



**AVAILABLE**

# 2334 Production Dr

Indianapolis, IN 46241



## PROPERTY HIGHLIGHTS

- 4 Docks (8' x 8')
- 1 Drive-In (12' x 14')
- Renovated in 2024
- Ample parking for employees and guests

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## Executive Summary



### OFFERING SUMMARY

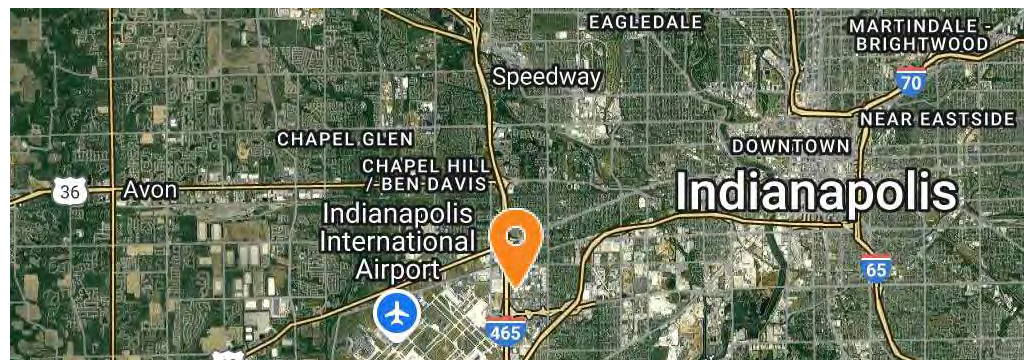
Sale Price:	\$5,000,000
Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	48,896 SF
Column Spacing:	30' x 30'
Lot Size:	3.65 Acres
Year Built:	1971
Zoning:	I-3
Clear Height:	16' 4"
Property Taxes:	\$31,093.78/year
Insurance:	\$15,967/year

### PROPERTY OVERVIEW

Located less than one mile from I-465, this industrial offering is ideal for a mid-sized single tenant or owner-user. The building totals 48,896 SF and is situated on 3.65 acres, with I-3 zoning that offers a wide variety of opportunities.

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	35	1,092
Total Population	7	104	3,017
Average HH Income	\$64,089	\$64,575	\$81,409



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Joshua D. Abrams | 317.324.1613 | Joshua@halakar.com



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Additional Photos



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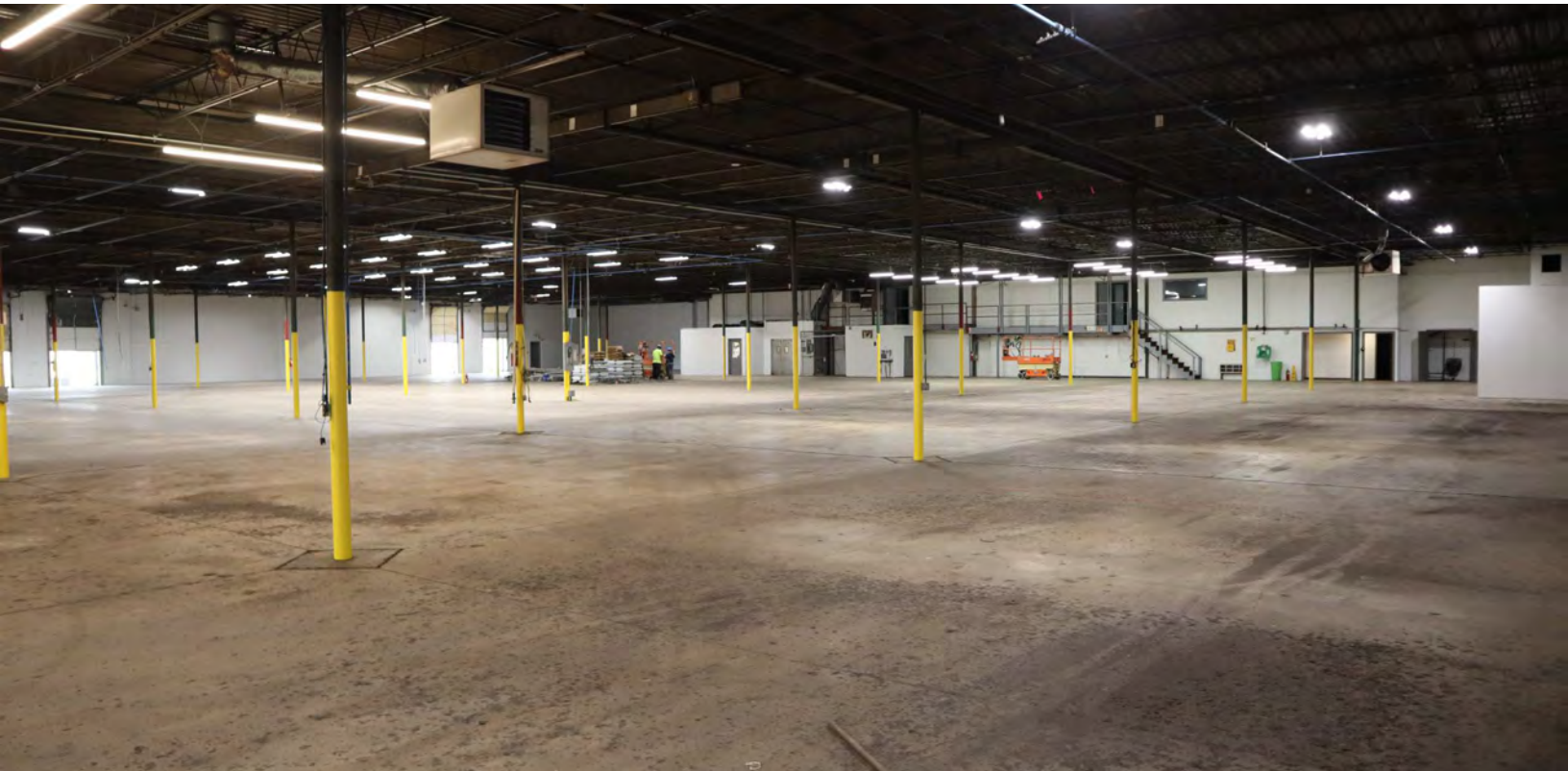
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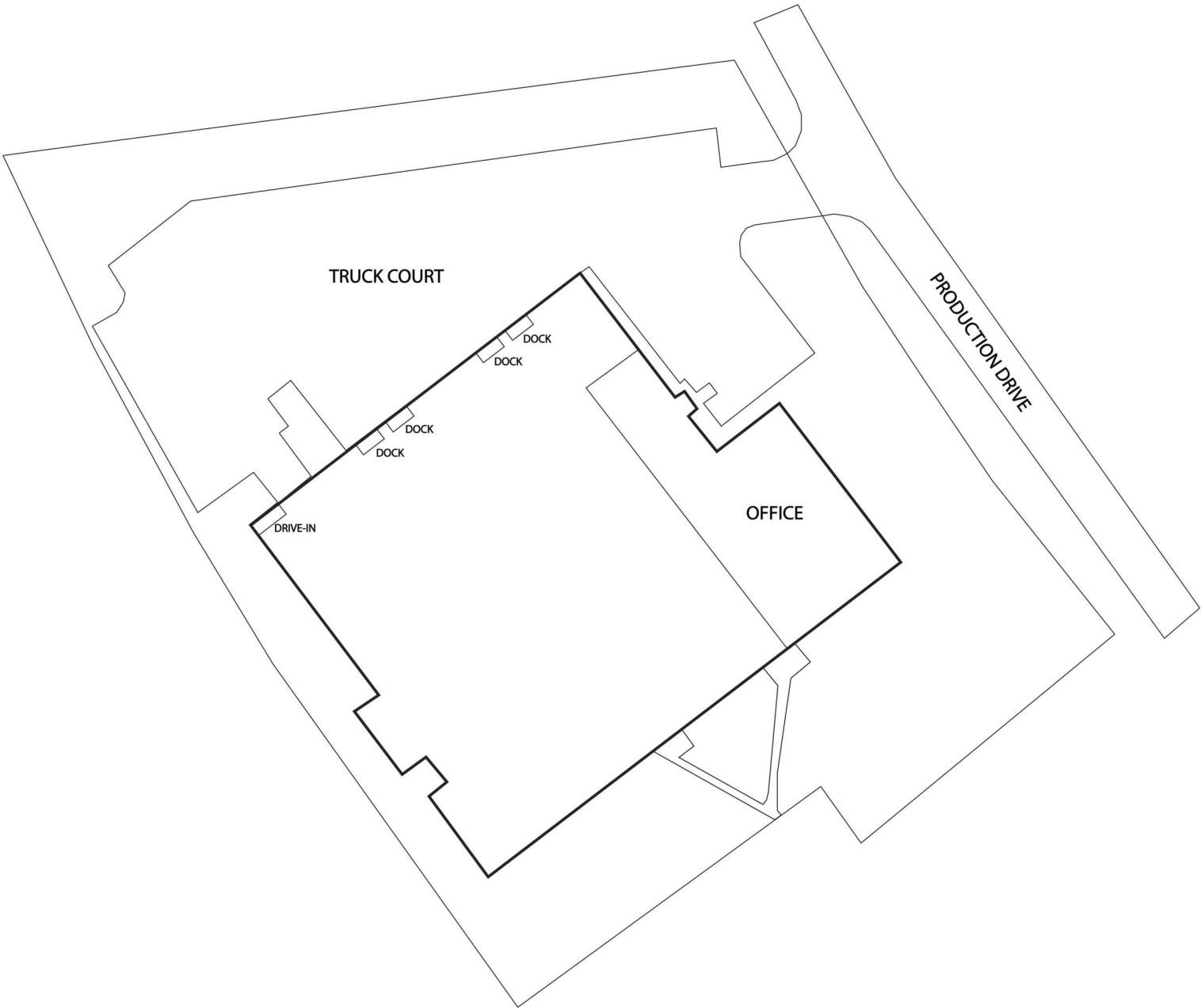
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## SITE PLAN

