

FREESTANDING COMMERCIAL BUILDING

952 N Delaware Street | Indianapolis, 46202

AVAILABLE FOR LEASE



PROPERTY SPECIFICS

Building Size: 4,000/SF

Property Size: 0.26/AC

Parking: 12 (+/-)

Lease Rate: \$18/PSF (+ NNN's)

Lease Type: Triple Net

Bonus Area: 4,000/SF (lower level)

Zoning: CBD-2 (RC)

Year Built: 1959/2012 updated

OVERVIEW

Located on the northern edge of downtown Indianapolis, on the N.W. corner of N. Delaware and E. St. Joseph Street. Single-story concrete block building (40' x 100'), that offers a showroom like retail floor area with entry doors and windows facing south and east, 8' overhead loading door with immediate access to a conveyor belt running to and from the lower level bonus 4K/SF of additional storage space. The property is in the St. Joseph historic neighborhood, surrounded by commercial use, charming residential neighborhoods, and a short walk the the Mass Ave corridor.

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The image displays two architectural floor plans. The top plan is labeled 'FIRST FLOOR' and has dimensions of (40'w X 100'd). It features a large open area on the left, an 'OFFICE' on the right, and a 'CONVEYOR' system. A small room labeled 'R.R.' is located in the bottom right corner. The bottom plan is labeled 'LOWER LEVEL' and also has dimensions of (40'w X 100'd). It shows a large open area on the left and a 'CONVEYOR' system on the right. Both plans are drawn with black lines on a white background.

An aerial photograph of a residential area. A large, rectangular building with a yellow roof is highlighted with a black border and labeled '952'. Above the building, a white box contains the text 'University Club (private) and parking lot'. To the left of the building, a street is labeled 'E St Joseph St'. To the right, a street is labeled 'N Delaware St'. A blue box labeled 'Sign A' is on the right side of the building, and another blue box labeled 'Sign B' is on the left side. The surrounding area includes trees, other buildings, and parked cars.

The map shows the St. Joseph Historic Neighborhood in red, located between 10th and 11th St and N Delaware and N Illinois. Renaissance Place is highlighted in yellow, located between 7th and 10th St and N Delaware and N Illinois. The Mile Square is marked with a black dot at the intersection of N Illinois and N Michigan. Lockert Square is marked with a black dot at the intersection of N Michigan and N New York. The map also shows the Chatham-Arch and Cottage Home neighborhoods. Major streets include N Delaware, N Illinois, N Michigan, N New York, N Ohio, N Pennsylvania, N Capitol Ave, and N 13th St. Major highways include I-44 and I-70. Landmarks include the American Legion Mall, Lockert Square, and the Mile Square.

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EXTERIOR



EXTERIOR



EXTERIOR SIGNAGE



INTERIOR
LOOKING WEST TOWARDS REAR



INTERIOR
LOOKING EAST TOWARDS FRONT



INTERIOR
LOWER LEVEL

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PROPERTY FACTS

- **Building Size:** 4,000/SF (1st FL) + 4,000/SF (lower level) = 8,000/SF total useable space
- **Building Dimensions:** 40' x 100' (both floors)
- **Lot Size:** 0.26/AC (75' x 150')
- **Lot Area:** 11,250/SF
- **Zoning:** CBD-2
- **Parking:** 12 (+/-) spaces
- **Year Built:** 1959 **Renovated:** 2008 **Updated:** 2021
- **Roof Type:** Flat, steel deck **Replaced:** 2018
- **Exterior/Structure:** Concrete block
- **HVAC:** Trane 12.5 Ton gas/electric RTU
- **Signage:** Building sign area above S.E. entry door. Pylon sign on E. St. Joseph Street
- **Entry Door(s):** Three (3) total; Two (2) along south-facing building wall, one (1) east facing Delaware St.
- **Loading Door(s):** One (1) 8' grade level, overhead loading door + conveyor belt loading to lower-level storage
- **Interior Ceiling:** 10' drop ceiling (acoustical tile) on first floor, exposed lower level
- **Lighting:** Fluorescent tube, LED bulbs
- **Neighborhood:** St. Joseph (historic neighborhood, not property)
- **Lease Type:** Triple Net
- **Net Rent:** \$18/PSF | \$6k/MTh
- **Operating Expenses (NNN's):** \$3/PSF (\$640/MTh)
- **Real Estate Taxes:** \$0.95/PSF (\$5,708/YR)
- **Property Insurance:** \$0.25/PSF | \$1,468/YR
- **CAM:** \$500/YR (HVAC bi-annual routine service)
- **Total Monthly Rental:** \$6K base rent + \$640/MTh
Op Exp = \$6,640/Per month + consumables & utilities

OVERVIEW

Showroom like floor plan with floor to ceiling east & south facing windows, one interior office, 2-restrooms, drop ceiling (10'), fluorescent lighting, vct tile and concrete floors, overhead loading door (west facing), conveyer belt along south wall to lower level (fully functional), interior stairs to lower level. Bright useable lower-level basement, well illuminated with automated lighting, mechanical room, concrete floors, 9' ceiling ht., dry, clean, and painted white.

LOCATION

North-east quad of downtown Indianapolis' Central Business District, in the historic neighborhood of St. Joseph, east of the Central Library, Pennsylvania St one block west, the property sits on the northwest corner of E. St. Joseph and Delaware St., BP Amoco station to the south, the University Club (private organization) to the north, and less than 2 blocks south of I-70/65 eastbound entry map.

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