

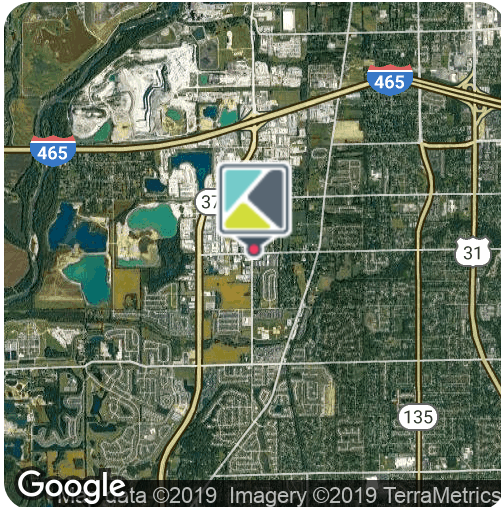
SALE OR LEASE

OFFICE

FLEX



UPMARKET OPPORTUNITY ON INDIANAPOLIS' SOUTH SIDE



SALE PRICE

\$850,000

LEASE RATE

\$13.00 SF/YR (NNN)

AVAILABLE SF

5,402 ± SF

Now available for sale and/or lease: Wonderfully-maintained corner-situated property in Indianapolis' Southern Dunes community that features an improvement that totals 5,402 ± SF (4,319 ± SF of office space and 1,083 ± SF of warehouse/flex space) of upscale built-out space situated upon 0.809 ± acres of CS-zoned land with wonderful accessibility to many heavily-trafficked thoroughfares, including I-465, IN-37, and IN-135. This offering presents a terrific owner-user or investment opportunity!

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UPMARKET OPPORTUNITY ON INDIANAPOLIS' SOUTH SIDE

6007 SOUTH HARDING STREET, INDIANAPOLIS, IN 46217-9597



OFFERING SUMMARY

Sale Price:	\$850,000
Lease Price:	\$13.00/SF (NNN)
Available SF:	5,402 ± SF
Lot Size:	0.809 ± Acres
Year Built:	1999
Zoning:	CS
Market:	Indianapolis
Submarket:	Southern Dunes

LOCATION OVERVIEW

Located at the Southeast corner of South Harding Street & West Edgewood Avenue and just 1.5 miles from I-465, this very well-maintained property is located within the well-trafficked Southern Dunes community of Indianapolis and features some of the only top-of-the-class office space in the area. In addition to its close proximity to I-465, this property is situated just a half-mile East of IN-37 and 1.5 miles from IN-135/South Meridian Street. Ease of access along with the multitude of amenities in the nearby area make this location very appealing.

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ADDITIONAL PHOTOS

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

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UPMARKET OPPORTUNITY ON INDIANAPOLIS' SOUTH SIDE

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5,402 ± SF OFFICE BUILDING	
Address	6007 South Harding Street, Indianapolis, IN 46217-9597
Zoning	CS (Special, Creative, and/or Negotiated Commercial District)
Tax Parcel Number(s)	49-14-10-111-006.000-500 (5002848)
Building Size(s)	5,402 ± SF GBA (102' 2" Wide x 52' 9" Deep)
Lot Size(s)	0.80945822 ± Acres (35,260 ± SF) (215' Wide x 164' Deep)
Building Style(s)	(1) Single-Story Walk-Up Office Building
Construction Type(s)	Exterior Walls - Masonry-Style Concrete Block (Painted) with Masonry-Style Brick Façade (Painted); Interior Walls - Stick-Built with Mix of Drywall (Painted), Granite Tile, and Masonry-Style Concrete Block (Painted); Flooring - Mix of Hardwood, Granite Tile, High-Pile Carpet, and Epoxy-Coated Concrete Slab; Ceilings - Mix of Drop Ceiling, Drywall (Painted), Textured Drywall (Painted), and Granite Tile
Foundation	Concrete Spread Footings with Cast-in-Place Slab-on-Grade
Site Characteristics	Rectangular in Shape, Generally Level
Frontage	215 Feet on South Harding Street & 164 Feet on West Edgewood Avenue
Roof Type(s)	Single-Ply EPDM Rubber Membrane Roof with Asphalt-Coated Mineral-Surfaced Cap Sheet
HVAC Type(s)	Gas-Forced Central Air Conditioning Throughout
Ceiling Height(s)	Clear Heights - 8', 8' 1", 8' 11", 9', 9' 3", 11' 8", 13', and 13' 5"; Peak Height - 15' 10" and 16' 3"
Utilities	All Public Utilities
Year(s) Built	1999
Township	Perry
Assessed Value	\$501,400.00 (2019)
Annual Taxes	\$15,635.66 (2018 Payable 2019)

