

SALE / LEASE

North Side 3-Parcel Industrial Opportunity

3369 BOULEVARD PLACE

Indianapolis, IN 46208

PRESENTED BY:

**JESS LAWHEAD, SIOR, CCIM,
CBI**

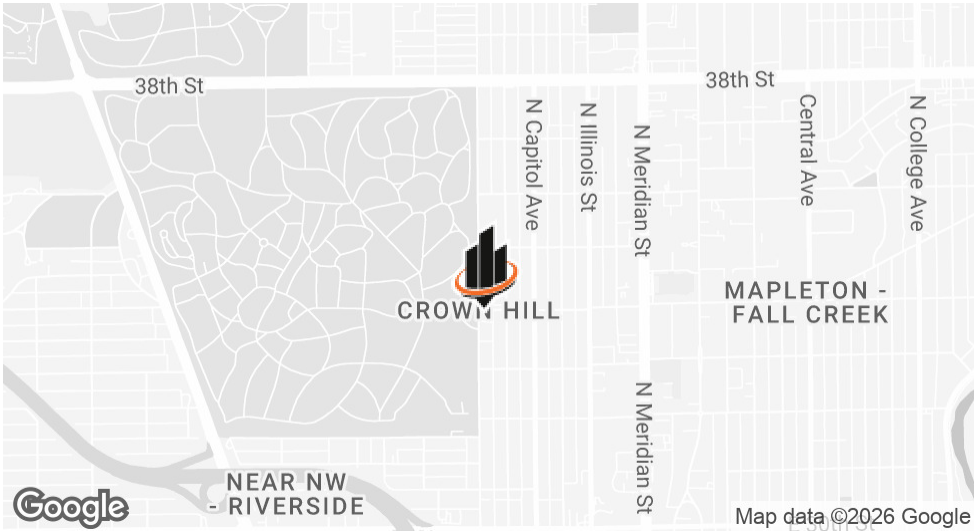
Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,075,000
LEASE RATE:	\$10 SF/yr (NNN)
BUILDING SIZE:	8,016 SF
LOT SIZE:	0.54 Acres
ZONING:	C4

PROPERTY HIGHLIGHTS

- 8,016 SF well-maintained warehouse on a 0.32-acre parcel
- 0.54 acres across 3 parcels, including two additional 0.11-acre parcels
- Manufacturing and assembly space with ceiling heights up to 16 feet
- Multiple offices, 10' drive-in door, and dedicated on-site parking
- Additional parcels offer potential for a secondary building, parking, outdoor storage, or expansion
- Convenient access to I-65, I-70, and North Keystone Avenue with nearby retail, restaurants, and services

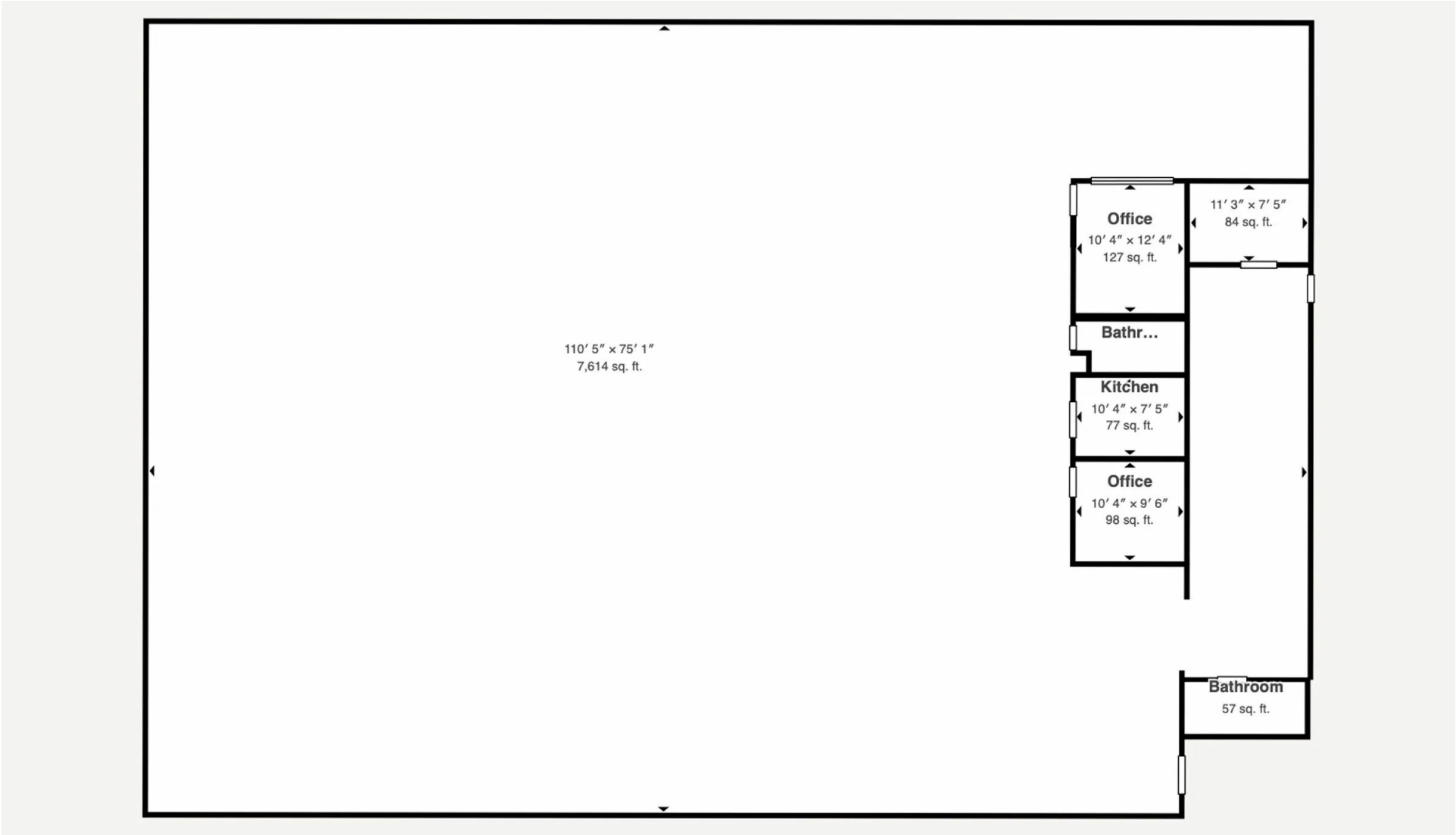
JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

