

SALE

INDUSTRIAL



West 46th Street - 16,532 ADT (Q3 2019)

Lafayette Road Off-Ramp
3,970 ADT (Q3 2019)

Lafayette Road
23,530 ADT (Q3 2019)



74,923 ADT
(Q3 2019)

LOCATED WITHIN A QUALIFIED OPPORTUNITY ZONE!



SALE PRICE

\$2,600,000

BUILDING SIZE

± 34,325 SF

ACREAGE

± 8.72

Located at the I-65 & Lafayette Road interchange, this remarkable owner-user or redevelopment opportunity offers tough-to-beat visibility in West Indianapolis' Speedway/Snacks submarket. Visible to over 78,000 vehicles each day, this offering is situated within high-density commercial zoning districts (C-5 and C-7), is adjacent to the Lafayette Road/West Pike Plaza Road/Georgetown Road/West 38th Street heavy retail corridor, and lends well to a wide array of land uses such as light/heavy retail, office, and entertainment, automobile sales and storage, warehousing & manufacturing, and many more!

in #growIndiana

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REMARKABLE OWNER-USER/REDEVELOPMENT OPPORTUNITY

4640 LAFAYETTE ROAD, INDIANAPOLIS, IN 46254-2036



OFFERING SUMMARY

Sale Price:	\$2,600,000
Building Size:	± 34,325 SF
Lot Size:	± 8.72 Acres
Price / SF:	\$75.75
Year Built:	1979
Renovated:	2002
Zoning:	C-5 & C-7
Market:	Indianapolis - West
Submarket:	Speedway / Snacks
Traffic Count:	± 78,000

PROPERTY HIGHLIGHTS

- ± 34,325 SF of industrial/warehousing space
- ± 8.72 Acres
- Zoned C-5 and C-7
- ± 2,000 Feet of road frontage (accounted for via the I-65/Lafayette Road off-ramp, Lafayette Road, West 46th Street, and the Lafayette Road/West 46th Street access road)
- (4) Overhead doors (Grade level)
- Large asphalt-paved parking lot with (104) striped spaces
- Ceiling heights (clear/eave) vary from 12' 8" to 17' 1" in the industrial/warehouse space, 12' 9" to 14' 3" in the storage area, and 7' 10" to 9' in the office area, mechanical rooms, and restrooms
- 3-Phase electrical service (200-Amp, 480Y/277-Volt)
- Boundary fenced
- Located within a Qualified Opportunity Zone! (Census tract 18097310306)
- Wonderful owner-user or investment opportunity!