UPMARKET OPPORTUNITY ON INDIANAPOLIS' SOUTH SIDE

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5,402 ± SF OFFICE BUILDING

Additional Information

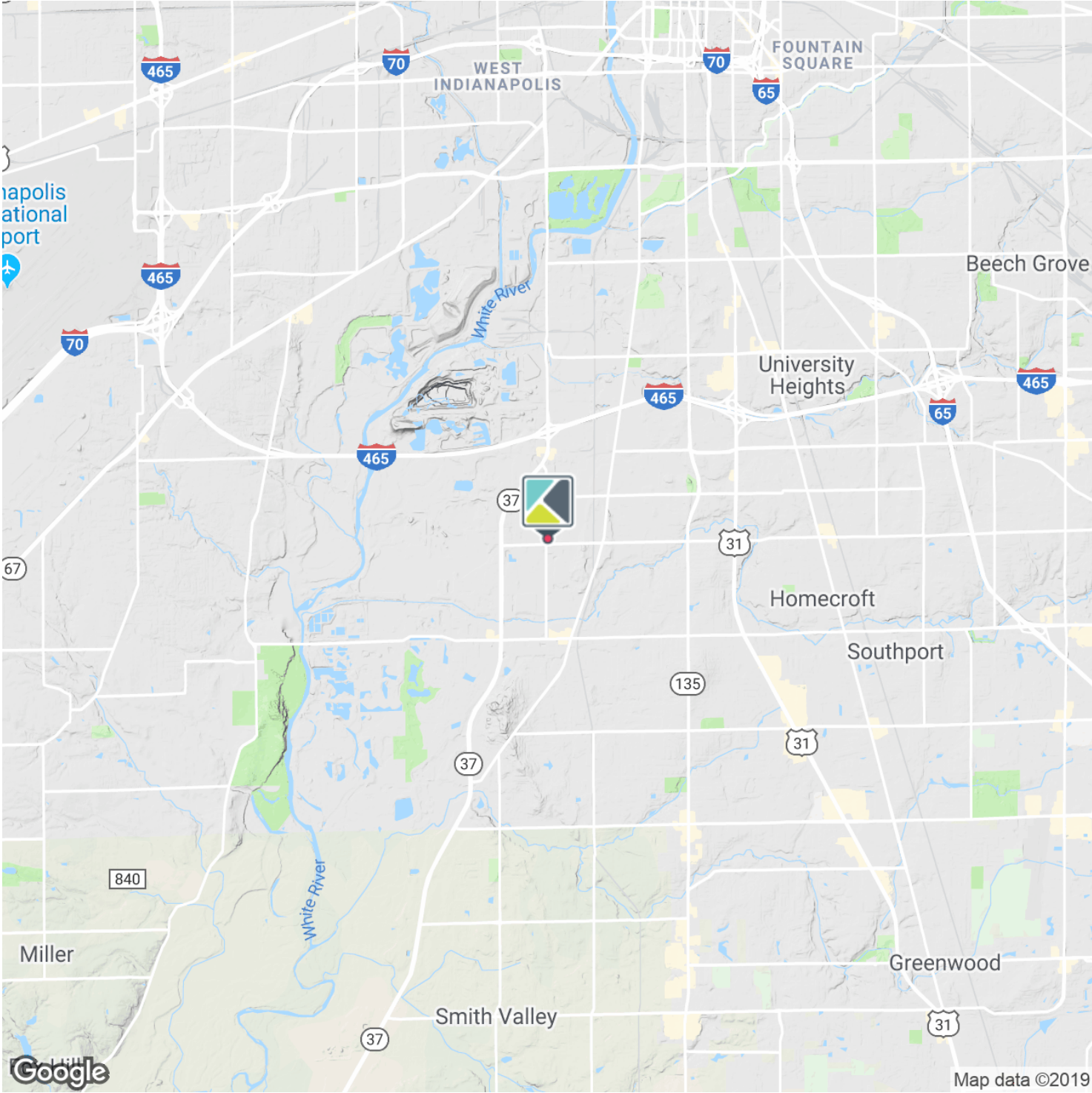
Asphalt-Paved Parking Lot with (10) Striped Spaces ((9) Standard Spaces and (1) Handicap Space)
 (4) Entrances/Exits to the Building ((1) on the West Side, (1) on the South Side, and (2) on the East Side)
 (1) Grade-Level Automatic Overhead Door (10' Wide x 10' Tall)
 (1) Bryant Natural Gas-Fired Variable-Speed 96% Efficiency 4-Way 2-Stage Multi-Point Condensing Central Furnace (Model #: 926TA66120V24A-C; Serial #: 2417A45526)
 (1) Bryant 5-Ton Vertical Cased Evaporator Coil (Model #: CNPVP6024ALAAAAA)
 (2) Bosch Greentherm Natural Gas Tankless Water Heaters (Model #: C-1050-ES-NG; Serial #: 8370-305-000038-7736501515 and 8370-305-000039-7736501515)
 (1) Ground-Mounted American Standard Silver Series Air Conditioning Unit (Model #: 4A7A3060D1000PA; Serial #: 18365MEL5F) (New in September 2018)
 (1) General Electric 40,000-Grain Electric Water Softener (Model #: GXSH40V-00; Serial #: HA171956B)
 (1) Lochinvar Junior Residential 6-Gallon Electric Water Heater (Model #: JRC006DS-200; Serial #: 1247J002111)
 (1) 3-Phase, 4-Wire (400-Amp, 120-Volt) Main Panel
 (1) Single-Phase, 3-Wire (125-Amp, 120-Volt) Subpanel
 Integrated Security Alarm System and Security Camera System
 Wired for Telecommunications (Ameritech Telephone System in Place)
 Drop Ceiling Throughout Office Spaces & Kitchen, Drywall (Painted) Ceilings Throughout All (3) Restrooms, Exposed Ceiling in Office Common Area and Warehouse Space
 Wood (Stained) Trim Throughout Office Spaces & Kitchen; Rubber Trim in Mechanical Room; No Trim in All (3) Restrooms and Warehouse Space

