

INDUSTRIAL PROPERTY FOR SALE

202 Miley Ave

Indianapolis, IN 46222

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Excellent industrial opportunity for sale ready for an owner/user or value-add investor. Property is available immediately for operations.

PROPERTY HIGHLIGHTS

- Beautifully restored original offices!
- Newly replaced roofing with warranty.
- Fully fenced/gated lot with security systems.
- Internal Dock, external dock, and drive-in capabilities.
- High-clear height center warehouse with radiant heat.
- Ample space for truck turnaround and parking.

OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	92,938 SF
Building Size:	51,656 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	639	1,266	3,980
Total Population	1,439	3,018	10,979
Average HH Income	\$69,465	\$72,809	\$61,641

Robert Coombes

(765)-760-3189

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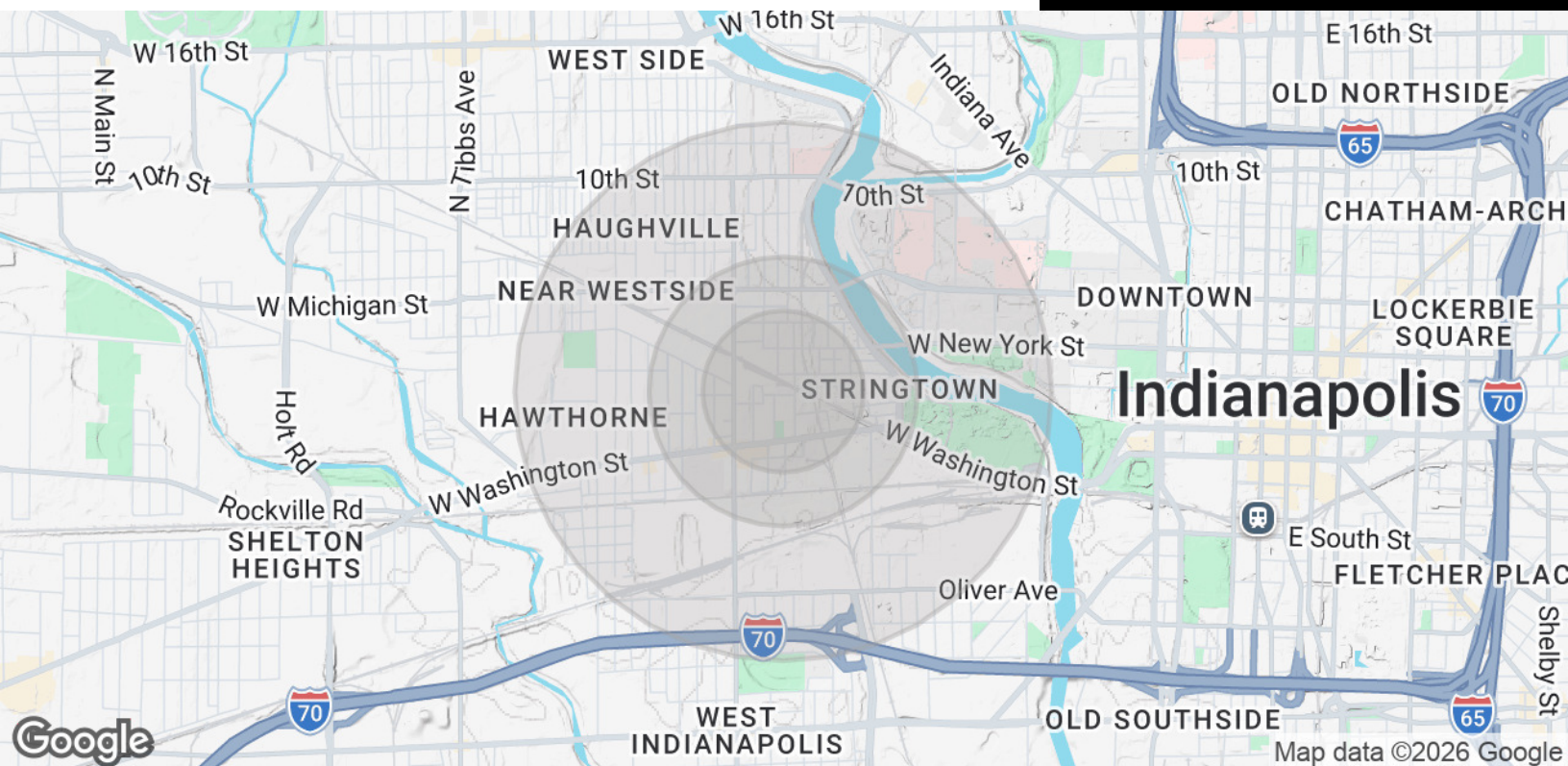
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,439	3,018	10,979
Average Age	34	34	33
Average Age (Male)	35	34	33
Average Age (Female)	34	35	33
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	639	1,266	3,980
# of Persons per HH	2.3	2.4	2.8
Average HH Income	\$69,465	\$72,809	\$61,641
Average House Value	\$300,476	\$259,173	\$203,878

2020 American Community Survey (ACS)

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