

RESOURCE 12502-12526 PROMISE CREEK LANE

FISHERS, IN 46038

rcre.com

SALE

OFFICE-WAREHOUSE UNITS



OFFICE



FITNESS



STORAGE



SHOWROOM

PROMISE ROAD BUSINESS PARK // OFFICE-WAREHOUSE UNITS FOR SALE



- + 1,260 - 26,460 SF available
 - + Great for business or personal storage needs (i.e., RV, boat, etc.)
 - + Units sold in "cold-dark shell" condition. Finish out as desired.
 - + Clear height 18'-17' - High enough to build out 2 floors!
 - + 12'w X 14'h overhead door in rear
 - + Located in Fishers, IN - 2017 Money Mag. #1 Best Places to Live!
 - + Build wealth through owning your business real estate
 - + I-69 signage on Bldg. 4 (77,317 VPD)
 - + Low maintenance. Exterior maintained by park association
 - + Target delivery - 2nd quarter 2020
- SALE PRICE: Bldg. 3 / 1,260-1,575 SF Units: \$150,000-\$187,500/Unit**
SALE PRICE: Bldg. 4 / 1,300-1,625 SF Units: \$170,000-\$212,500/Unit

PaulDickTeam.com

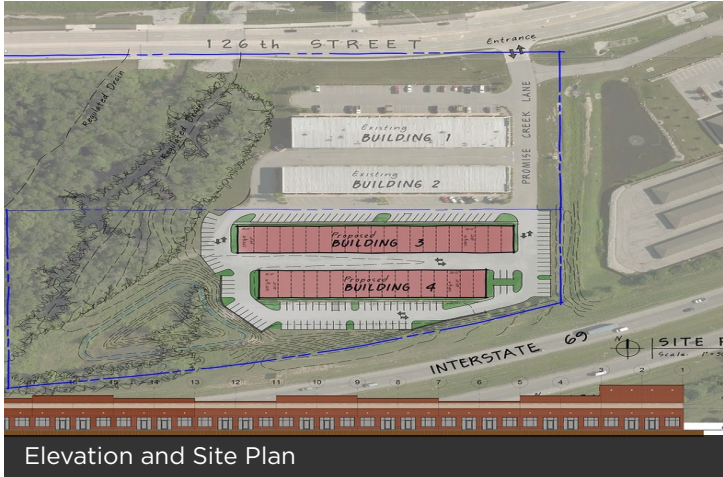
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Elevation and Site Plan



Building Signage



12' w x 14'h Rear Doors

PROPERTY DETAILS

Size:	Bldg. 3 / 1,260 SF / 20' x 63' Bldg. 3 / 1,575 SF / 25' x 63' Bldg. 4 / 1,300 SF / 20' x 65' Bldg. 4 / 1,625 SF / 25' x 65'
Structure:	Steel structure; metal roof; brick and metal exterior walls
Clear Height:	18' front - 17' rear
Sale Condition:	Concrete floor; exposed insulated ceiling; demising insulated walls (unfinished drywall); electric box; stubbed sanitary line; floor drain
Parking:	125 spaces (2.52 spaces/1,000 SF)
Utilities:	Electric (Duke), Water (Citizens), Sewer (HSE Utilities); no gas service
Internet:	MetroNet (fiber), Comcast, AT&T

ESTIMATED OPERATING EXPENSES*

	Low	High
Real Estate Taxes:	\$1.20	\$3.30
Association CAM; W&S:	\$1.00	\$1.50
Electric:	\$0.50	\$1.70
Property Insurance:	\$0.30	\$0.50
Total	\$3.00	\$7.00

*Based on office or warehouse use

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