Room Measurements

Receiving Room: 13' 11" Wide x 13' 5" Deep
 Office Common Area: 35' 1" Wide x 23' 6" Deep
 Private (Executive) Office #1: 15' 8" Wide x 15' 10" Deep
 Private (Assistant) Office: 14' 10" Wide x 15' 10" Deep
 Private (Executive) Office #2: 15' Wide x 13' 5" Deep
 Private (Executive) Office #3: 17' 1" Wide x 19' 5" Deep
 Private (Executive) Office #4: 12' 6" Wide x 12' 11" Deep
 Private (Executive) Office #5: 12' 5" Wide x 12' 11" Deep
 Flex Office: 21' 6" Wide x 17' 11" Deep
 Conference Room: 11' 7" Wide x 22' 7" Deep
 Kitchen: 19' 2" Wide x 18' Deep
 Full Bathroom with Showers: 17' 1" Wide x 12' 7" Deep
 Restroom #1: 5' 5" Wide x 11' 10" Deep
 Restroom #2: 8' Wide x 7' 9" Deep
 Mechanical Room: 5' Wide x 5' 11" Deep
 Hallway: 26' 8" Wide x 3' 7" Deep
 Warehouse Space: 20' 5" Wide x 51' 1" Deep

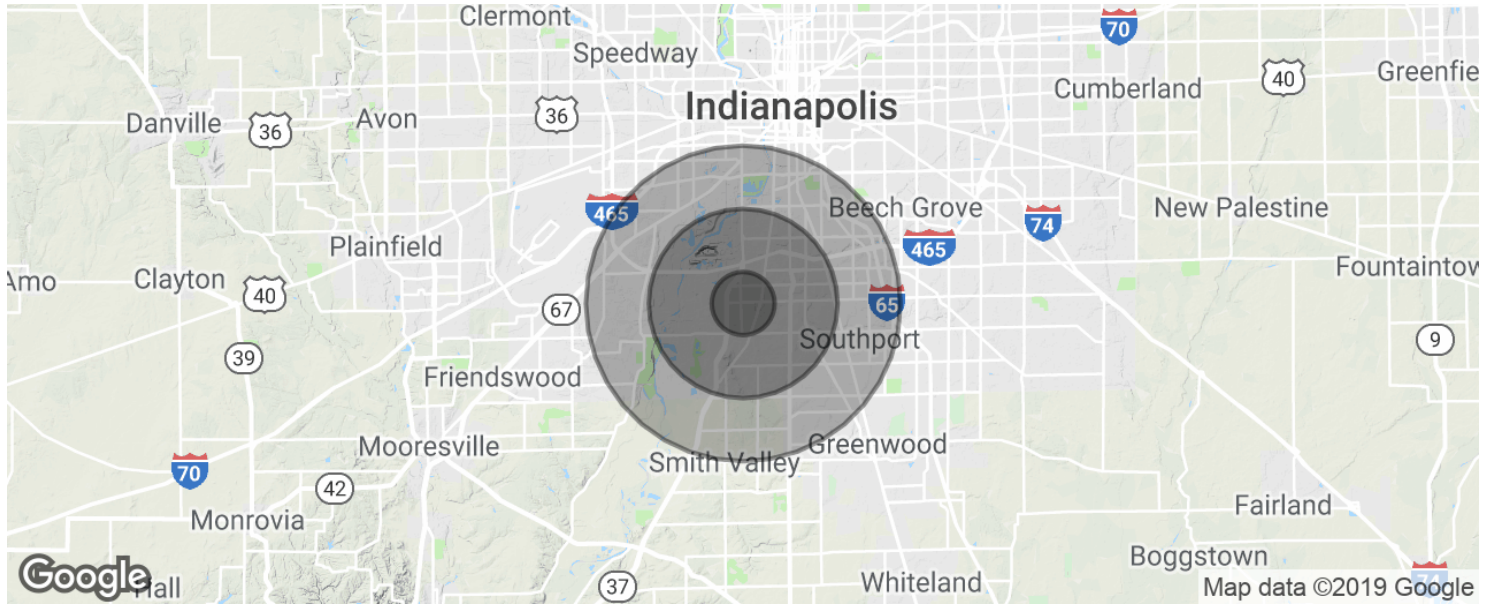
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,851	45,873	145,737
Median age	33.2	34.7	35.3
Median age (Male)	32.7	34.1	34.8
Median age (Female)	33.7	35.4	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,503	17,981	56,437
# of persons per HH	2.6	2.6	2.6
Average HH income	\$71,288	\$64,330	\$59,669
Average house value	\$157,606	\$148,990	\$145,636

* Demographic data derived from 2010 US Census

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