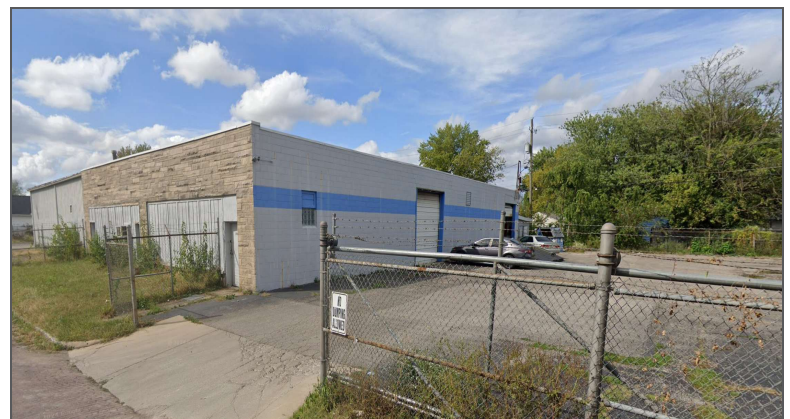


13,824 SF Warehouse Opportunity

For Sale or Lease
2160 Fletcher Ave
Indianapolis, IN 46203



www.Halakar.com

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

Liz DeKoninck | 317.536.0093 | liz@halakar.com

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Indianapolis, IN 46203

FOR SALE
OR LEASE

Executive Summary



OFFERING SUMMARY

Sale Price:	\$875,000
Lease Rate:	\$7.75/SF NNN
Building Size:	13,824 SF
Year Built:	1949
Clear Height:	13' - 20'
2024 Payable 2025 Taxes:	\$5,299.90
Building Insurance:	\$7,569.00
10' x 12' Drive Ins:	1
11' x 12' Drive Ins:	1
14' x 14' Drive Ins:	2
Power:	3 Phase

PROPERTY OVERVIEW

This 13,824 SF warehouse opportunity is ideal for an owner-user or tenant seeking a versatile property. Located on the near east side of Indianapolis and minutes from downtown, this property offers two points of ingress/egress, oversized drive-in doors, LED lighting, and yard space.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	395	1,643	5,411
Total Population	1,016	4,045	12,920
Average HH Income	\$56,761	\$66,041	\$70,729



