

INVESTMENT FOR SALE OR LEASE

5240 ELMWOOD AVE | Indianapolis, IN 46203



ABOUT THE LISTING

TOTAL BUILDING SF:	23,000 SF
AVAILABLE SF:	5,000 SF Office (2nd Floor)
SALE PRICE:	\$1,460,000
	Office Building
LEASE RATE:	\$5.95 - 9.95 / SF / IG

PROPERTY DETAILS

- Two-Story Office Building with Warehouse Component
- Built in 1969
- All New Mechanicals in 2011 and 2020
- Quick Access to I-465 & I-65
- Situated on 1.84 AC
- Zoned I-1-S
- Docks & 1 Grade-Level Door
- 17' Clear Height
- Ample Parking
- Income on over 15,000 SF of the building presently

INVESTMENT FOR SALE OR LEASE

5240 Elmwood Ave | Indianapolis, IN 46203



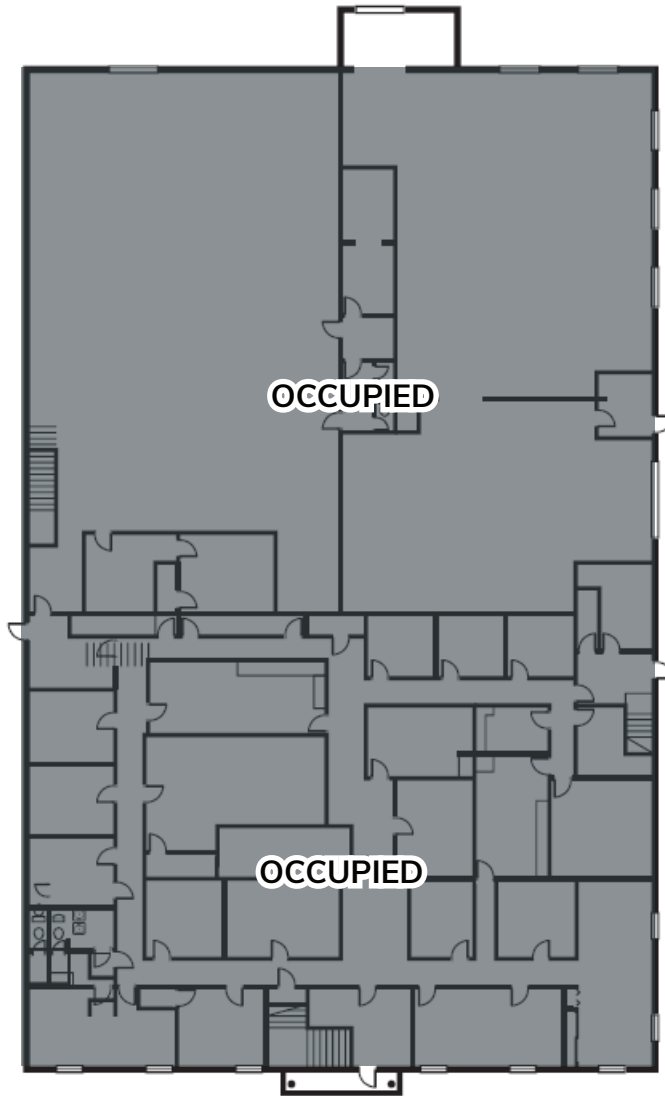
INVESTMENT FOR SALE OR LEASE

5240 Elmwood Ave | Indianapolis, IN 46203



INVESTMENT FOR SALE OR LEASE

5240 Elmwood Ave | Indianapolis, IN 46203



FIRST FLOOR



SECOND FLOOR