

FOR SALE

OFFICE & WAREHOUSE

📍 3235 N EMERSON AVE, INDIANAPOLIS, IN 46218



Lot Size: ±2.03 Acres



Building Size: ±14,246 sq. ft.

\$ 2,100,000

PROPERTY HIGHLIGHTS

- ±14,246 SF Office/Warehouse Building
- ±2.03 Acres with Excess Land
- Flexible Mix of Office and Warehouse Space
- Secured Fenced Yard
- Outdoor Storage Opportunity
- Large Paved Parking Area
- New HVAC System
- Drive-In Door Access
- Ceiling height 18 to deck 15ft clearance garage
- Ceiling height 8.5 ft to drop ceiling, 9.5 feet to deck.
- Immediate Occupancy Available
- Excellent Location on Indianapolis' East Side
- Convenient Access to I-70, I-465, and Downtown
- Suitable for Contractors, Fleet Operations, Distribution, Storage, and Service Businesses



STEVE FLANAGAN

Licensed Real Estate Broker
License No.: RB16001253



317-236-9172



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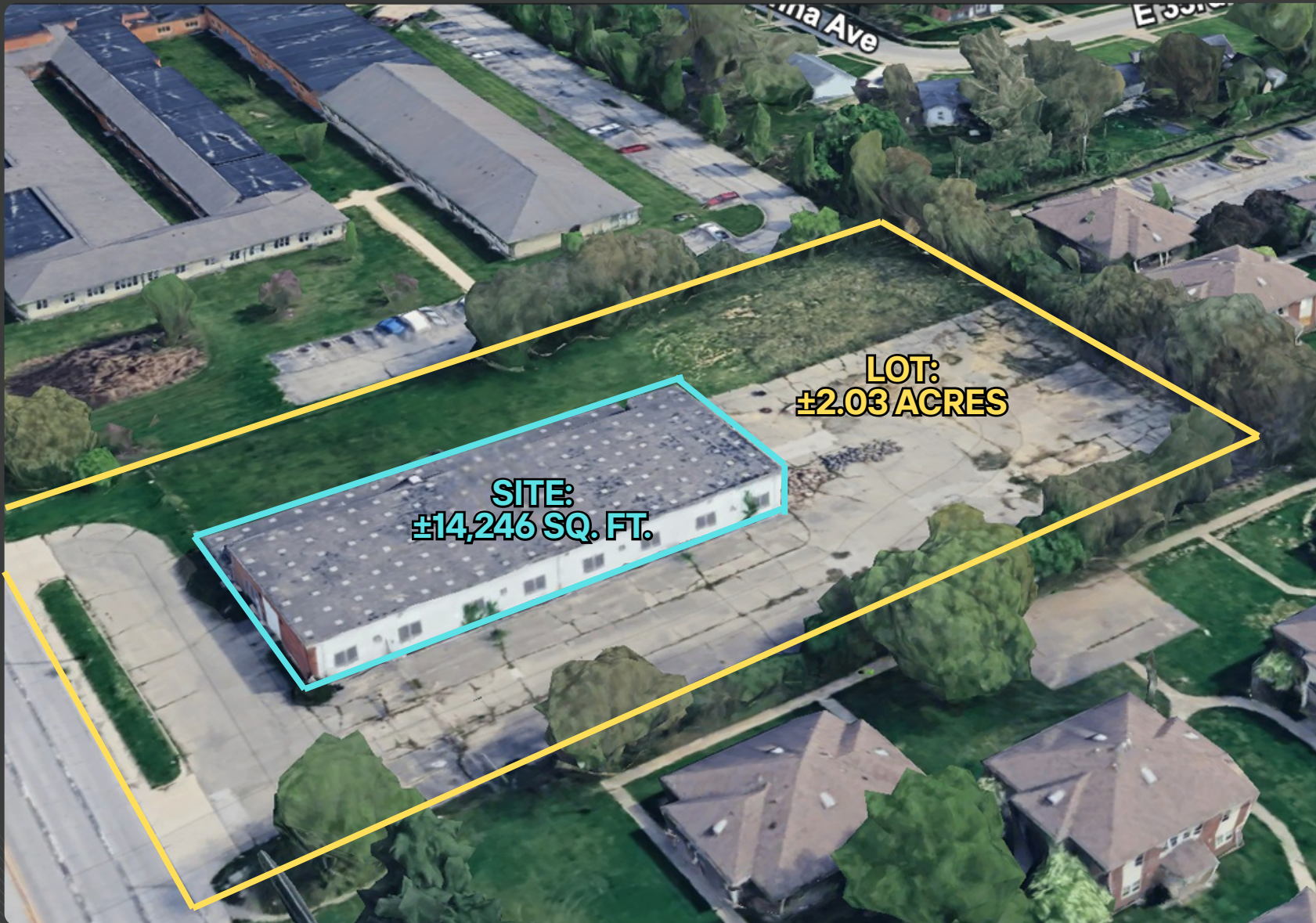
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**SITE
AERIAL**

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EXTERIOR

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