

For Sale



2185 N Sherman Drive

Indianapolis, Indiana 46218

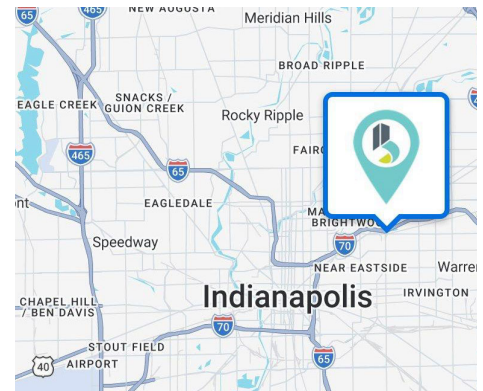
Sale Price \$2,595,000

Building Size 28,100 SF

Lot Size 1.33 Acres

Highlights

- 2,000+ amps of 480V 3-Phase Power
- I-4 Zoning - Most Versatile Industrial Zoning
- Owner - User Opportunity
- 2 Internal Loading Docks & 1 Drive-in Door
- 22' Foot Clear Height
- Three 5-Ton Cranes
- Wet Sprinkler System
- Finished Showroom
- I-70 Highway Visibility



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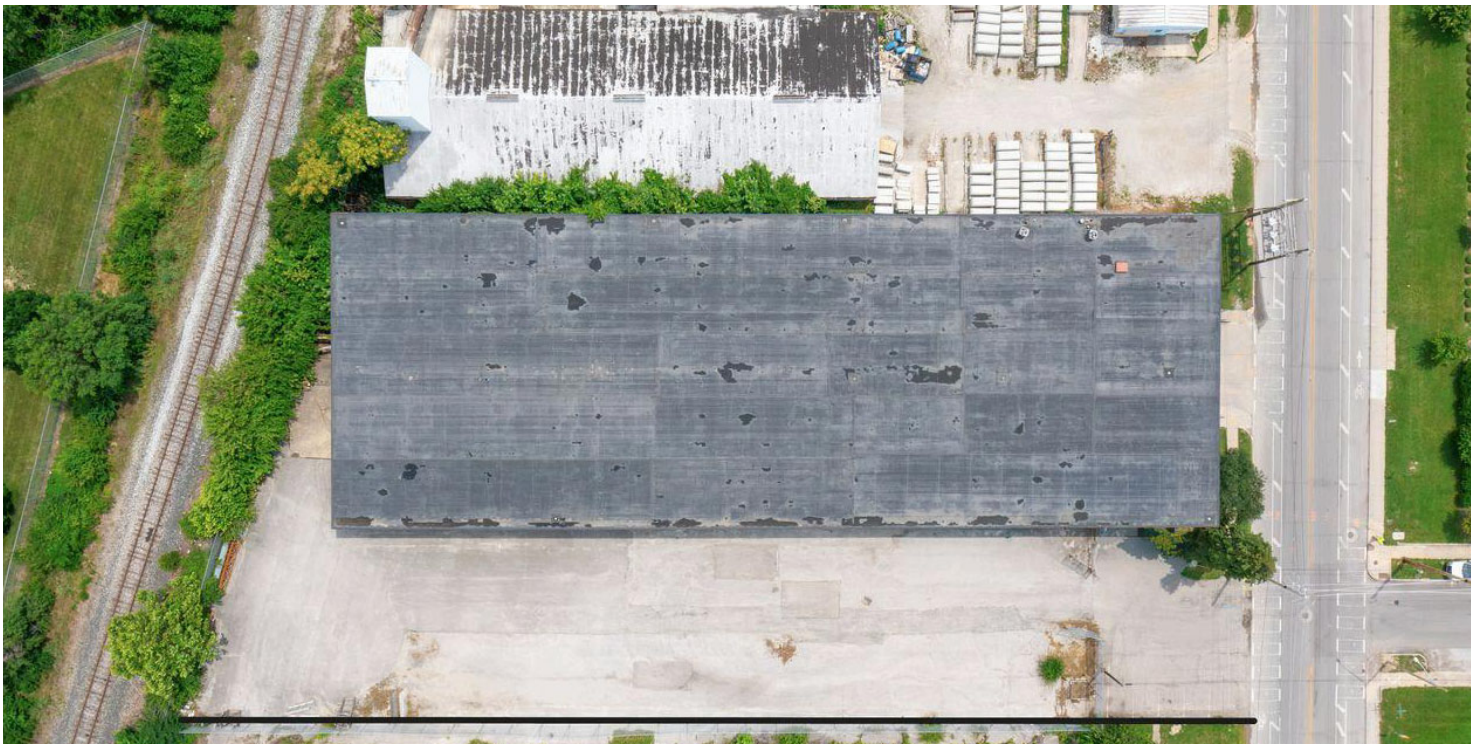
Area Overview

