

RESOURCE 12502-12526 PROMISE CREEK LANE

rcrc.com

FISHERS, IN 46038

SALE

OFFICE-WAREHOUSE CONDOS



OFFICE



FITNESS

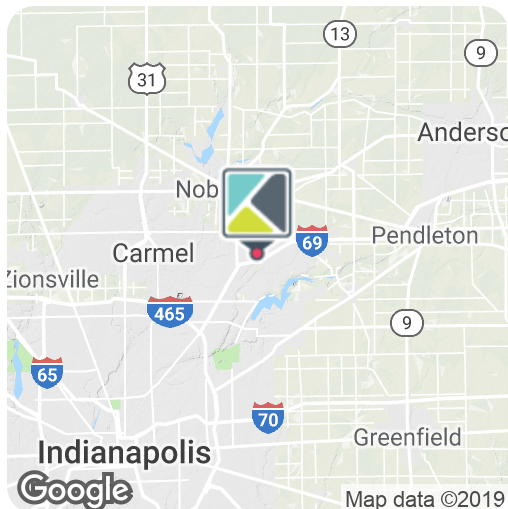


STORAGE



SHOWROOM

PROMISE ROAD BUSINESS PARK / OFFICE-WAREHOUSE CONDOS FOR SALE



- + 1,240 SF - 25,000 SF Available
- + Storage Users: Bldg. 3 / Sold in 1,240 SF increments
- + Office Users: Bldg. 4 / Sold in 1,280 SF increments
- + Great for business or personal storage needs. Zoned I-1
- + Located in Fishers, IN - 2017 Money Mag. #1 Best Places to Live!
- + Building signage (Bldg. 4: Huge I-69 visibility to 77,317 VPD)
- + 12'w X 14'h overhead doors
- + Exterior maintained by park association
- + Condos sold in "cold-dark shell" condition
- + Target delivery - 2nd quarter 2020

SALE PRICE: Bldg. 3 / 1,240 SF Condo: \$150,000

SALE PRICE: Bldg. 4 / 1,280 SF Condo: \$170,000

PaulDickTeam.com

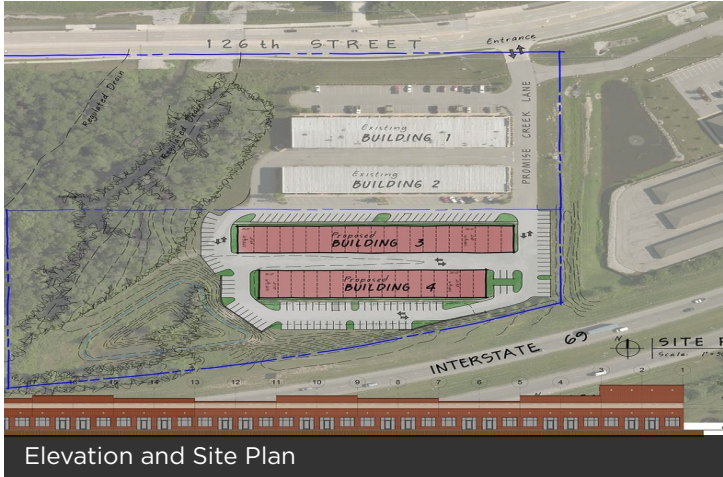
in t f i v #growIndiana

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12502-12526 PROMISE CREEK LANE

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Elevation and Site Plan



Building Signage



12' w x 14'h Rear Doors

PROPERTY DETAILS

Size:	1,240 SF / Bldg. 3 / 20' x 62' 1,280 SF / Bldg. 4 / 20' x 64'
Structure:	Steel structure; metal roof; brick and metal exterior walls
Clear Height:	18' front - 17' rear
Sale Condition:	Concrete floor; exposed insulated ceiling; demising insulated walls (unfinished drywall); electric box; stubbed sanitary line; floor drain
Parking:	125 spaces (Bldgs 3 and 4), cross easement parking
Utilities:	Electric (Duke), Water (Citizens), Sewer (HSE Utilities); no gas service
Internet:	MetroNet (fiber), Comcast, AT&T

ESTIMATED OPERATING EXPENSES*

	Low	High
Real Estate Taxes:	\$1.20	\$3.30
Association CAM; W&S:	\$1.00	\$1.50
Electric:	\$0.50	\$1.70
Property Insurance:	\$0.30	\$0.50
Total	\$3.00	\$7.00

*Based on office or warehouse use

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