ADDITIONAL PHOTOS



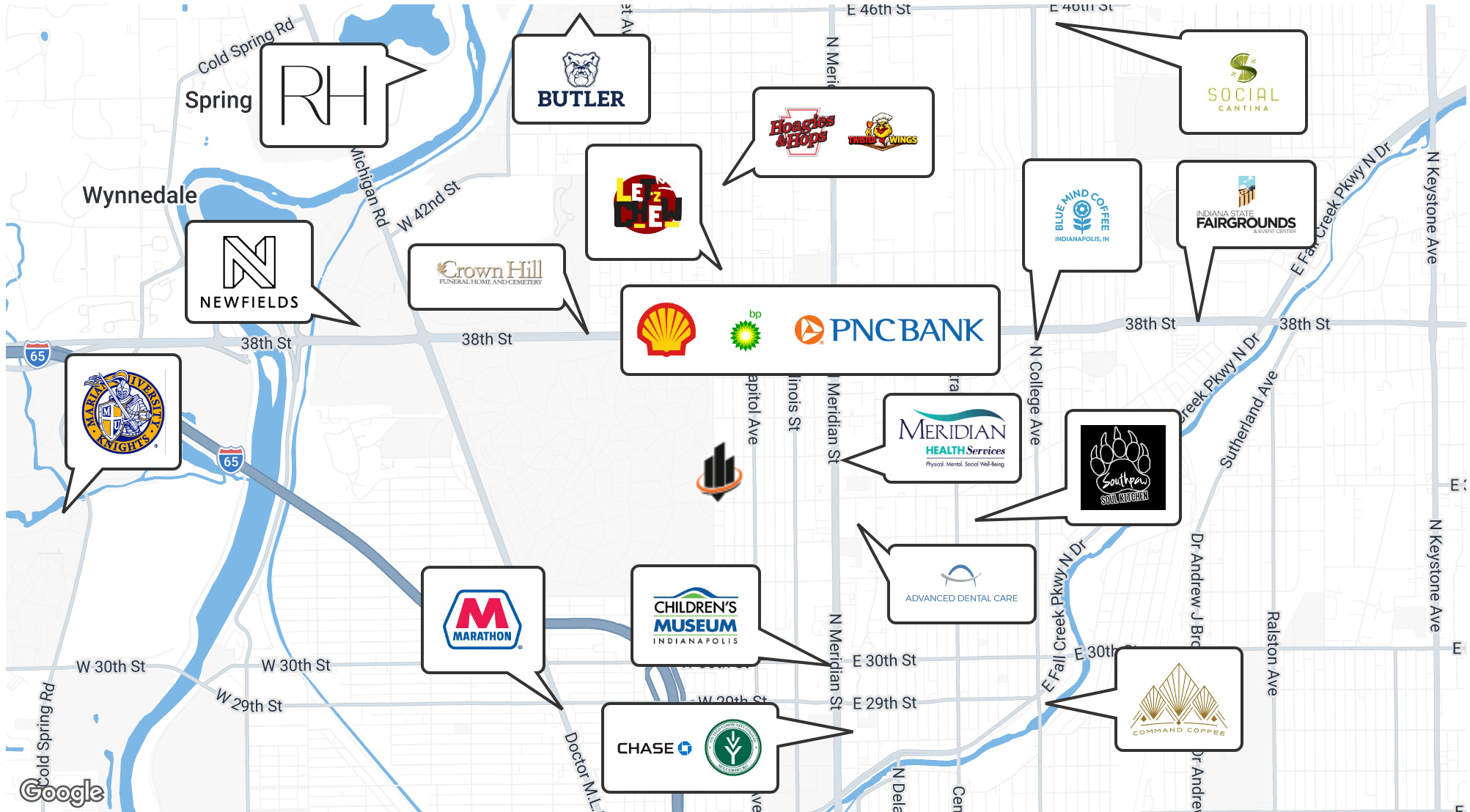
JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

