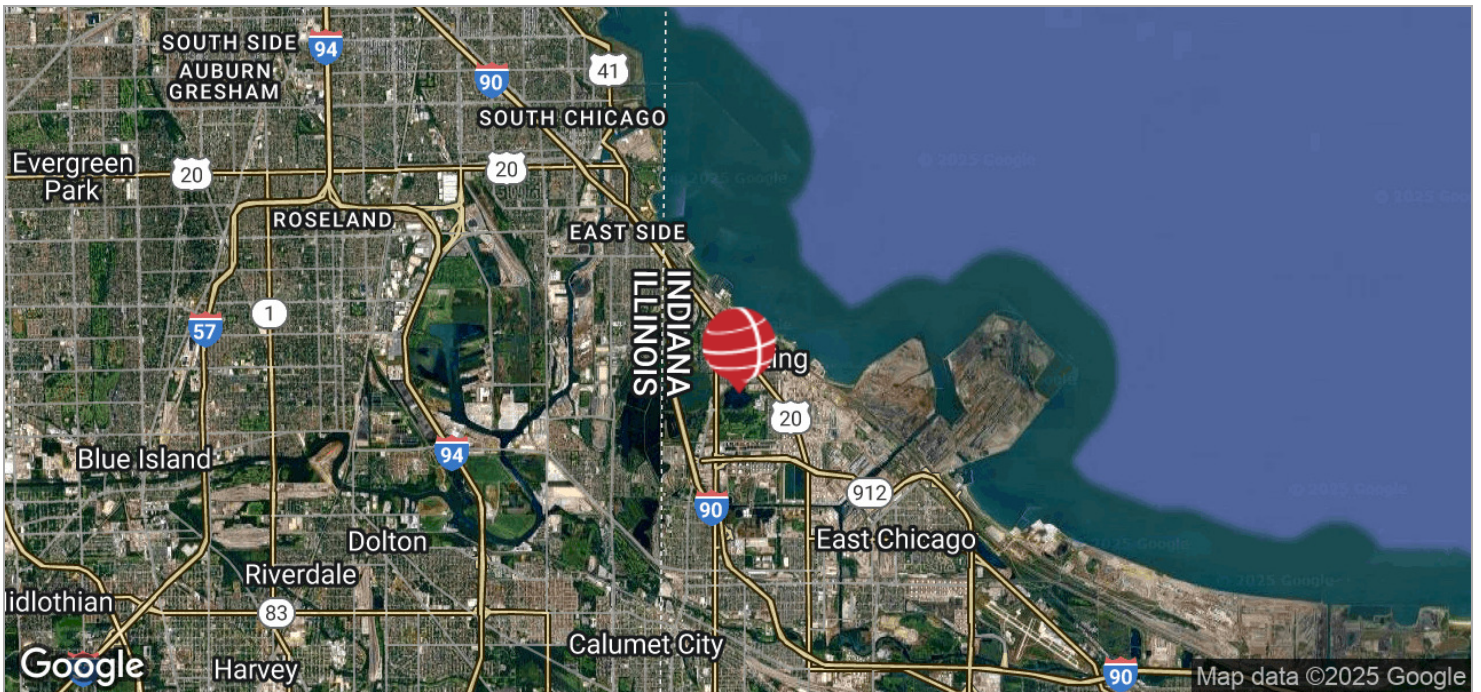
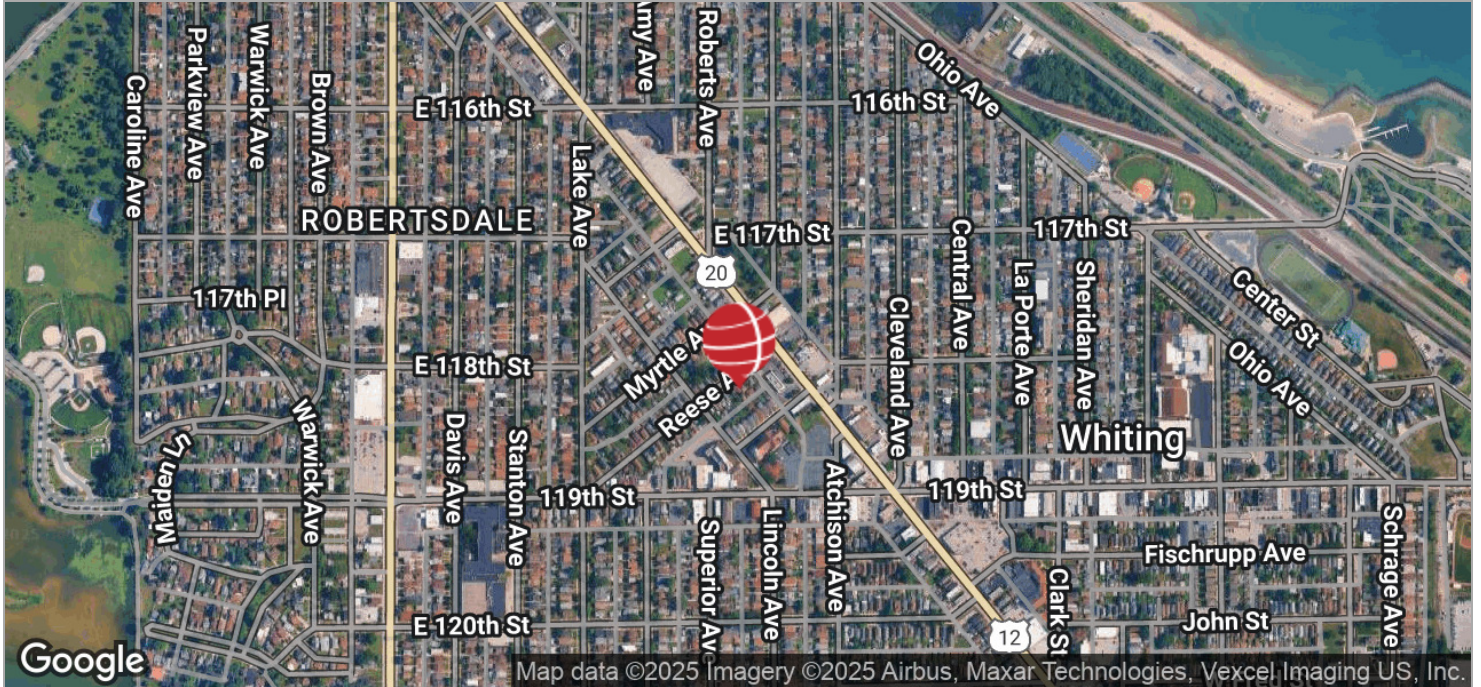
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LOCATION MAPS



