

**For Lease**  
**\$1,000/Acre per Mo**

6.4 Acres (remaining) Of Outdoor Storage, Zoned I-2  
2505 N Sherman Dr, Indianapolis, IN 46218

**Karan Cheema**

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## CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum ("OM") is being provided to summarize unverified information for a Potential purchaser of the Property ("Property"). It is intended to be reviewed only by the party receiving it from Rize Commercial Realty ("Rize") and should not be made available to any other person or entity without the written consent of Rize. The information contained in this OM has been obtained from the Property Owner ("Owner") and other sources deemed reliable by Rize. Financial projections made are for general reference purposes only and are subject to material change or variation. Both Rize and the Owner make no warranties or representations, expressed or implied, of any kind of the information contained herein. Potential Purchaser must conduct their own thorough due diligence investigation.

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The terms and conditions set forth above apply to this OM in its entirety.

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### Property Details

- Outdoor Storage
- Acreage:  $\pm 6.4$  (divisible)
- Zoning: I-2
- Lot Coverage: Gravel
- Use: Outdoor Storage
- Road Frontage: 320' On N Sherman Dr
- 2 Miles From I-70
- 5 Miles From I-465









East 30<sup>th</sup> St

2 Miles  
From I-70

N Sherman Dr

Emerson Ave

Exit 87