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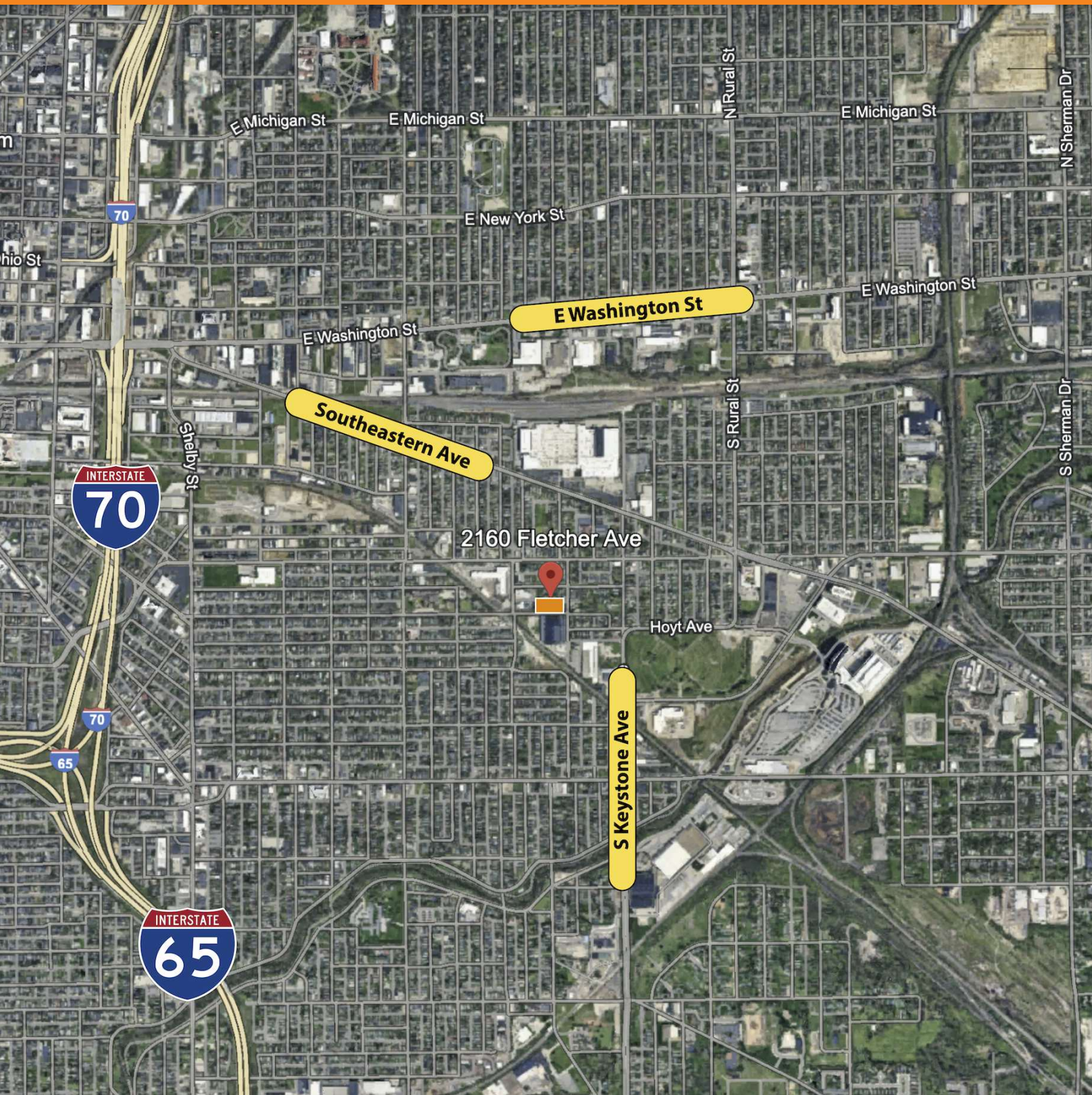
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Location Map



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Indianapolis:
Centrally located with
award-winning infrastructure
for maximum logistical
benefit

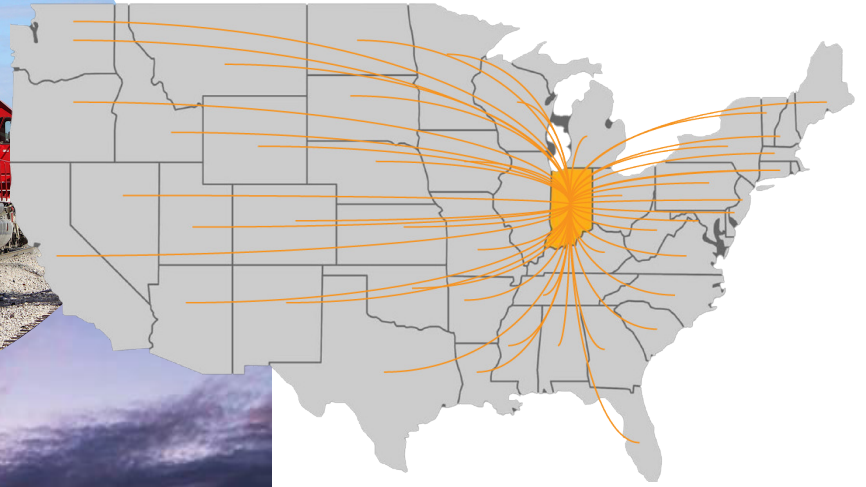


World's 2nd largest Fed Ex Air Hub

Indiana is 1st in rail
tons of primary metals



Indiana is 1st in Shortest Distance to the
Median Center of the Entire US Population



Indianapolis International Airport voted Best Airport
in North America 12 years in a row



Indiana ranks 1st in truck trailer production
and pass-through highways with four major
intersecting interstates

Indianapolis and the State of Indiana

- One of the largest export states in the nation
- 1st for cost of doing business in area development
- 2nd for best state to start a business
- \$650 billion in goods moves through Indiana annually
- With rail lines throughout America's steel belt and agricultural heartland, Indiana ranks highly in freight and class I railroads
- Indiana's Burns Harbor, Jeffersonville, and Mount Vernon ports provide access to Lake Michigan, the Ohio River, the Atlantic Ocean, and the Gulf of Mexico, as well as international access to Europe, the Middle East, Asia and South America