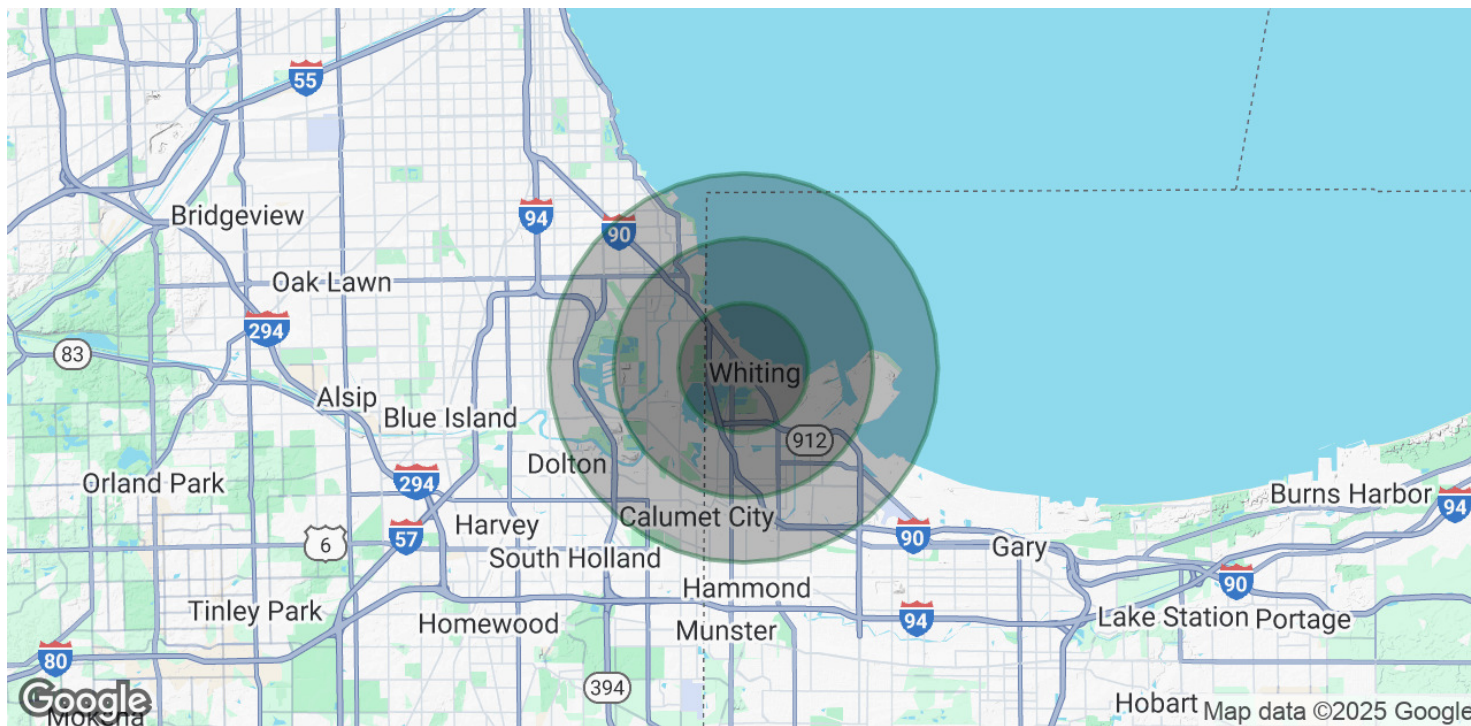
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DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	4 MILES	6 MILES
Total Population	19,475	82,265	201,190
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	7,534	30,276	77,712
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$84,011	\$68,895	\$65,320
Average House Value	\$202,800	\$169,916	\$186,368

Demographics data derived from AlphaMap

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