

FOR SALE

+/- 8,000 SF Industrial Building on 1.22 Acres

2845 TOBEY DR
Indianapolis, IN 46219

PRESENTED BY:

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



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$950,000
BUILDING SIZE:	7,602 SF
OFFICE SF:	+/- 2,500 SF
LOT SIZE:	1.22 Acres +/- half acre for excess parking/outdoor storage
LOADING:	One (1) 12'x12' drive-in One (1) 10'x10' loading dock
CLEAR HEIGHT:	14' 9" in warehouse
POWER:	3-Phase 200 amp, 240/120V

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

PROPERTY HIGHLIGHTS

- +/- 8,000 SF freestanding industrial building on 1.22 acres
- I-3 Zoning - Outdoor storage permitted
- Heavy 3-Phase Power: 200 amp, 240/120V
- New roof replacement in 2024
- Excess acreage to the north for parking, storage, etc.
- +/- 2,500 SF of office space w/ newly renovated restrooms
- Excellent connectivity to I-465 and I-70
- Tenant in place until 12/31/26

+/- 8,000 SF INDUSTRIAL BUILDING ON 1.22 ACRES | 2845 Tobey Dr Indianapolis, IN 46219

SVN | NORTHERN COMMERCIAL 2

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2845 TOBEY DRIVE, INDIANAPOLIS, IN 46219

BUILDING INFORMATION

ADDRESS	2845 Tobey Drive, Indianapolis, IN 46219
ACREAGE	1.22 Acres +/- half acre for excess parking/outdoor storage
SQUARE FOOTAGE	7,602 SF
OFFICE SF	+/- 2,500 SF
YEAR BUILT	1966 New roof replacement in 2024
ZONING	I-3 Outdoor storage permitted
CLEAR HEIGHT	14' 9"
POWER	3-Phase 200amp, 240/120V
DRIVE-INS	One (1) 12'x12' drive-in door
LOADING	One (1) 10'x10' loading dock
LIGHTING	LED lighting in warehouse
HVAC	Whole building is climate-controlled (heated & cooled)
PARKING	+/- 20 spaces on site

LOCATION INFORMATION

CITY, STATE, ZIP	Indianapolis, IN 46219
COUNTY	Marion
ACCESS	<1 mile to I-70
	+/- 3 miles to I-465
	+/- 10 miles to downtown Indianapolis

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

+/- 8,000 SF INDUSTRIAL BUILDING ON 1.22 ACRES | 2845 Tobey Dr Indianapolis, IN 46219

SVN | NORTHERN COMMERCIAL 3

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



ADDITIONAL PHOTOS



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

+/- 8,000 SF INDUSTRIAL BUILDING ON 1.22 ACRES | 2845 Tobey Dr Indianapolis, IN 46219

SVN | NORTHERN COMMERCIAL 5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



EXTRA PARKING / OUTDOOR STORAGE POTENTIAL



WADE WILSON

C: 317.863.9271

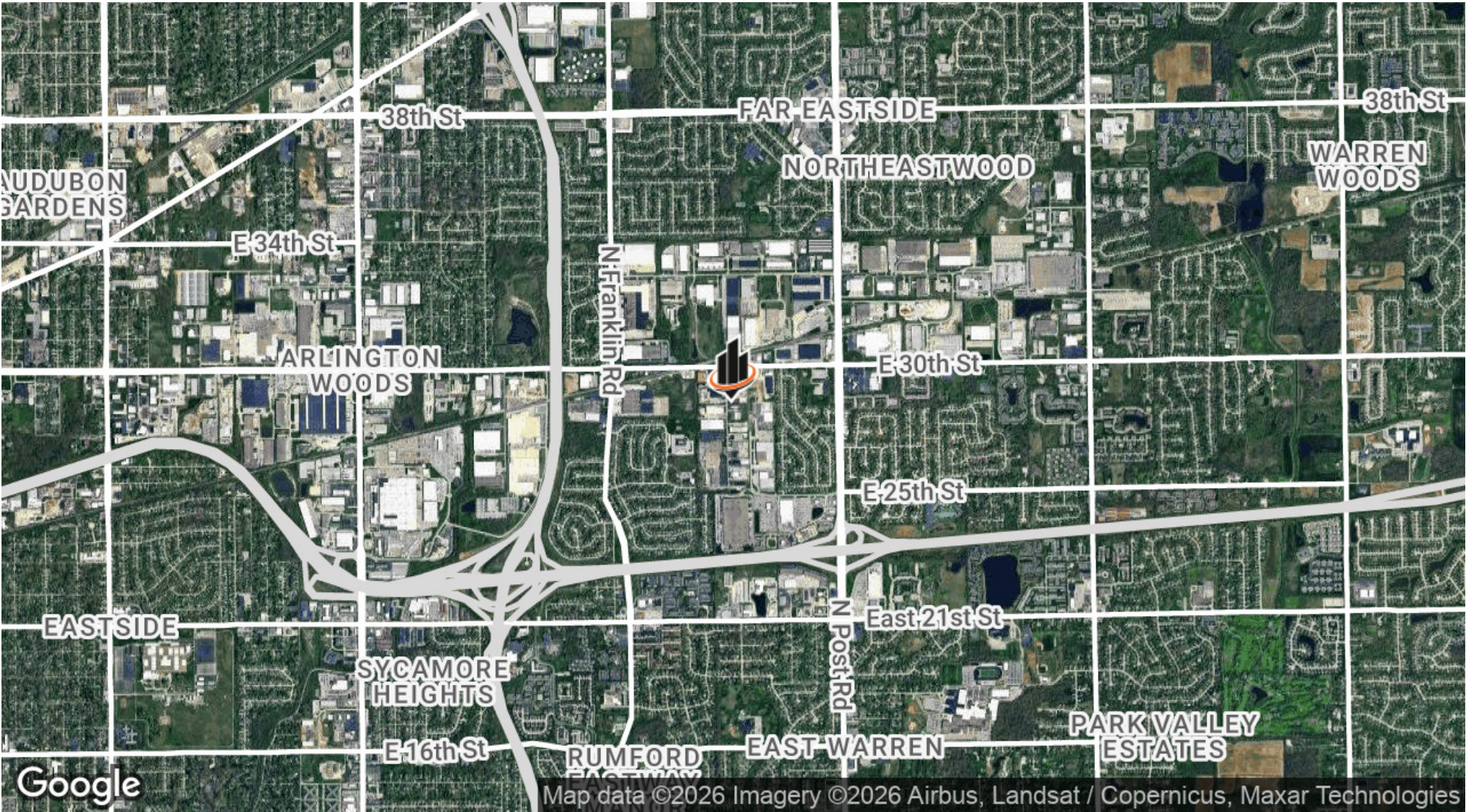
wade.wilson@svn.com

+/- 8,000 SF INDUSTRIAL BUILDING ON 1.22 ACRES | 2845 Tobey Dr Indianapolis, IN 46219

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SVN | NORTHERN COMMERCIAL 7

LOCATION MAP



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

+/- 8,000 SF INDUSTRIAL BUILDING ON 1.22 ACRES | 2845 Tobey Dr Indianapolis, IN 46219

SVN | NORTHERN COMMERCIAL 8

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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