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
2334 Production Drive	Immediately	48,896 SF	8,390	4	1	\$0.96	16' 4"



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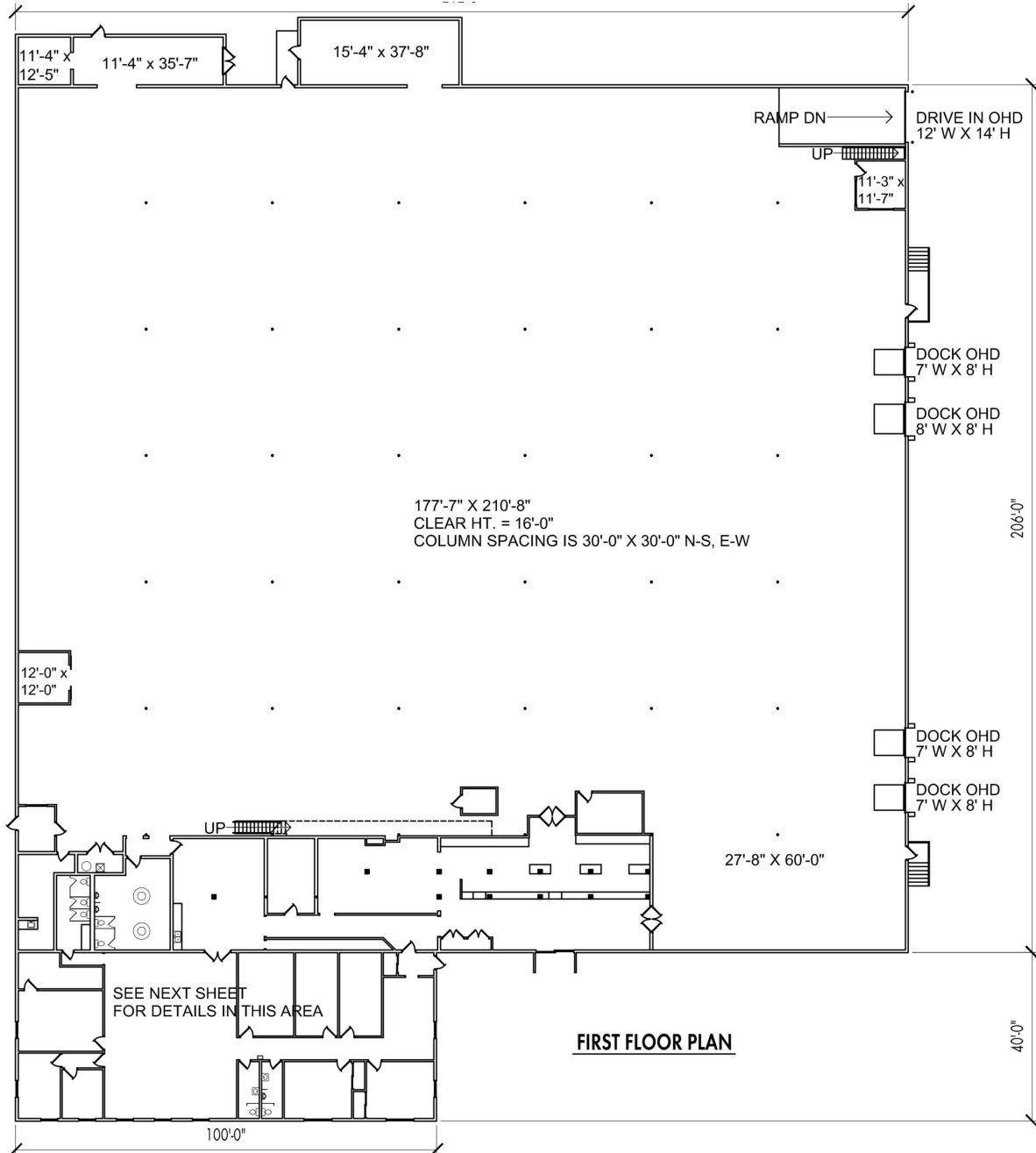
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## FIRST FLOOR

