



ALLIES  
COMMERCIAL  
REALTY



Part of the  
**RIVA CAMPO**  
PORTFOLIO

**FOR SALE**

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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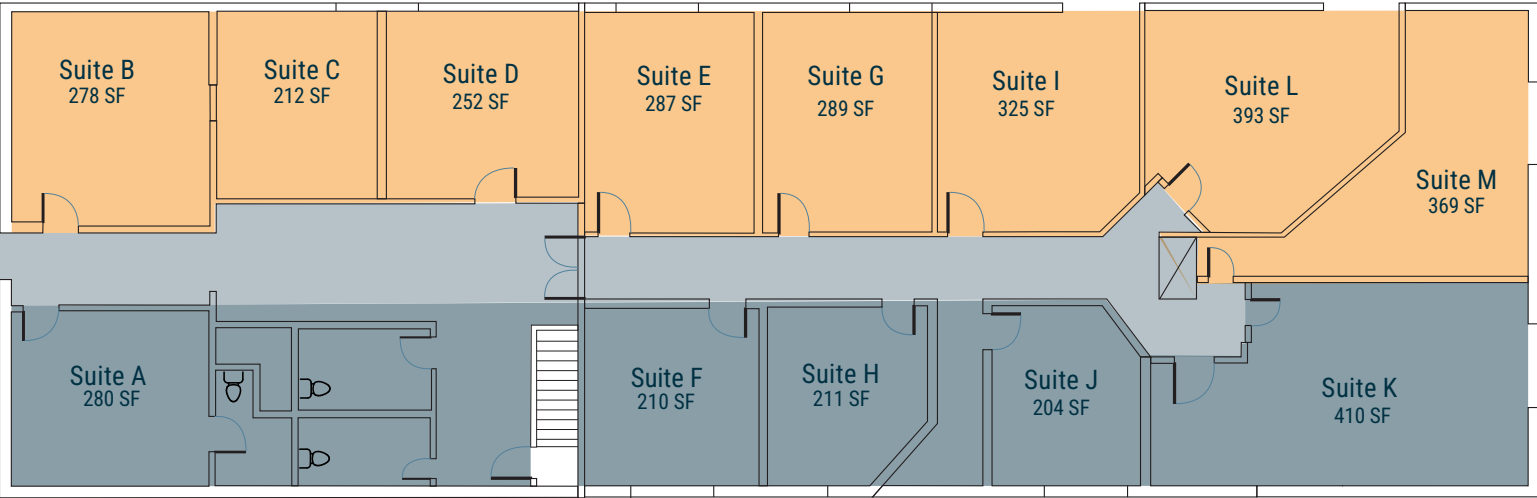
Flex

Industrial

For Sale | 1150 S White River Pkwy W Dr Indianapolis, IN 46221

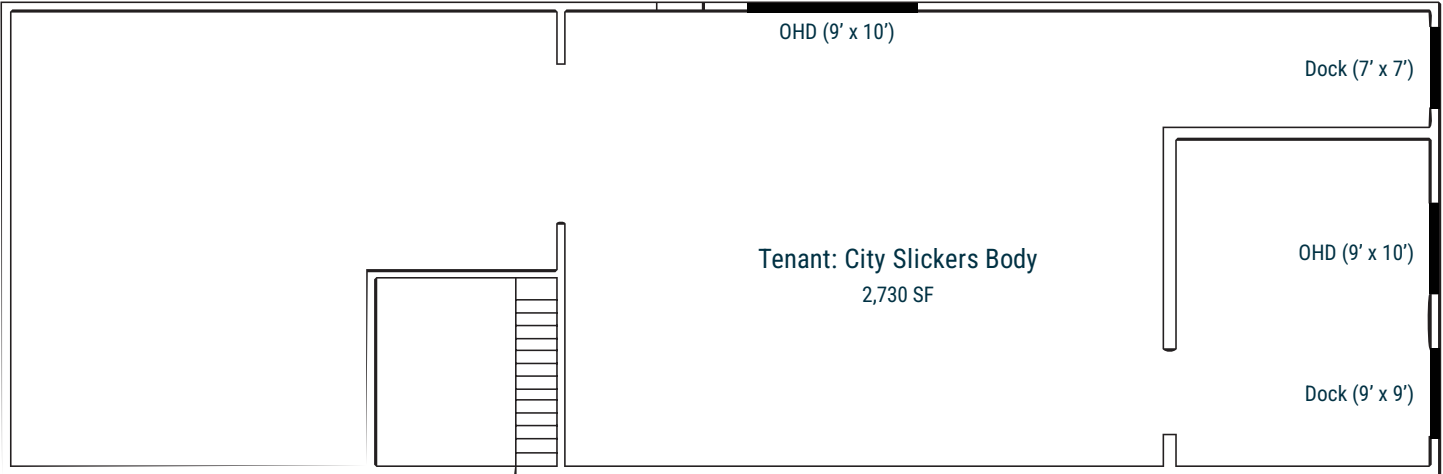
# BUILDING FLOOR PLAN

## First Floor



# BUILDING FLOOR PLAN

## Lower Level





**FOR SALE**

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

**RIVA CAMPO  
PORTFOLIO**

## PORTFOLIO OVERVIEW

**5**

BUILDINGS

**78,543**

TOTAL SQUARE FEET

**3.33**

TOTAL ACRES

**C-7**

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





# 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

VIEW  
PORTFOLIO  
LISTING HERE



## ***RIVA CAMPO*** ***PORTFOLIO***



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