

FOR SALE | AVAILABLE NOW

9,000± SF TOTAL ON .70± ACRES | INDUSTRIAL WAREHOUSE BUILDING

McClure
COMMERCIAL & INDUSTRIAL REAL ESTATE

1457 Sunday Drive // Indianapolis, IN 46217 (MARION COUNTY)



Marion County
Indianapolis, IN

ZONED I-2, 3 PHASE/500 AMP/280 V, WELL & SEPTIC
1 MILE FROM HARDING ST & I-465 INTERCHANGE

www.mcclurecire.com

For all your Commercial & Industrial Real Estate needs, please contact:

Ted J. McClure // 317.457.0577 // mcclurecire@cs.com

9,000± SF INDUSTRIAL WAREHOUSE BUILDING | FOR SALE | SOUTH INDY

Immediate Occupancy // South Indy // 1457 Sunday Drive // Indianapolis, IN 46217 (MARION COUNTY)

SPECIFICATIONS:

• IMMEDIATE OCCUPANCY

- Total Size: 9,000± SF
- Warehouse: 8,300± SF
- Office: 700± SF
- Site: 160' x 183' (approx. .70± Acres)
- Zoning: Industrial I-2
- Constructed: 1978
- 2 Drive-In Doors: 10' x 12' & 10' x 14'
- Ceiling Height: 14'
- Bridge Cranes: two 5 ton and one 3 ton
- Electric: 3 Phase, 280V, 480 AMP
- Climate Control: A/C in office
- Heat: radiant gas heat
- Water: private well
- Sewer: private septic
- Restrooms: 2
- Parking: paved asphalt (12 spaces)
- Fenced paved area for outdoor storage



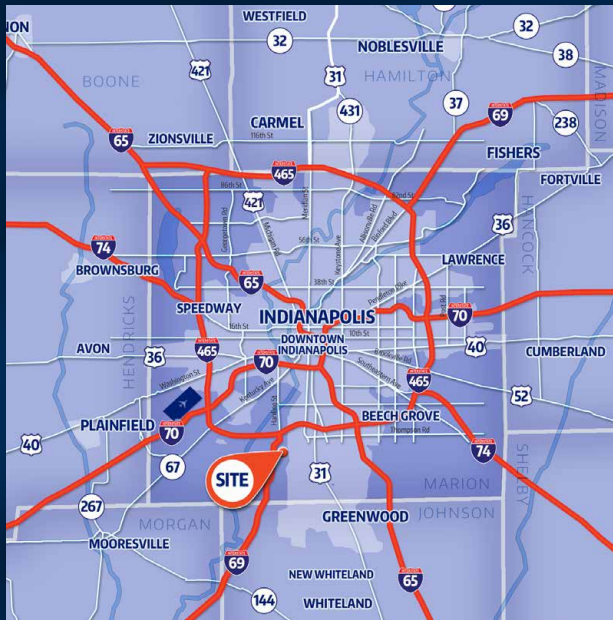
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PROPERTY FEATURES:

- **FOR SALE:** 9,000± SF industrial warehouse building with 700± SF office and 8,300± SF warehouse
- 12 dedicated parking spaces available
- Convenient location just east of SR 37 and south of I-465 at the SEQ of W Epler Ave & S Harding Street
- Approximately 4 minutes to I-465 interchange



