



ALLIES
COMMERCIAL
REALTY



Income Producing
Flex/Industrial Building Near I-70

Flex

Industrial

1150 S WHITE RIVER PKWY W DR
INDIANAPOLIS, INDIANA 46221

VIEW
PORTFOLIO
LISTING HERE



ASKING PRICE
\$900,000



TOTAL BUILDING SF
±11,115 Total SF
2 Floors



SIZE
±0.32 acres



ZONING
C-7



PARKING
5 Parking Spaces



DOCKS/DRIVE-IN DOORS
Two (2) OHD (9' x 10')
One (1) Dock (7' x 7')
One (1) Dock (9' x 9')



HIGHWAY ACCESS
Located near I-70 & I-65



TENANTS
1 Leased Suite
13 Suites to be Leased



NET OPERATING INCOME
Current \$23,820/year
Projected \$80,725/year



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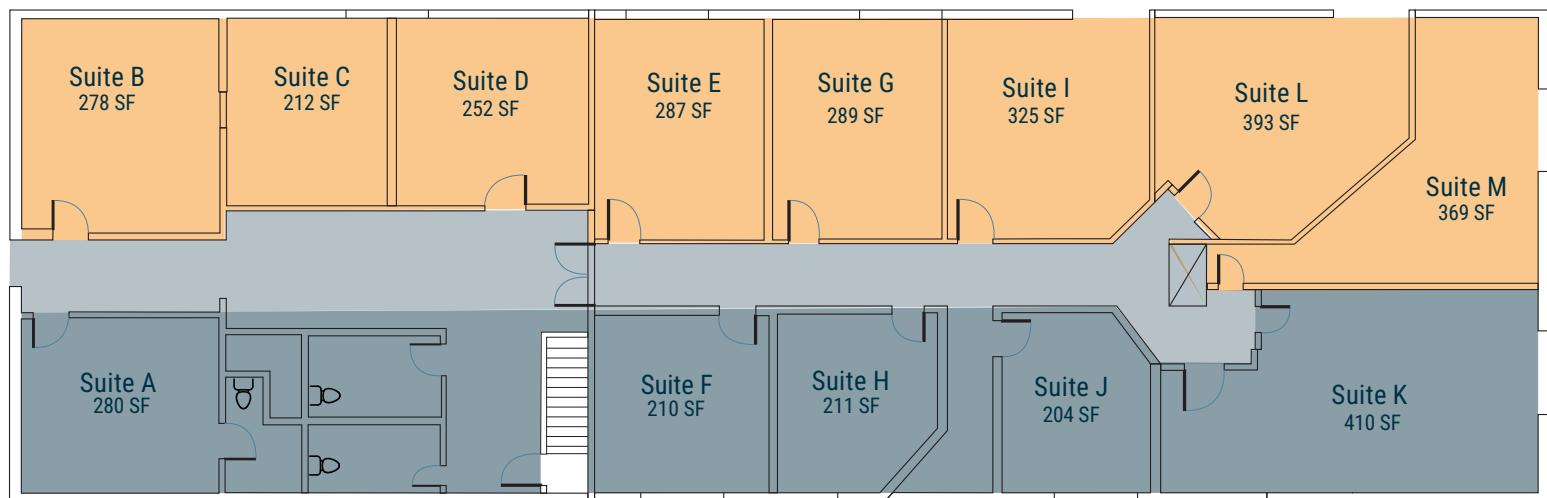
Flex

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BUILDING FLOOR PLAN

First Floor



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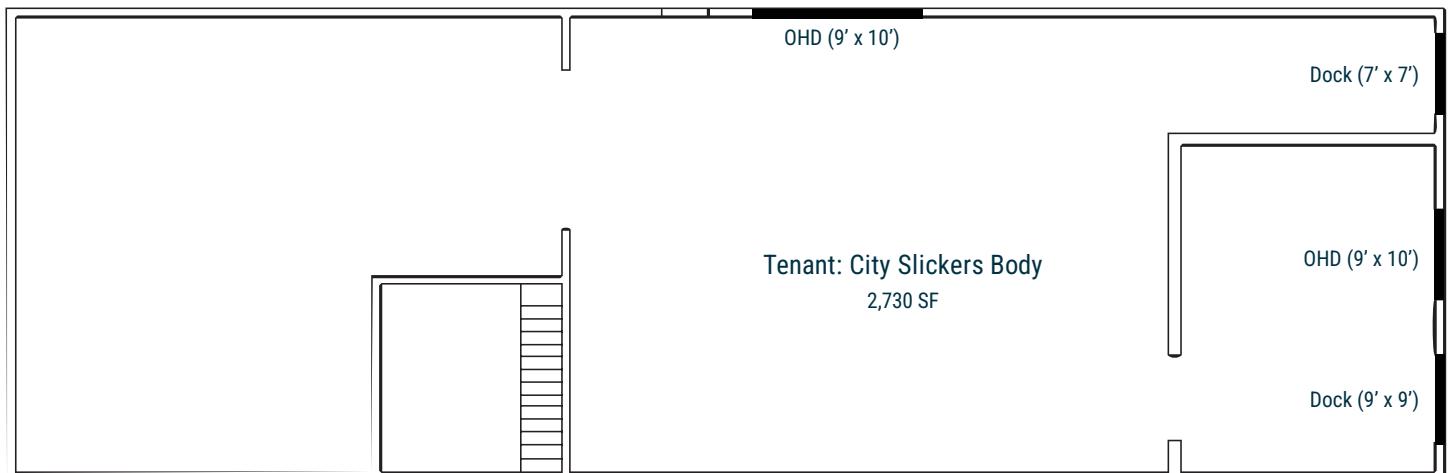
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BUILDING FLOOR PLAN

Lower Level



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FOR SALE

**C-7 ZONED VALUE-ADD INDUSTRIAL
INVESTMENT OPPORTUNITY**

**RIVA CAMPO
PORTFOLIO**

PORTFOLIO OVERVIEW

5	78,543	3.33	C-7
BUILDINGS	TOTAL SQUARE FEET	TOTAL ACRES	ZONING

	ADDRESS	ASSET TYPE	ACRES	TOTAL SF	CLEAR HEIGHT	LOADING ACCESS
Parcel 1	951 W Morris St	Industrial	2.00	44,940	15-20'	(3) 8'x10' Docks (1) 14'x14' OHD (1) 8'x10' OHD
Parcel 2	1024 W Morris St	Industrial	0.52	2,400	15-16'	(2) 8'x10' Docks (1) 12'x14' OHD
Parcel 3	1150 S White River Pkwy W Dr	Industrial/Flex	0.32	11,115	12-13'	(2) 9'x10' OHD (1) 9'x9' Dock (1) 7'x7' Dock
Parcel 4	1103 Kentucky Ave - Lot	Parking Lot	0.06	-	-	-
Parcel 4	1103 Kentucky Ave - Building	Flex	0.30	15,088	-	(3) 8'x8' OHD
Parcel 5	1151 Kentucky Ave	Industrial	0.13	5,000	11-12'	(1) 11'x11' OHD



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MARKET HIGHLIGHTS



PORTFOLIO FINANCIAL ANALYSIS

\$5,500,000

ASKING PRICE

\$70.03

PRICE PER SF

\$1.65M

PRICE PER AC

\$315,540

CURRENT NOI

75%

CURRENT OCCUPANCY

\$551,856

PROJECTED NOI

100%

PROJECTED OCCUPANCY

All current and future Tenants are on year-to-year or shorter leases to provide flexibility for Buyer's passive investment or redevelopment purposes



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RIVA CAMPO PORTFOLIO



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