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
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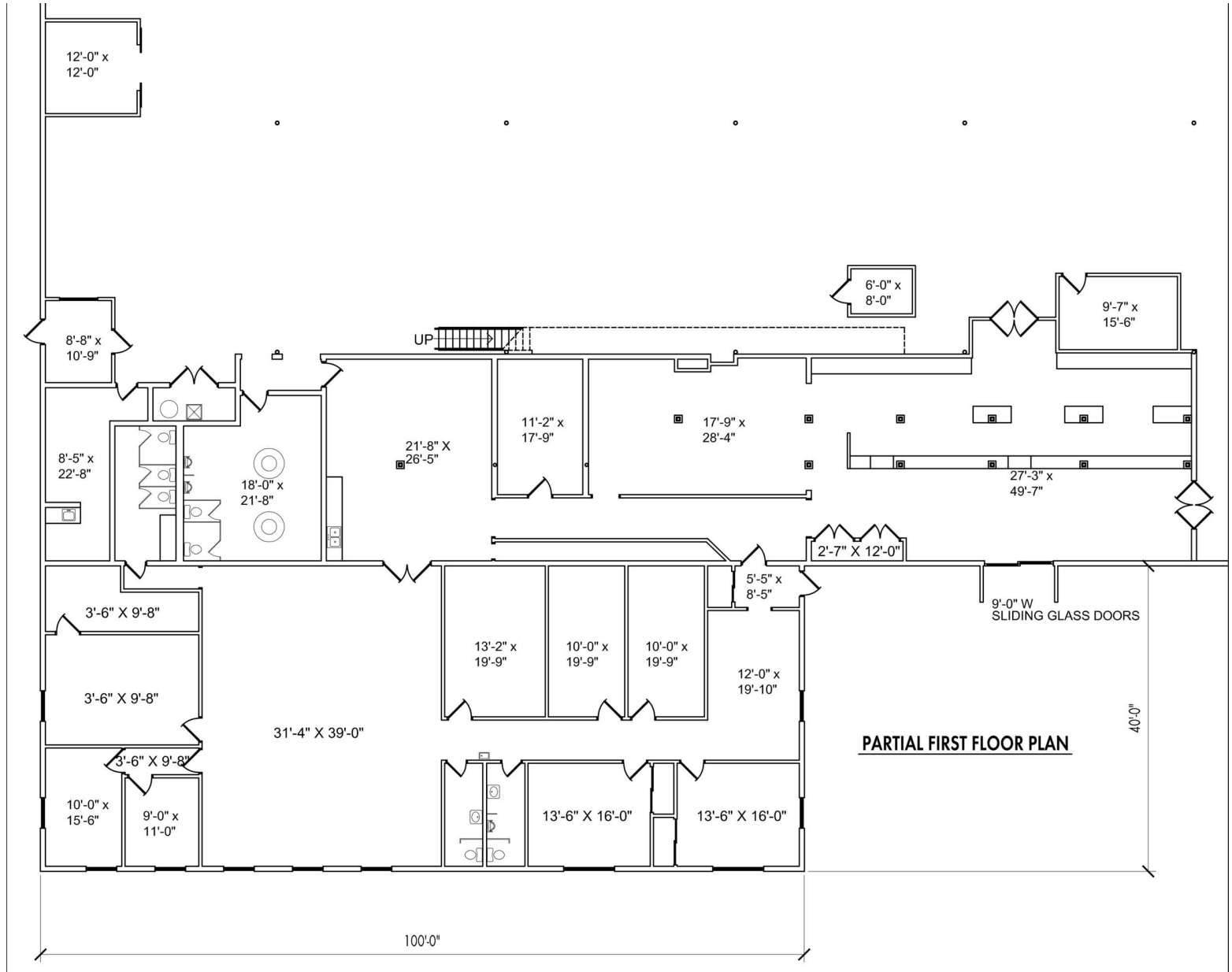
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## FIRST FLOOR OFFICE BUILDOUT DETAIL

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