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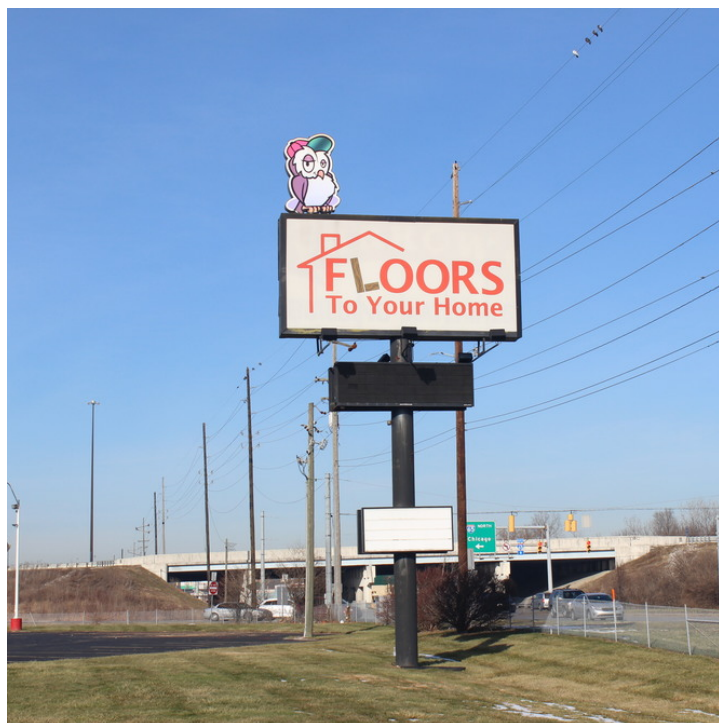
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± 34,325 SF INDUSTRIAL BUILDING	
Address	4640 Lafayette Road, Indianapolis, IN 46254-2036
Zoning	C-5 (General Commercial District) and C-7 (High-Intensity Commercial District)
Tax Parcel Number(s)	49-05-12-130-023.000-600 (6010143)
Building Size(s)	± 34,325 SF GBA (200' Wide x 170' Deep)
Lot Size(s)	± 8.72 Acres (379,843.20 ± SF)
Building Style(s)	(1) Single-Story Industrial Building
Construction Type(s)	Exterior Walls - Mix of Metal Skin (Painted) and Concrete (Painted); Interior Walls - Drywall (Painted); Framing - Mix of Steel Beam Construction and Stick-Built; Flooring - Mix of Concrete Slab, Commercial-Grade Carpet, Granite Tile, Vinyl Tile, Laminate Tile, and Linoleum Tile; Ceilings - Mix of Fiberglass (Bagged) Insulation, Foam Insulation, and Tiled Drop Ceiling (Office Areas, Break Room, and Restrooms)
Foundation	Concrete Slab-on-Grade
Site Characteristics	Polygonal in Shape, Generally Level
Frontage	Approximately 435 Feet on Lafayette Road & Approximately 428 Feet on West 46th Street
Roof Type(s)	Slightly-Pitched Metal Skin Roof
HVAC Type(s)	Mix of Natural Gas-Forced Heat and Central Air Conditioning & Electric Air Conditioning
Ceiling Height(s)	Clear Heights - 12' 8" (to Sprinkler System), 12' 9" (to Eaves of Steel Beams), and 17' 1" (to Tallest Pitch of Steel Beams), 12' 9" - 14' 3" in Storage Area, 7' 10", 7' 11", and 9' Throughout Office Areas, 7' 10" - 7' 11" Throughout Mechanical Room, Break Room, and Restrooms; Peak Heights - 15' 3" - 20' 7" in Warehouse Area, 13' 6" - 14' 10" in Storage Area, 7' 10", 7' 11", and 9' Throughout Office Areas, 7' 10" - 7' 11" Throughout Mechanical Room, Break Room, and Restrooms
Utilities	All Public Utilities
Year(s) Built	1979
Township	Pike
Assessed Value	\$1,032,900.00 (2019)
Annual Taxes	\$26,725.24 (2018 Payable 2019)

