

For Sale: Office/Warehouse/Distribution

BROOKSIDE INDUSTRIAL PARK

\$670,000 NOI in place

Value-added investment

Many capital and leasehold improvements

Build-to-suit outlot available

Transitioning neighborhood



33.95 ACRE INDUSTRIAL PARK WITH 90 % OCCUPANCY AND GREAT CASH FLOW

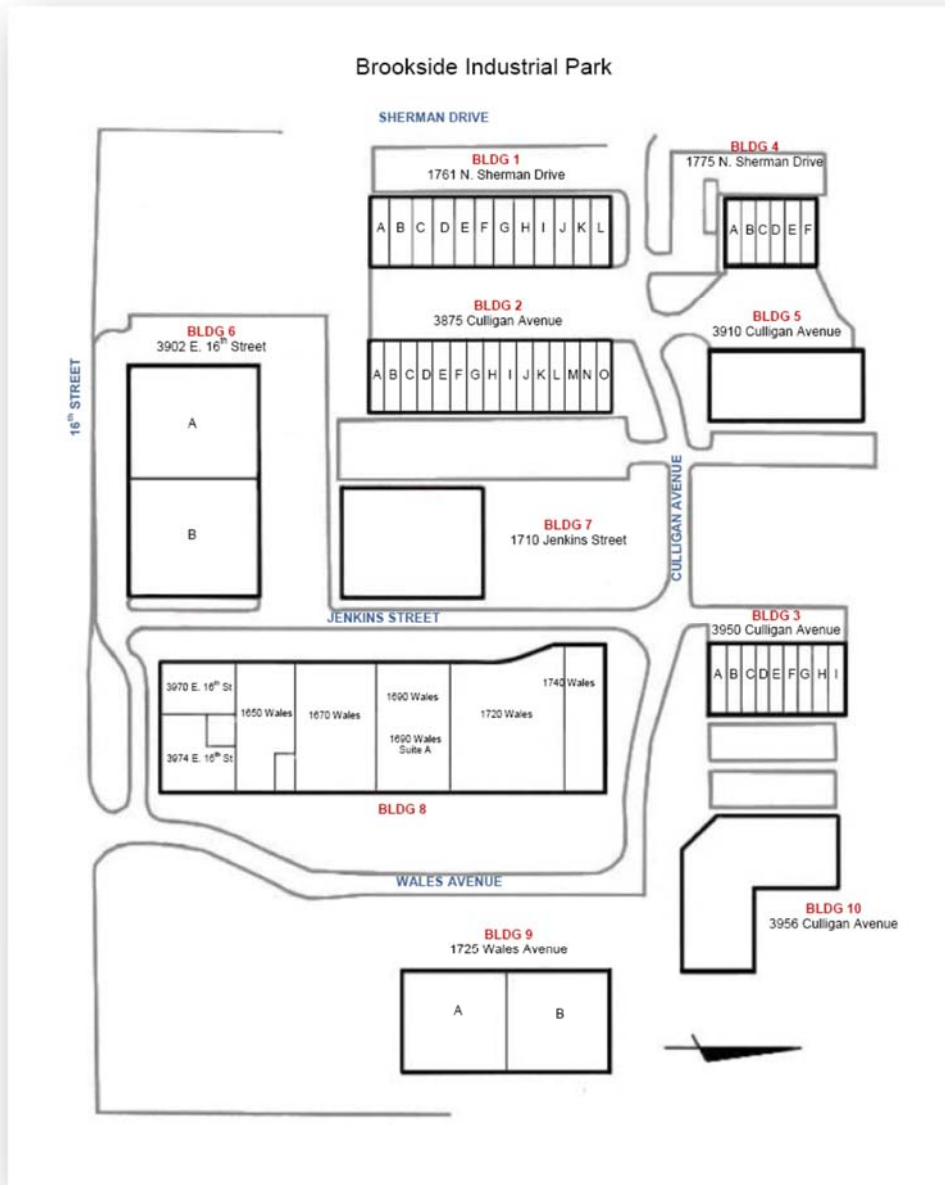
- Corner location at 16th Street and Sherman Drive, Indianapolis
- 10 single-story buildings totaling 303,764 square feet on 33.95 acres
- Available space from 1,800 to 16,362 square feet
- Zoned 1-3-U (Medium Industrial, Urban District), an intermediate district located away from residential areas and buffered by lighter industrial districts
- Close to freeway and downtown
- Heavy power available
- Anchored by California Closets, United Rentals, Purposeful Design, TRV Distribution and IMPD Department of Public Safety

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Brookside Industrial Park, Indianapolis