



ALLIES
COMMERCIAL
REALTY



Part of the
RIVA CAMPO
PORTFOLIO

FOR SALE

C-7 Zoned Free-Standing Industrial Building Near I-70

Industrial

951 W MORRIS ST
INDIANAPOLIS, INDIANA 46221

VIEW
PORTFOLIO
LISTING HERE



ASKING PRICE
\$3,750,000



TOTAL BUILDING SF
±50,000 Total SF
±3,740 SF Showroom
±1,050 SF Office



SIZE
±2.00 acres



ZONING
C-7



PARKING
36 Parking Spaces



DOCK/DRIVE-IN DOORS
Three (3) 8'x10' Docks
One (1) 14'x14' OHD
One (1) 8'x8' OHD



HIGHWAY ACCESS
Located near I-70 & I-65



CLEAR HEIGHT
15' - 20'



POWER
400a / 480v / 3 Phase



TENANTS
2 Leased Suites



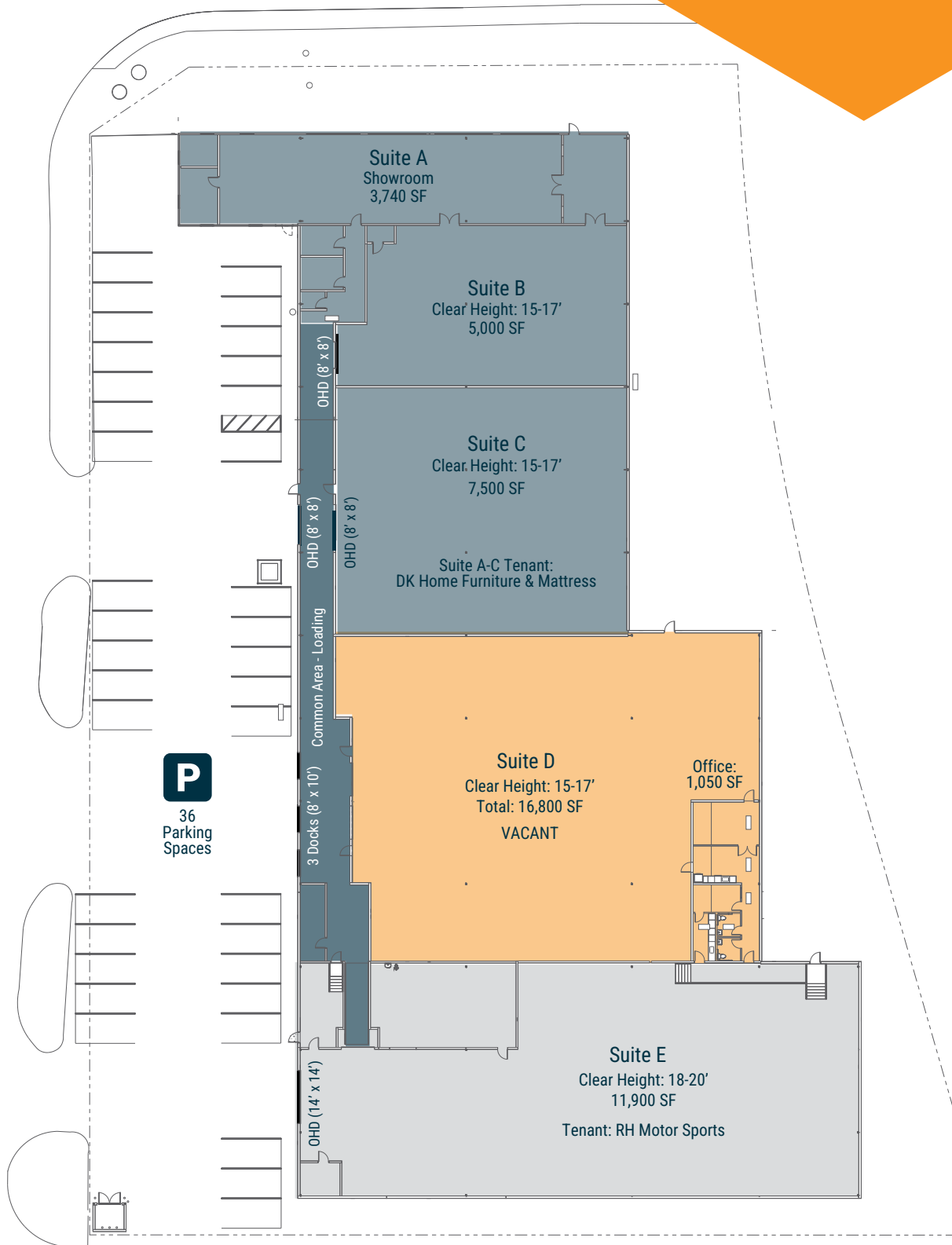
NET OPERATING INCOME
Current \$144,000/year
Projected \$280,500/year



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Industrial For Sale | 951 W Morris St. Indianapolis, IN 46221

SITE PLAN





FOR SALE

C-7 ZONED VALUE-ADD INDUSTRIAL INVESTMENT OPPORTUNITY

RIVA CAMPO
PORTFOLIO

PORTFOLIO OVERVIEW

5

BUILDINGS

78,543

TOTAL SQUARE FEET

3.33

TOTAL ACRES

C-7

ZONING

	ADDRESS	ASSET TYPE	ACRES	TOTAL SF	CLEAR HEIGHT	LOADING ACCESS
Parcel 1	951 W Morris St	Industrial	2.00	44,940	15-20'	(3) 8'x10' Docks (1) 14'x14' OHD (1) 8'x10' OHD
Parcel 2	1024 W Morris St	Industrial	0.52	2,400	15-16'	(2) 8'x10' Docks (1) 12'x14' OHD
Parcel 3	1150 S White River Pkwy W Dr	Industrial/Flex	0.32	11,115	12-13'	(2) 9'x10' OHD (1) 9'x9' Dock (1) 7'x7' Dock
Parcel 4	1103 Kentucky Ave - Lot	Parking Lot	0.06	-	-	-
Parcel 4	1103 Kentucky Ave - Building	Flex	0.30	15,088	-	(3) 8'x8' OHD
Parcel 5	1151 Kentucky Ave	Industrial	0.13	5,000	11-12'	(1) 11'x11' OHD



MARKET HIGHLIGHTS



PORTFOLIO FINANCIAL ANALYSIS

\$5,500,000

ASKING PRICE

\$70.03

PRICE PER SF

\$1.65M

PRICE PER AC

\$315,540

CURRENT NOI

75%

CURRENT OCCUPANCY

\$551,856

PROJECTED NOI

100%

PROJECTED OCCUPANCY

All current and future Tenants are on year-to-year or shorter leases to provide flexibility for Buyer's passive investment or redevelopment purposes

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RIVA CAMPO PORTFOLIO



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