



# FOR SALE

# 2120 E Clay Street

Indianapolis, IN 46205



## PROPERTY HIGHLIGHTS

- .36 AC with 2,153 SF office and 3,321 SF warehouse space
- Ready to occupy 1/1/2022
- North of Fall Creek along Keystone Ave
- Easy access to the Northeast metro neighborhoods, I-465 and I-69

[www.Halakar.com](http://www.Halakar.com)

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READY TO OCCUPY OFFICE/WAREHOUSE



## OFFERING SUMMARY

Sale Price:	\$350,000
Price / SF:	\$63.94
Building Size:	5,474 SF
Lot Size:	.36 AC
Zoning:	I-2

## PROPERTY OVERVIEW

Ready to occupy office/warehouse with 2,153 SF of office and 3,321 SF of warehouse. Zoned I-2 (light industrial) with 5 marked parking spaces.

## LOCATION OVERVIEW

Fall Creek Parkway Submarket

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,397	44,292	105,416
Total Population	9,293	103,136	247,261
Average HH Income	\$40,472	\$57,430	\$58,508



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ADDITIONAL PHOTOS

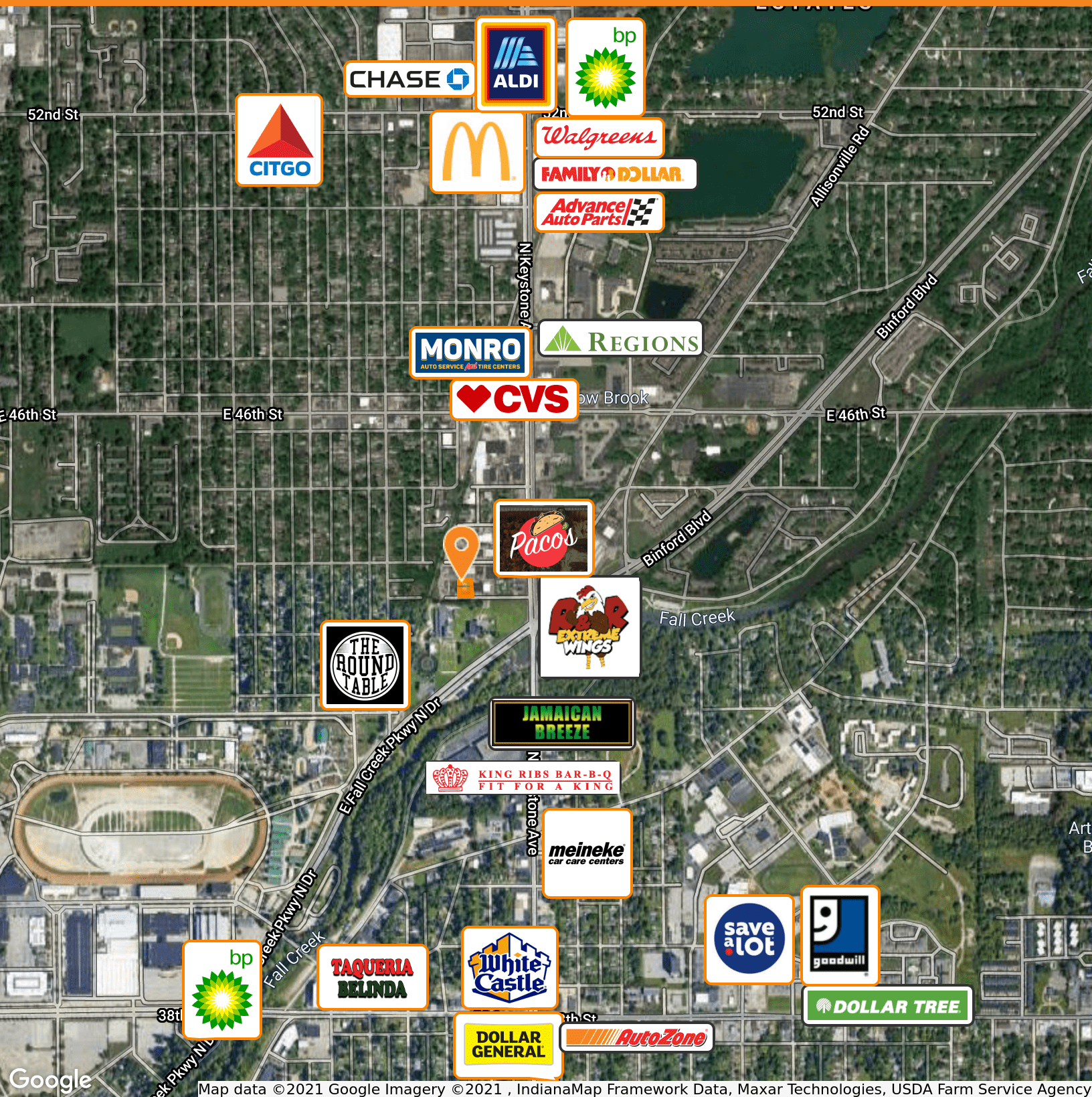


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## RETAILER MAP



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