## **RESOURCE** 2490 N GRAHAM AVE

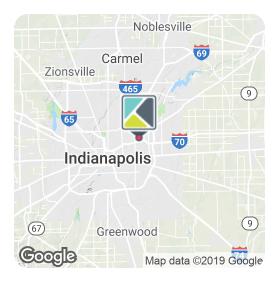
INDIANAPOLIS, IN 46218



DRONE VIDEO

500

## **INDUSTRIAL USER OPPORTUNITY**



#### 

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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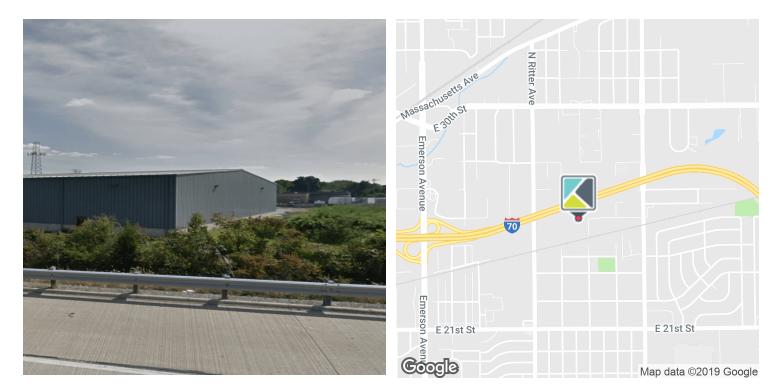
#### **TOM NICKOLS**

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**INDUSTRIAL** 

# **2490 N GRAHAM AVE**

INDIANAPOLIS, IN 46218



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

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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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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
HOUSEHOLDS & INCOME Total households	<b>1 MILE</b> 3,557	<b>3 MILES</b> 41,892	<b>5 MILES</b> 111,605
Total households	3,557	41,892	111,605
Total households # of persons per HH	3,557 2.6	41,892 2.5	111,605 2.5

Demographic data derived from 2010 US Census

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