

FOR SALE OR LEASE



2263 Distributors Drive

INDIANAPOLIS, IN 46241



WAREHOUSE IN PARK FLETCHER

Keller Williams Indy Metro Northeast

8555 N. River Rd, Suite 200
Indianapolis, IN 46240

www.kwcommercialindiana.com

PRESENTED BY:

SHARON THOMPSON

DIRECTOR
(317) 564-7160
sharonthompson@kw.com
RB#14044406, Indiana

TABLE OF CONTENTS

2263 Distributors Drive
2263 Distributors Drive, Indianapolis, IN 46241



Property Summary	3
Location Map	4
Demographics	5
Survey	6

Keller Williams Indy Metro Northeast
8555 N. River Rd, Suite 200
Indianapolis, IN 46240

SHARON THOMPSON
DIRECTOR
(317) 564-7160
sharonthompson@kw.com
RB#14044406, Indiana

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Property Summary



Property Summary

Land:	0.95 Acres
Building SF:	10,527
Sale Price:	\$899,900
Lease Rate:	\$5400
Property Type:	Industrial Warehouse
Year Built:	1967
Area:	Park Fletcher Industrial Research Center
Clear Height:	17.0
Zoning:	I-3
Power	480 / 220 V
Tax ID:	49-12-24-102-042.000-900
2020 Taxes:	\$7,991

Property Overview

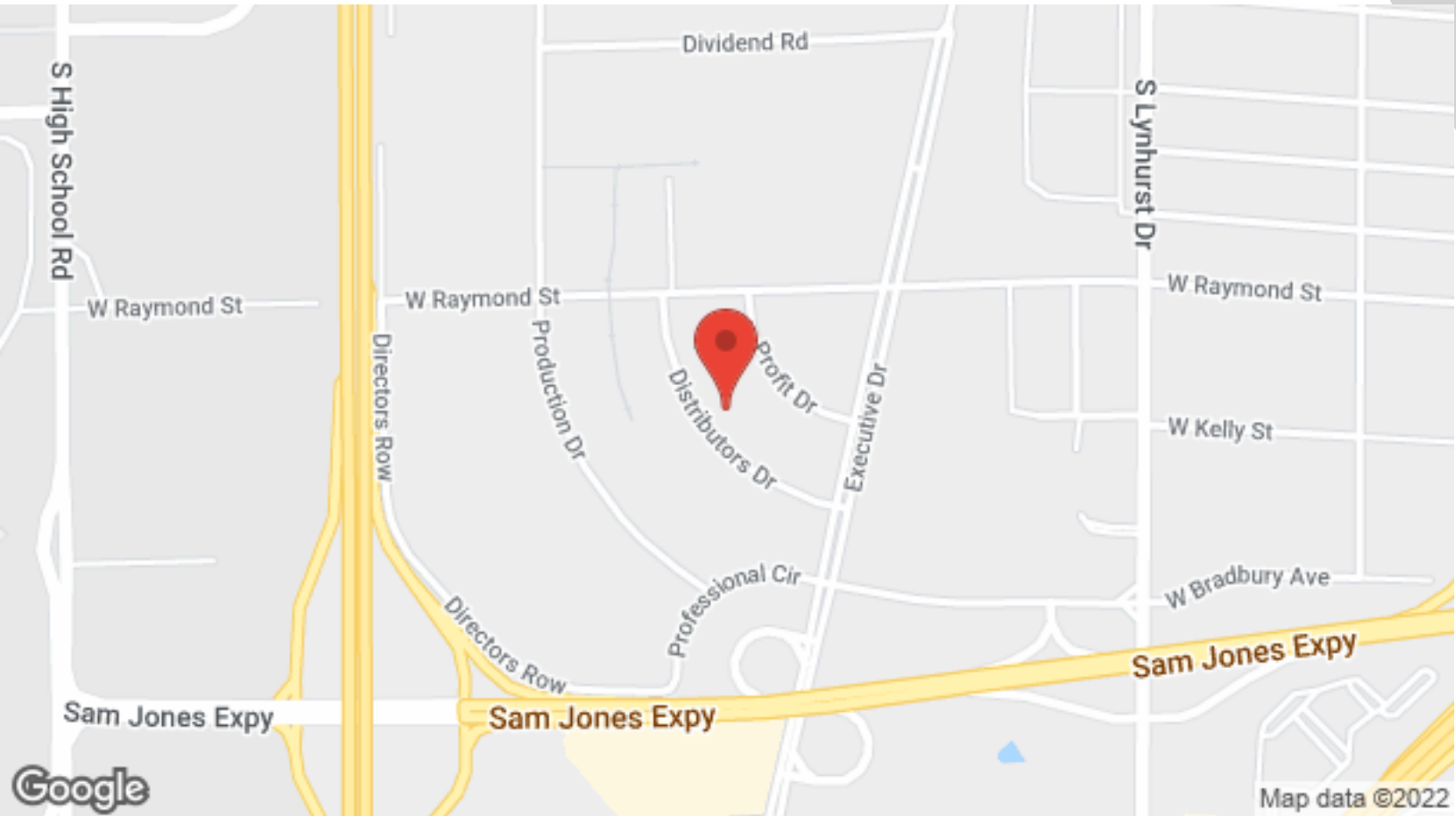
Downtown Indianapolis warehouse with 17 foot ceilings and 4 truck docks. New ownership has installed a new roof, LED lights, updated systems and renovated offices. Survey shows 10,527 sf building. Covered load / unload area. Separate drive in area with levelers. Zoned I-3. Power is 480/ 220 V. Fenced parking lot. Great location for contractors or service companies. Convenient to downtown Indianapolis, International Airport, I-465 and I-70. Immediate availability.

Location Overview

From the I-465 and Sam Jones Expressway interchange take Sam Jones east. Get off at Executive Drive and turn right off of the ramp. Take a left on Distributors Drive and the property is on the right.



Location Map



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	1,841	31,665	72,006
Female	1,819	32,097	73,070
Total Population	3,660	63,762	145,076

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	816	15,252	35,422
Ages 15-24	495	9,182	20,928
Ages 55-64	429	6,753	15,187
Ages 65+	389	8,065	16,832

Race	1 Mile	3 Miles	5 Miles
White	3,063	48,375	104,564
Black	278	7,595	23,443
Am In/AK Nat	2	88	203
Hawaiian	N/A	N/A	N/A
Hispanic	427	9,550	21,279
Multi-Racial	612	14,620	31,632

Income	1 Mile	3 Miles	5 Miles
Median	\$35,845	\$35,481	\$34,441
< \$15,000	304	3,885	8,371
\$15,000-\$24,999	336	3,975	8,541
\$25,000-\$34,999	167	3,583	7,460
\$35,000-\$49,999	248	4,149	9,587
\$50,000-\$74,999	244	4,388	10,610
\$75,000-\$99,999	24	2,315	5,659
\$10,000-\$149,999	58	1,541	3,930
\$150,000-\$199,999	14	325	620
> \$200,000	N/A	99	306

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,608	26,836	63,112
Occupied	1,455	24,215	55,069
Owner Occupied	733	13,346	31,058
Renter Occupied	722	10,869	24,011
Vacant	153	2,621	8,043

[illegible]