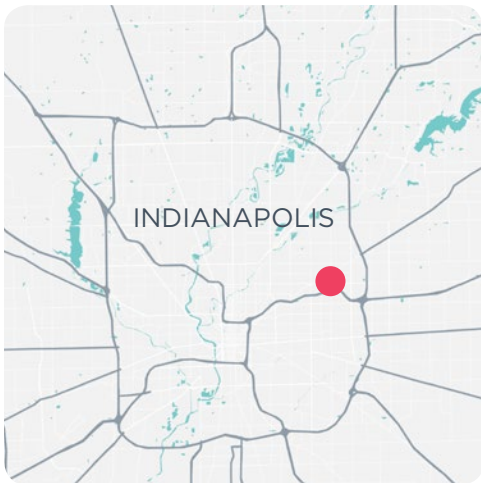




### ► INDUSTRIAL BUILDING // ZONED I-2



#### BUILDING DETAILS

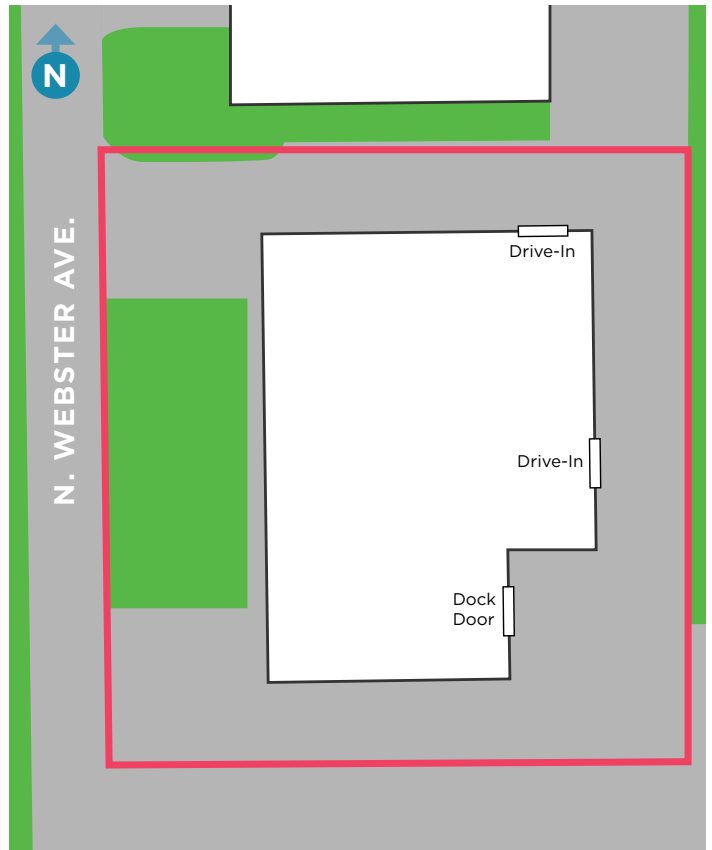
±18,000 SF on 1.01 AC

#### SALE PRICE

\$750,000

- + Zoned I-2
- + 1 dock door
- + 2 drive-in doors
- + 14' clear height
- + 480v 3 phase
- + Secure fully fenced back lot
- + Part of planned industrial park

