Investment Highlights

- Approximately five acres in the highly desirable Northwest Indianapolis corridor
- 30,000 SF climate-controlled warehouse facility, 30 ft clear height
- Existing self-storage units generating supplemental income
- Exceptional interstate visibility and regional connectivity
- Rare combination of building, land and existing income
- Well suited for corporate headquarters, specialty distribution, vehicle or equipment storage, high-end owner-user occupancy or investment
- Opportunity to occupy the primary facility while benefiting from existing ancillary income
- Significant replacement-cost considerations for a comparable facility and site
- Flexible long-term ownership and repositioning possibilities
- Strategic location serving Indianapolis and the surrounding affluent northwest suburban markets

This property is being offered on a confidential basis. The exact location, detailed property information, financials and additional offering materials will be made available to qualified prospects upon request.
Please contact the listing broker directly for additional information and confidential offering materials.
Offered at $12,750,000