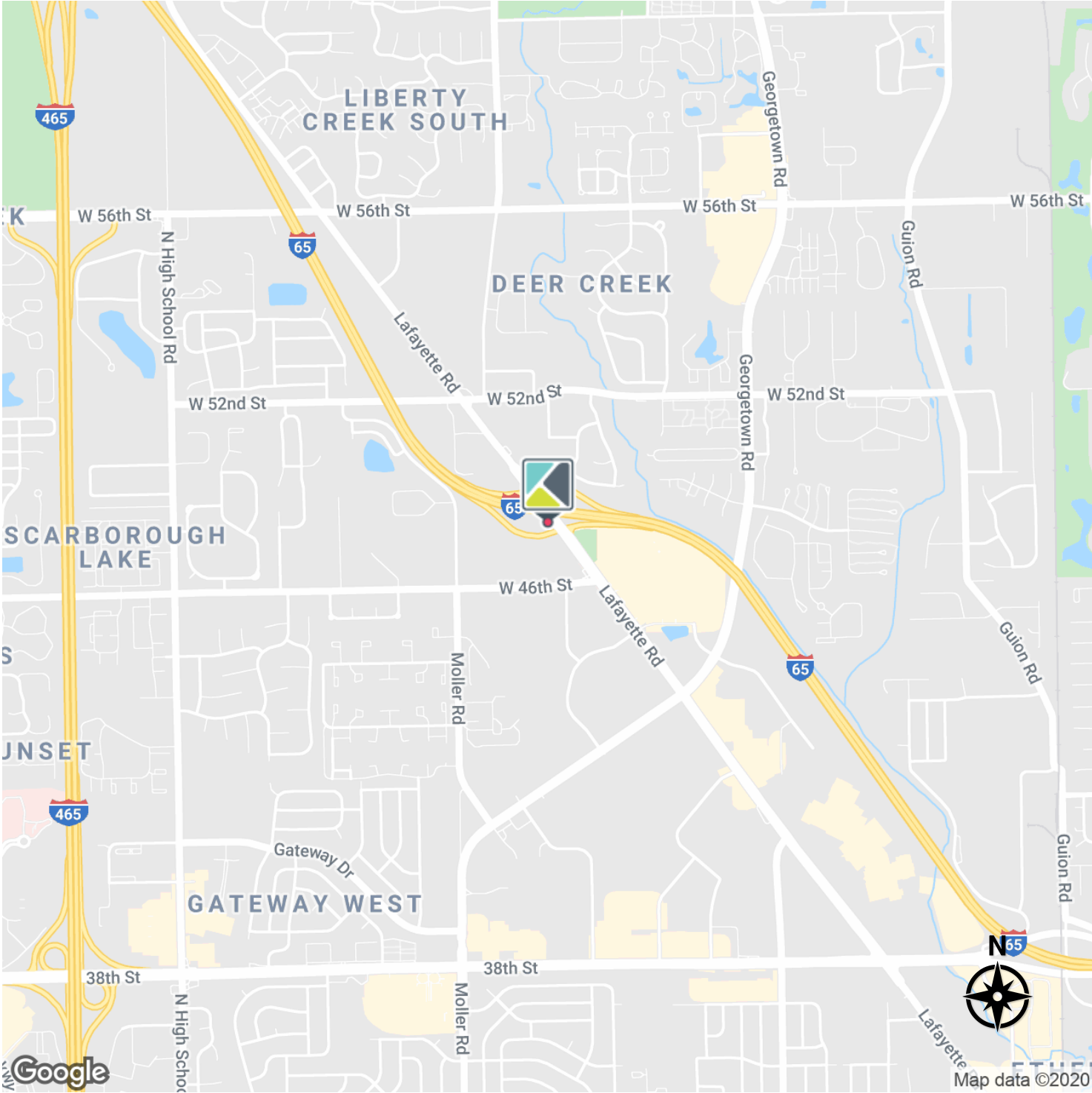
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Additional Information
Asphalt-Paved Parking Lot with (104) Striped Spaces ((100) Standard Spaces and (4) Handicap Spaces; (90) Striped Spaces in Main Parking Lot, (14) Striped Spaces Along West Side of Building, Behind Fence)
(5) Entrances/Exits to the Building ((1) on the West Side, (1) on the South Side, and (3) on the North Side)
(1) Grade-Level Manual Overhead Door (10' Wide x 15' Tall)
(1) Grade-Level Manual Overhead Door (8' Wide x 8' Tall)
(1) Grade-Level Manual Overhead Door (10' Wide x 9' Tall)
(1) Grade-Level Manual Roll-Up Overhead Door (6' 4" Wide x 8' Tall)
Wet Sprinkler System (DCA) with Single 6" Riser, Vitaulic Coupling Assemblies, and Potter Electric Signal Company Alert System
(1) Goodman Natural Gas-Fired Variable-Speed 95% Efficiency 2-Stage Central Air Furnace (Model #: GMH951155DX; Serial #: 0911704316)
(1) Goodman Natural Gas-Fired Variable-Speed 95% Efficiency 2-Stage Central Air Furnace (GMH95 Series)
(1) Trane XL 80 Natural Gas-Fired High-Efficiency Central Furnace
(1) Reznor Suspended Natural Gas Space Heater
(10) Roof-Mounted Air Conditioning Units & Furnaces
(1) A.O. Smith ProMax Residential 40-Gallon Natural Gas Water Heater (Model #: GCV-40-200; Serial #: 1020J010458; Manufactured: 05/18/2010)
(2) 3-Phase, 4-Wire (200-Amp, 480Y/277-Volt, Series 7) Main Panels
(1) 3-Phase, 3-Wire/4-Wire (100-Amp, 208Y/120-Volt) Main Panel
(2) 3-Phase, 4-Wire (125-Amp, 208Y/120-Volt, Series 7) Main Panels
(1) 3-Phase, 4-Wire (60-Amp, 208Y/120-Volt, Series 8) Main Panel
(1) 3-Phase, 3-Wire/4-Wire (125-Amp, 208Y/120-Volt) Subpanel
(1) 3-Phase, 3-Wire/4-Wire (100-Amp, 480Y/277-Volt) Subpanel
(2) 3-Phase, 3-Wire/4-Wire (100-Amp, 208Y/120-Volt) Subpanels
(1) 3-Phase, 3-Wire (120-Volt/240-Volt) Subpanel
(1) 3-Phase, Type 2 (208Y/120-Volt, 60-Hertz) Insulated Square D Transformer
(2) Sharp Comfort Touch Window Air Conditioning Units
(1) Sanyo Split-Type Single-Phase Window Air Conditioning Unit (Model #: KS1211W; Serial #: 0037714)
Integrated Sonitrol and Honeywell Security Alarm Systems
Wired for Telecommunications (Ameritech Telephone System & Comcast Business Ethernet System and Patch Panel in Place)
(1) Set of Men's & Women's Restrooms (Handicap-Accessible)
Flourescent Tube Lighting Throughout

