

FOR LEASE/SALE OFFICE/WAREHOUSE

1175 W 16TH STREET | INDIANAPOLIS, IN 46202

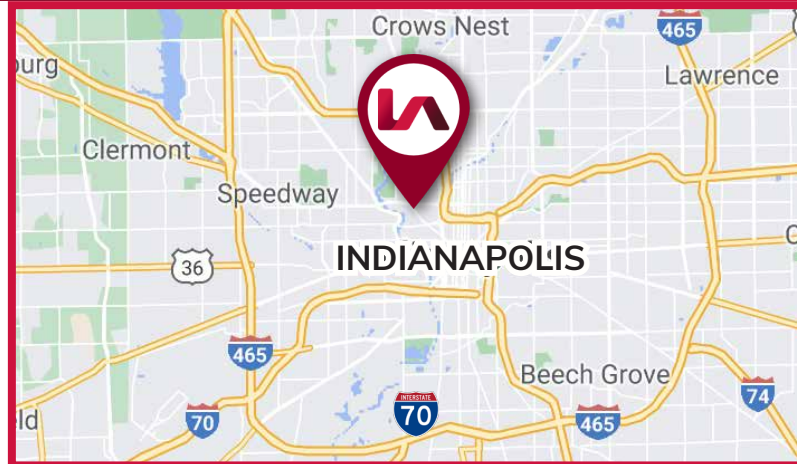
LEE & ASSOCIATES
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LISTING DETAILS

AVAILABLE SF: 15,900 SF
SALE PRICE: \$1,795,000
LEASE RATE: \$5.75/SF NNN
ACREAGE: 0.93 AC

- +/- 15,900 SF
- +/- 3,100 SF Office Space
- 5 High Bay Overhead Doors
- 6 Ft Security Fence
- 3 Bathrooms
- Masonry Building with Concrete Floors
- Secondary Warehouse is Steel Construction
- Directly Adjacent to the New 16 Tech Innovation District
- C7 Zoning



2021 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
EST. POPULATION	7,264	97,420	270,742
AVG. HH INCOME	\$50,206	\$67,491	\$62,541
DAYTIME POP.	15,131	68,614	275,018

TRAFFIC COUNTS

W 16th St	21,171 VPD
Indiana Ave	11,986 VPD

FOR MORE INFORMATION: Spero Pulos | D 317.218.1033 | spulos@lee-associates.com
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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