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Sunday Drive

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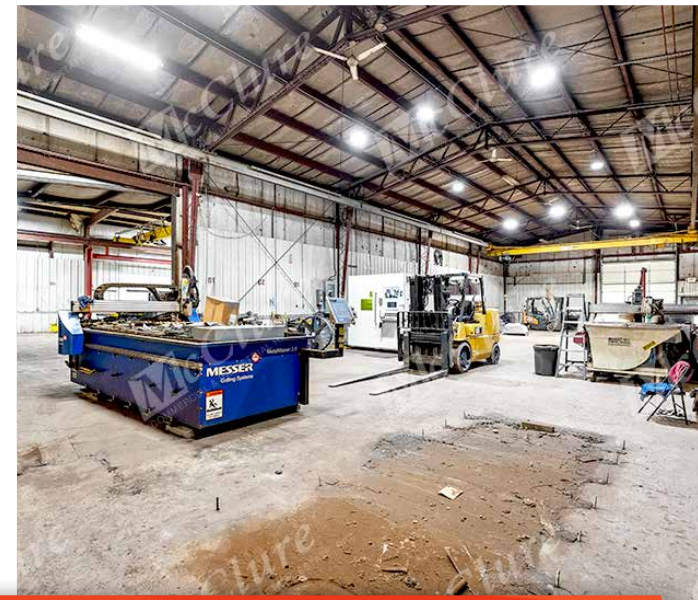
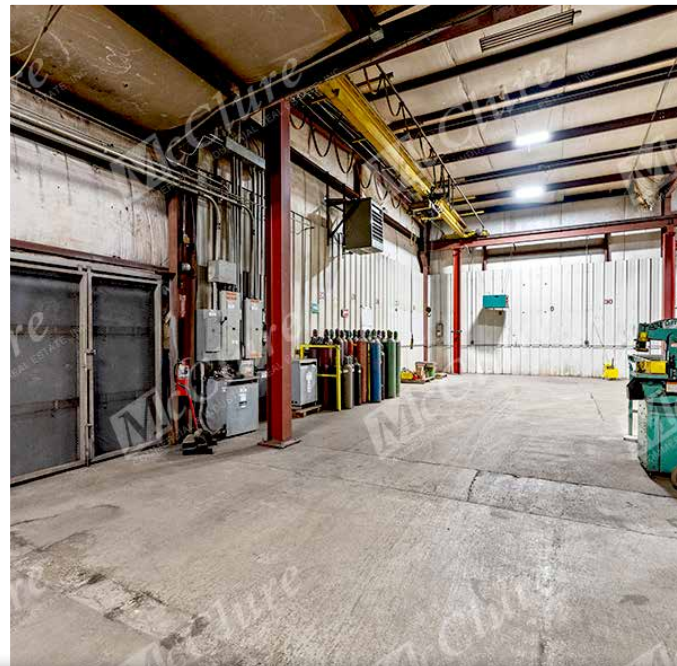
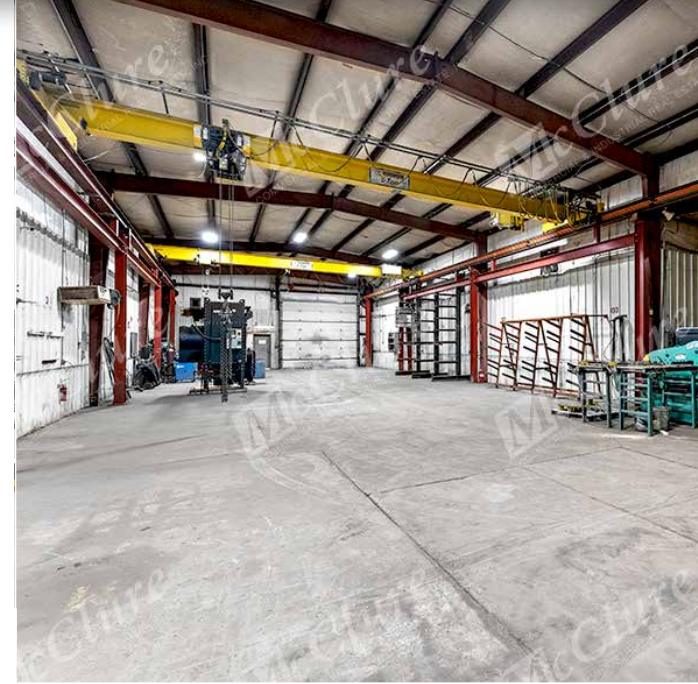


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SITE PHOTOS:



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