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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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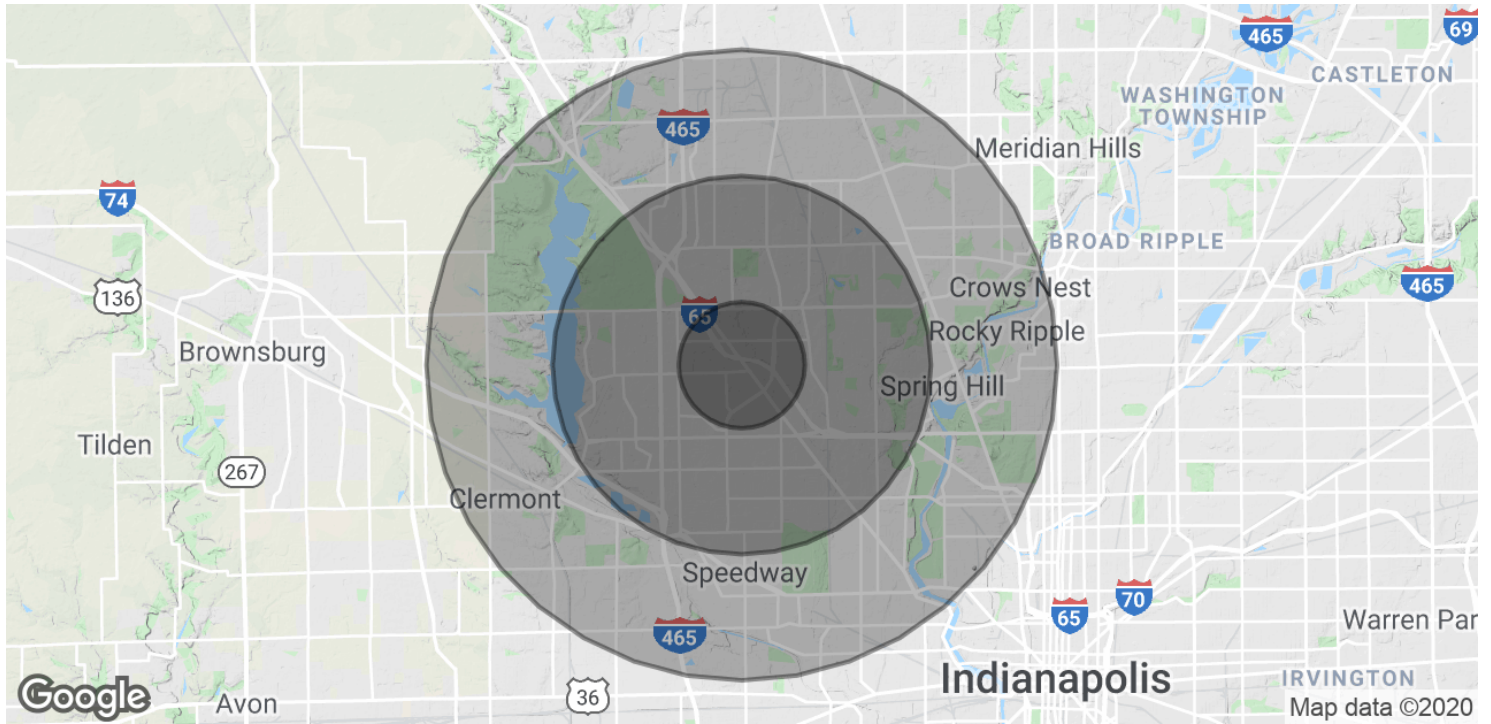
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[Demographics & Market Information](#)

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,718	96,466	198,327
Median age	30.5	32.1	33.6
Median age (Male)	31.5	30.8	32.4
Median age (Female)	29.7	33.5	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,555	38,899	80,693
# of persons per HH	2.4	2.5	2.5
Average HH income	\$42,869	\$52,181	\$56,067
Average house value	\$114,728	\$129,881	\$154,396

* Demographic data derived from 2010 US Census

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