FLOOR PLANS



JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

RETAILER MAP



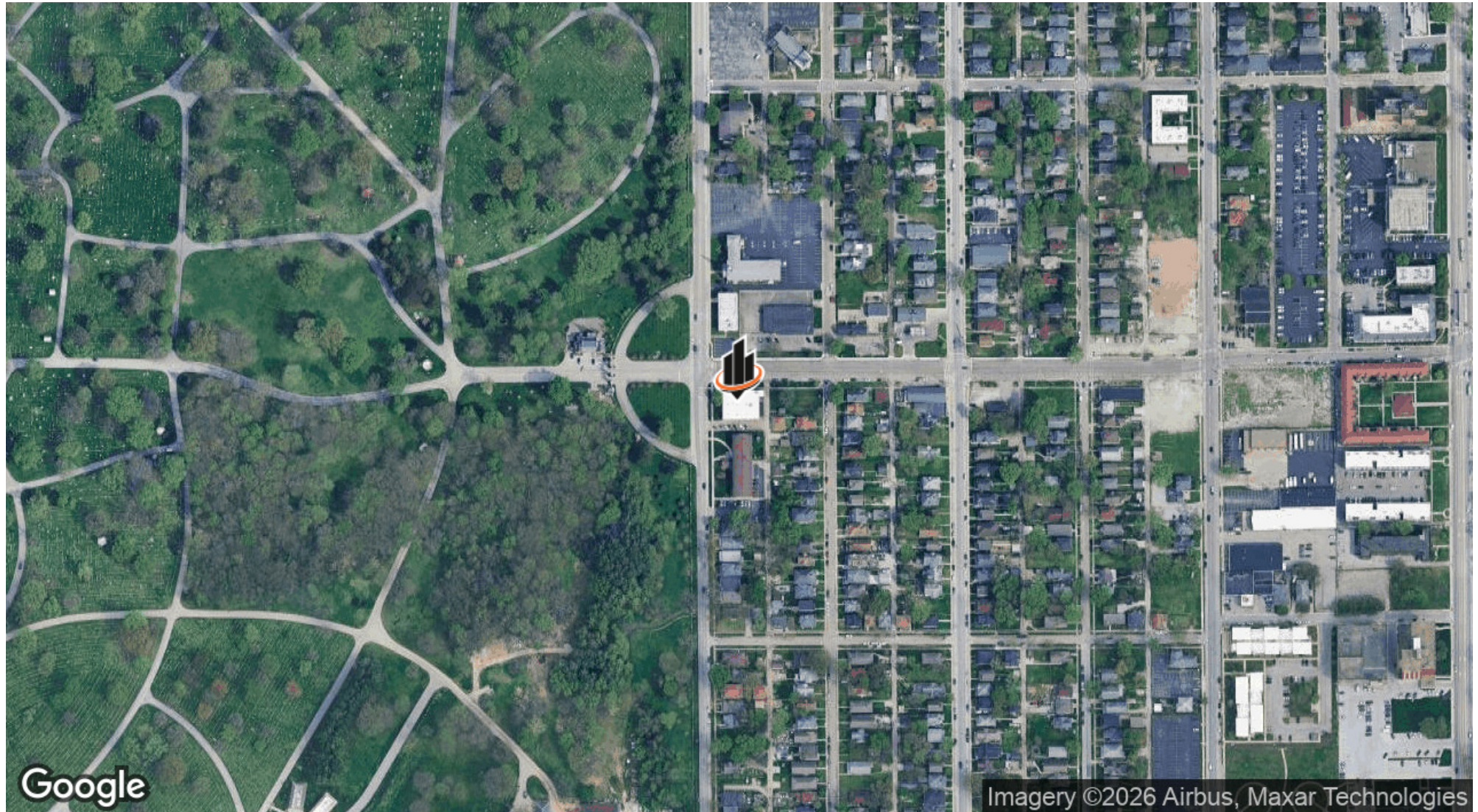
JESS LAWHEAD, SIOR, CCIM, CBI

O: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

LOCATION MAP



JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741