

# RESOURCE 2490 N GRAHAM AVE

INDIANAPOLIS, IN 46218

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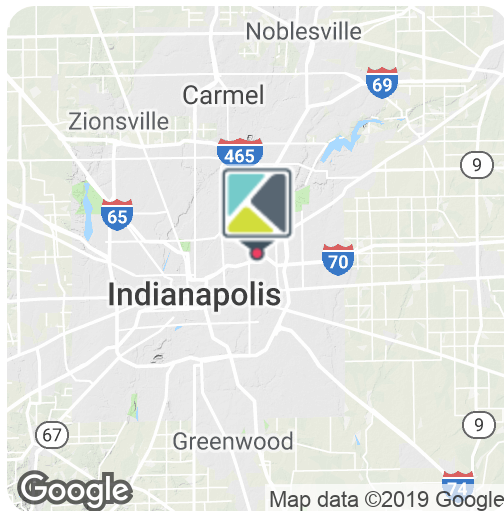
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## INDUSTRIAL USER OPPORTUNITY



### ACREAGE

3.25 ACRES

### AVAILABLE SF

21,000 SF

- + Zoned I-2 (variance for outdoor storage of semi-trucks and trailers, boats and recreational vehicles)
- + 20'8" + Clear Height
- + 24' x 16' OHD and 12' x 14' OHD
- + West and East Interstate Visibility
- + Fenced in Lot

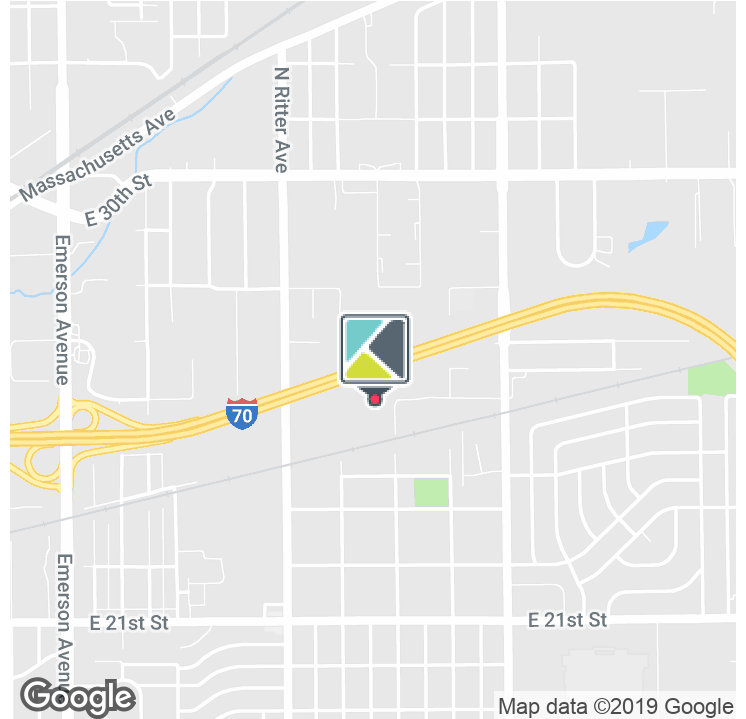
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# 2490 N GRAHAM AVE

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## OFFERING SUMMARY

Available SF:	21,000 SF
Lease Rate:	Negotiable
Lot Size:	3.25 Acres
Year Built:	2000
Building Size:	21,000 SF
Zoning:	I-2
Traffic Count:	127,000

## PROPERTY OVERVIEW

Highly visible (127,000 VPD) industrial building with frontage on I-70. The grade level shell warehouse is 21,000 SF on 3.25 acres of I-2 land. There are 2 grade level large drive in doors.

## LOCATION OVERVIEW

Ideally located off of I-70, right inside of I-465 on the east side of Indianapolis. With downtown Indianapolis only 7 miles away, and a 25 minute drive to Indianapolis International Airport, this property provides fantastic access to metropolitan Indianapolis and the surrounding areas.

# 2490 N GRAHAM AVE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,911	99,134	260,634
Median age	35.4	37.5	35.6
Median age (Male)	33.7	35.3	33.4
Median age (Female)	36.7	39.6	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,557	41,892	111,605
# of persons per HH	2.6	2.5	2.5
Average HH income	\$34,570	\$42,773	\$45,002
Average house value	\$67,585	\$95,693	\$108,159

\* Demographic data derived from 2010 US Census

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