# 2851 N. WEBSTER AVENUE // AERIAL & SITE PLAN



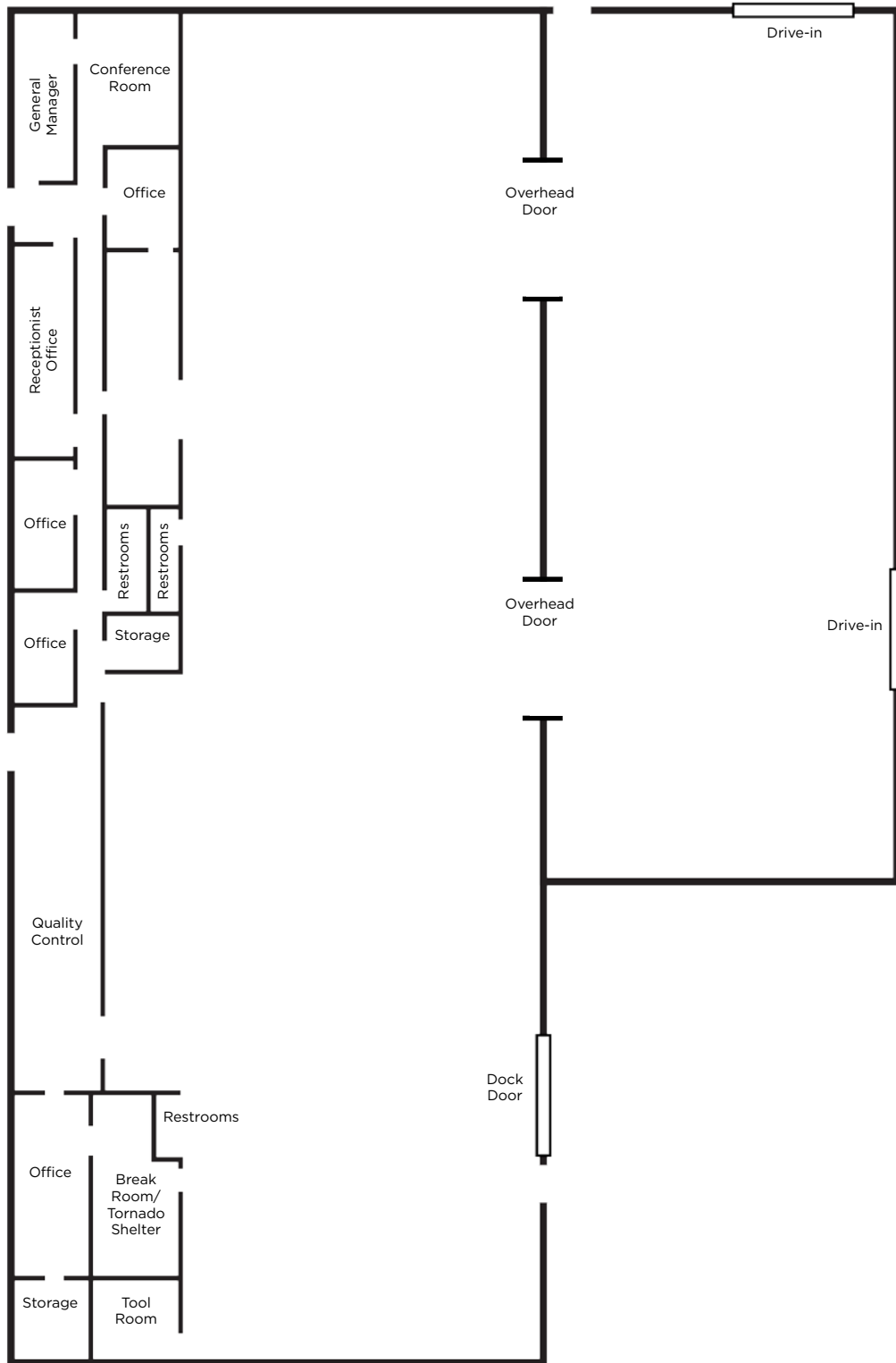
9339 Priority Way West Drive  
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# 2851 N. WEBSTER AVENUE // FLOOR PLAN



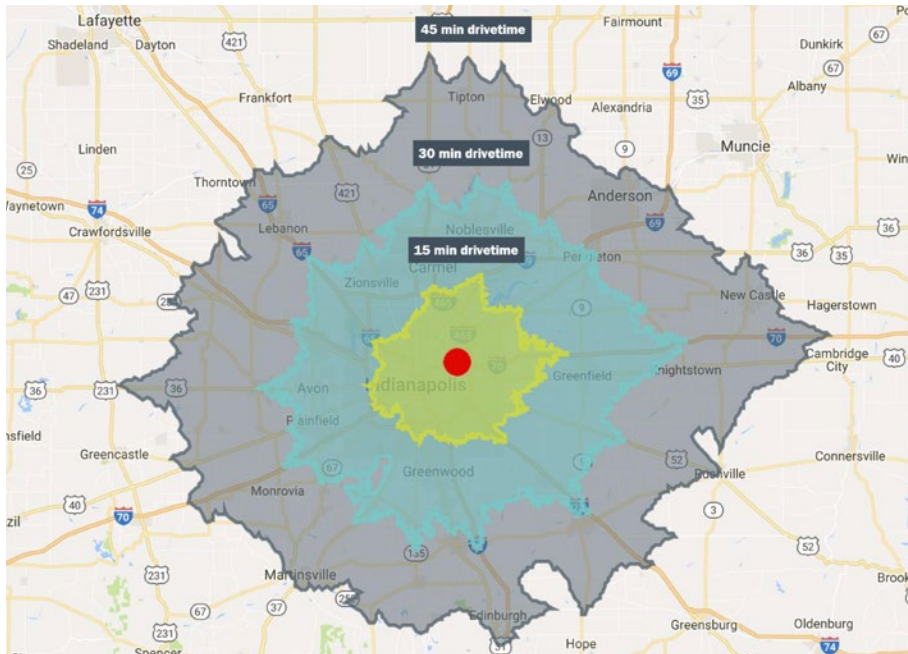
**\*NOT TO SCALE**

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## 2851 N. WEBSTER AVENUE // DEMOGRAPHICS



Drivetime	15 Minutes	30 Minutes	45 Minutes
Population	645,598	1,619,788	1,977,253
Households	267,304	642,671	785,093
Average Household Income (\$)	\$60,255	\$77,887	\$75,687
White Collar	60.2%	65.0%	63.0%
Service	18.6%	16.1%	16.4%
Blue Collar	39.8%	35.0%	37.0%

Proximity to:	Miles
I-70	2
I-465	2
Downtown Indianapolis	6.5
I-69	7
I-65	7
I-74	8
Cincinnati, OH	106
Fort Wayne, IN	116
Louisville, KY	120
Columbus, OH	170
Chicago, IL	186
St. Louis, MO	246
Detroit, MI	279

### Corporate Neighbors

- ABC Supply Co.
- Allied Building Products
- Deem
- Finish Line
- Hostess Brands
- Koorsen Fire & Security
- Ryder Truck

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in #growIndy

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