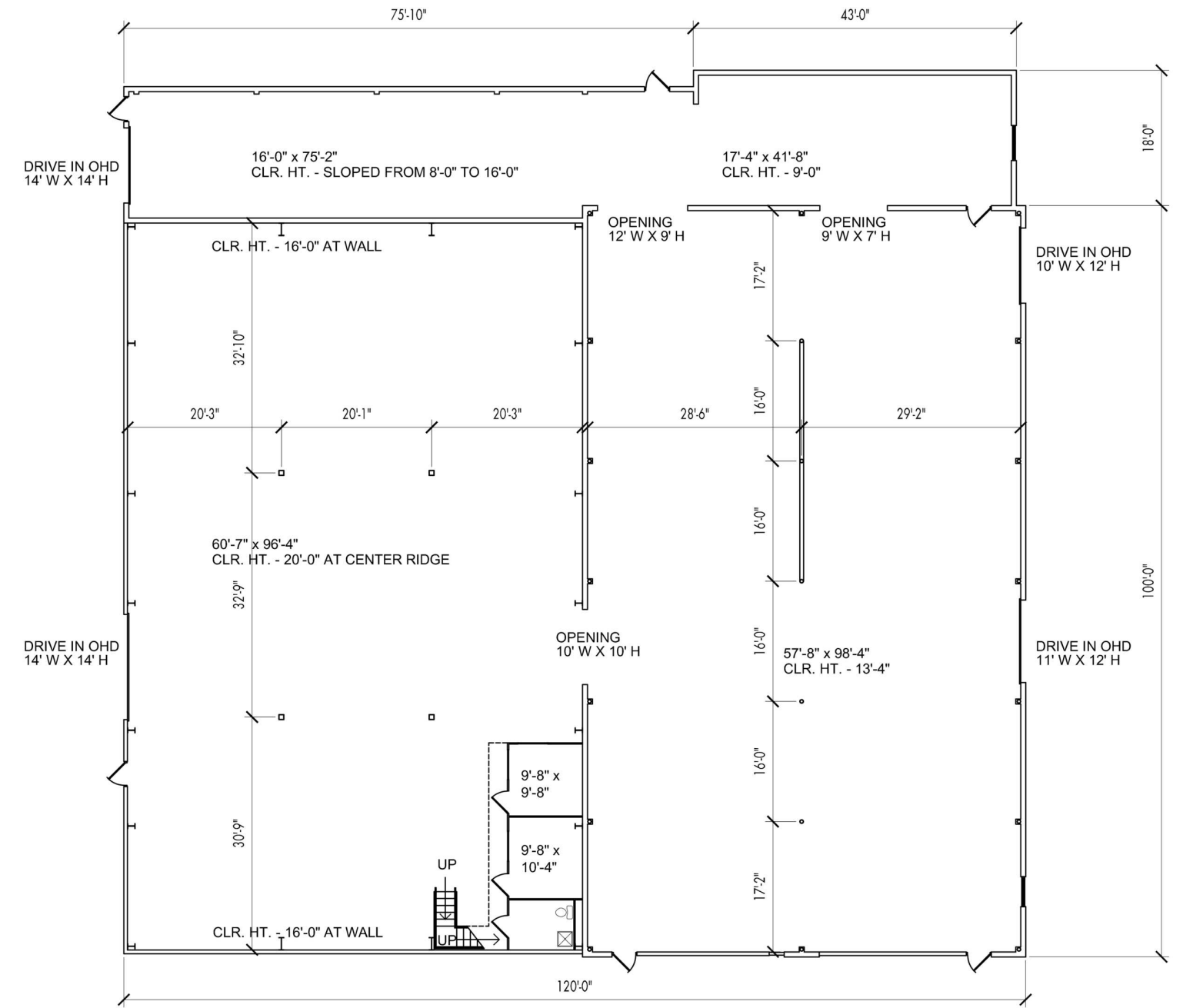
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Floor Plan

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
2160 Fletcher Avenue	Immediately	13,824 SF	500	-	4	\$0.93	13' - 20'



FIRST FLOOR PLAN