

For Sale: Free-Standing Office/Warehouse Building

ROOSEVELT BUSINESS PARK

2502-2520 Roosevelt Avenue

I-70 & Keystone/Rural
Interchange

Unique User / Multi-Tenant
Investment Opportunity

18,466 Square Feet

Zone I-3-U

For more information, please contact:

Larry W. Harshman, CPM®

317-345-8981 (cell)

317-630-1000 (office)

harshman@harshmanonline.com



**HARSHMAN
PROPERTY
SERVICES, LLC**



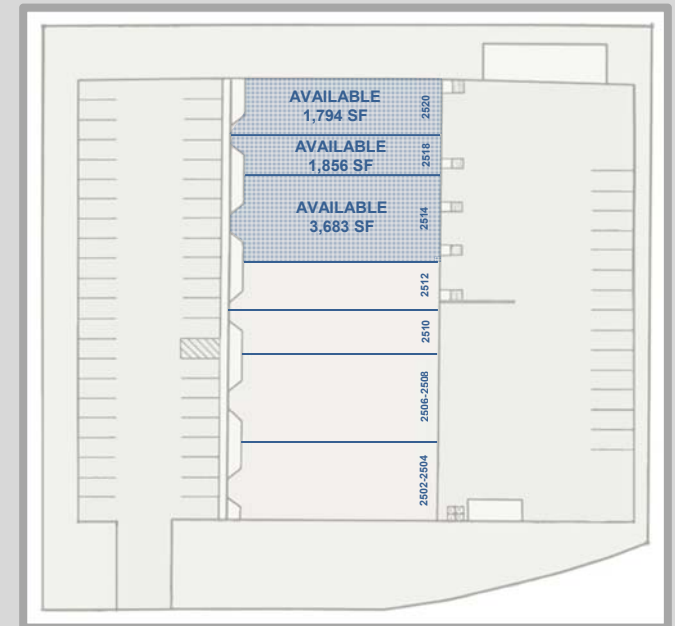
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Building Specifications:

Total Building Size:	18,466 square feet
Leased Space:	12,989 square feet
Space Available for Owner/Occupant:	7,333 square feet
Loading:	5 Docks Doors / 4 Drive-In Doors
Ceiling Height:	14 ft.
Construction:	Block and Steel
Sprinkler:	Wet
Parking:	+/- 50 Spaces
Heat:	Gas Suspended Units
Zoning:	I-3-U
Year Built:	1984
Utilities:	Water – Citizens Energy, Electric – Indianapolis Power & Light, Gas – Citizens Energy



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