

FOR SALE
Three-Building Industrial Portfolio
w/ Outdoor Storage

1302 BEDFORD STREET

Indianapolis, IN 46221

PRESENTED BY:

WADE WILSON

C: 317.863.9271

wade.wilson@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$850,000
LOT SIZE:	1.44 Acres
SQUARE FOOTAGE (TOTAL):	9,540 SF
LOT SIZE:	1.44 Acres - Fully Fenced
BUILDINGS:	Three (3) Total 4,240 SF, 3,680 SF, and 1,620 SF
ZONING:	I-3 Zoning (Heavy Industrial)
ACCESS:	I-70 (+/- 1 mile) I-465 (+/- 3 miles)

WADE WILSON
C: 317.863.9271
wade.wilson@svn.com



PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present 1302 Bedford Street for sale, a three-building industrial portfolio in Indianapolis, with outdoor storage and fenced parking on site!

The property appeals to both owner-users and investors, and is well-suited for a wide variety of light and heavy industrial uses. The large 1.44-acre lot offers flexibility for storage of equipment/materials, or parking. The entire parcel is secured via an electronic fence system.

- Building 1 (3,680 SF):** 15' 6" clear height | +/- 500 SF office | Two (2) motorized 14' drive-ins | Two (2) bathrooms
- Building 2 (1,620 SF):** +/- 13' clear height | One (1) 12' drive-in door
- Building 3: (4,240 SF):** 10' 9" clear height | Two (2) 10' drive-ins | One (1) bathroom

BUILDING 1 (3,680 SF)



WADE WILSON
C: 317.863.9271
wade.wilson@svn.com

BUILDING 2 (1,620 SF)



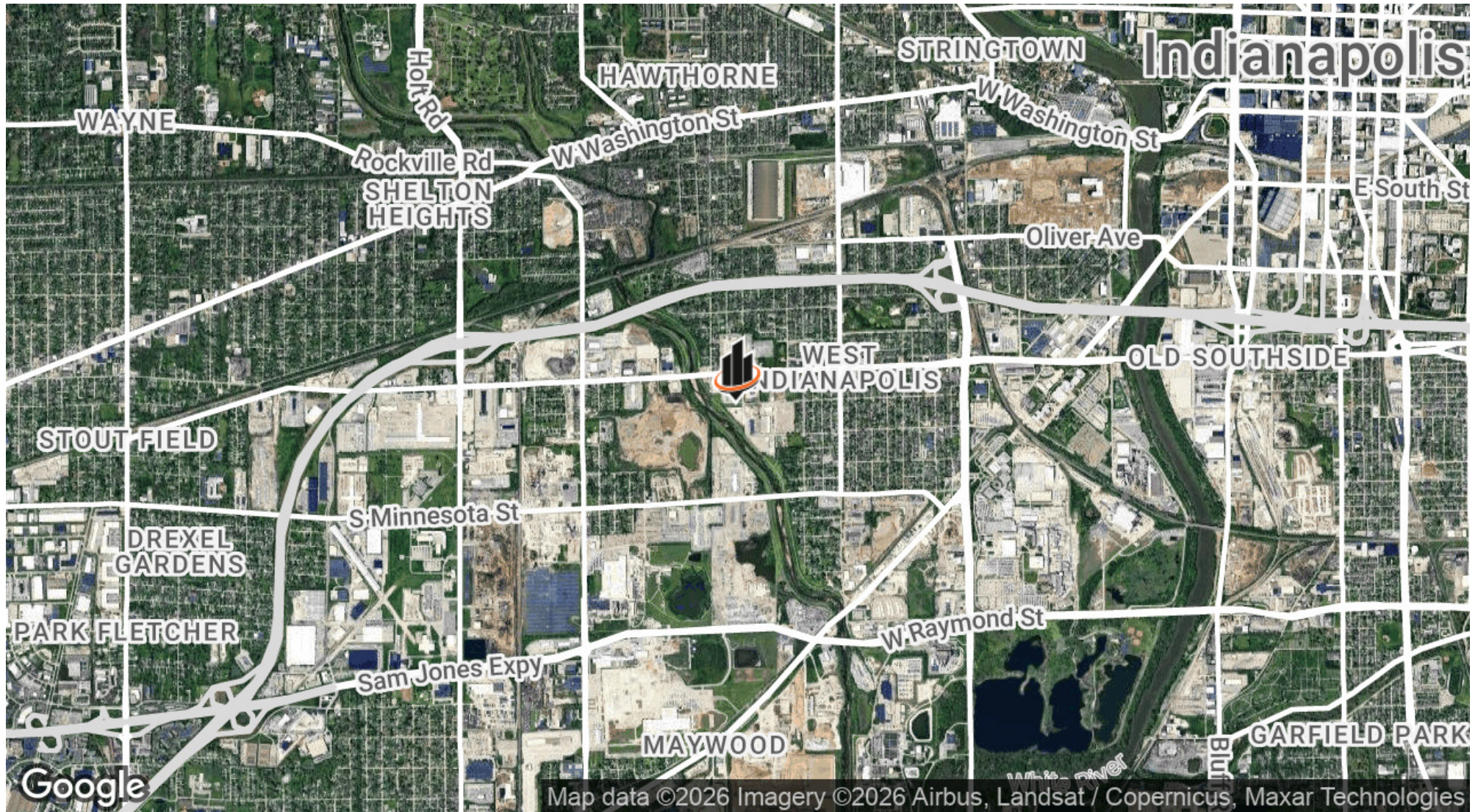
WADE WILSON
C: 317.863.9271
wade.wilson@svn.com

BUILDING 3 (4,240 SF)



WADE WILSON
C: 317.863.9271
wade.wilson@svn.com

LOCATION MAP



WADE WILSON
C: 317.863.9271
wade.wilson@svn.com

THREE-BUILDING INDUSTRIAL PORTFOLIO W/ OUTDOOR STORAGE | 1302 Bedford Street Indianapolis, IN 46221 **SVN** | **NORTHERN COMMERCIAL**

About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference