

FOR SALE › INDUSTRIAL



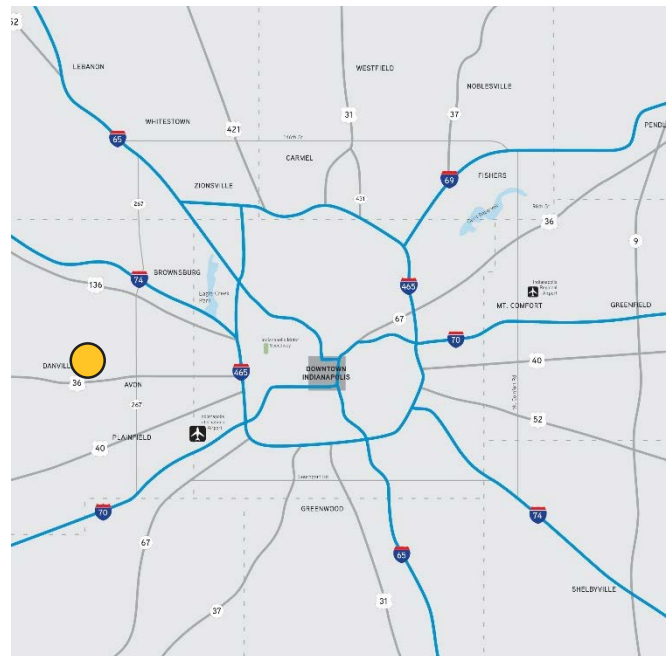
# INVESTMENT OPPORTUNITY

3173 E MAIN STREET, DANVILLE, IN



## Property Highlights

- › Two-tenant investment property for sale
- › 100% occupied
- › 11,000 SF on 1.16 acres
- › Additional acreage also available for sale
- › 1 dock / 4 drive-in doors
- › 16' clear height
- › Zoned LI (Industrial Light)
- › Below-market rents
- › Low maintenance asset
- › Close proximity to Avon and Danville and Hendricks County Airport
- › Easy access

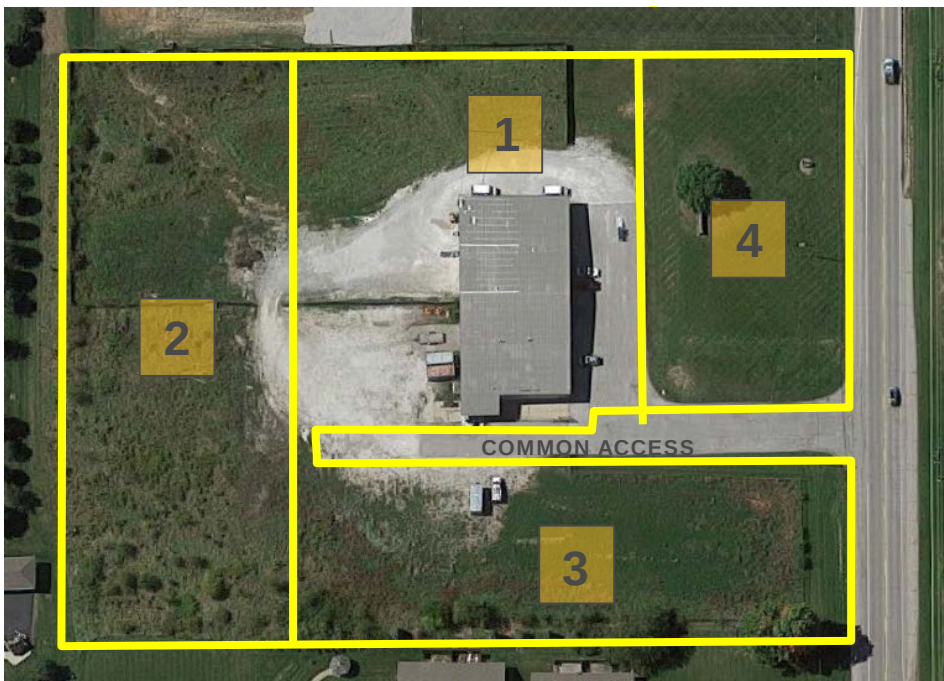


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## Aerial



Area 1: Building and  $\pm$  1.16 acres

Area 3:  $\pm$  1.18 acre Outlot

Area 2:  $\pm$  1.95 acre Outlot

Area 4:  $\pm$  0.97 acre Outlot

## Contact Us

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