2185 N Sherman Drive Indianapolis, IN 46218



Property Overview

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Property Overview

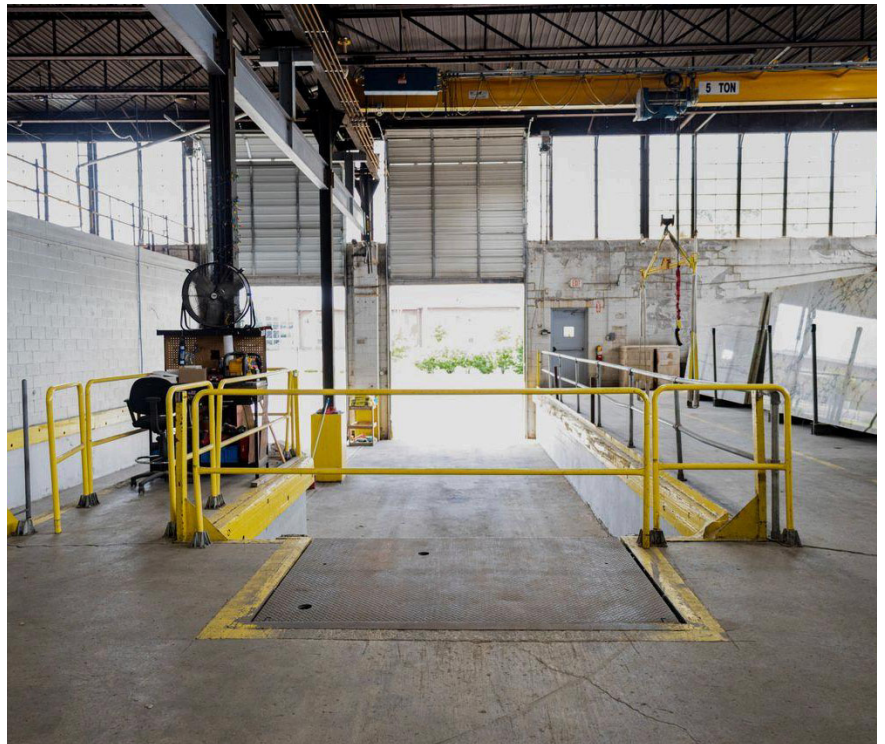
2185 N Sherman Drive Indianapolis, IN 46219



Summary

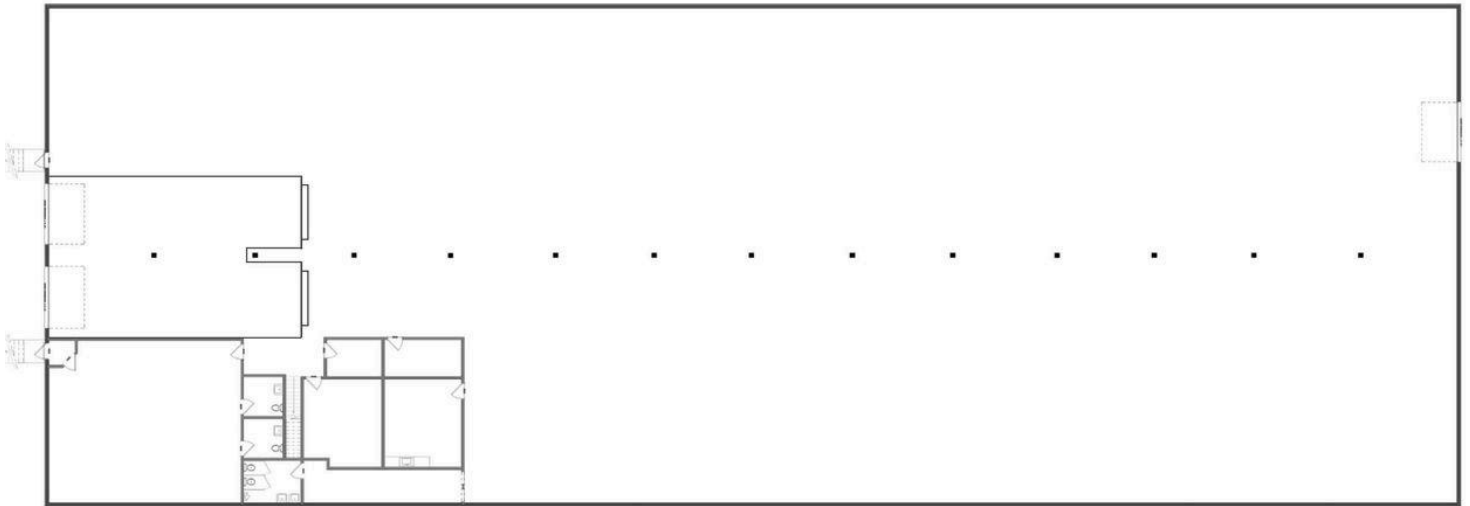
Address	2185 N Sherman Drive Indianapolis, IN 46219
Property Type	Warehouse
Building Size	28,100 SF
Land Size	1.33 acres
Zoning	I-4
Year Built	1956 / Renovated 2006
Doors	Two (2) Internal Loading Docks One (1) Drive-In Door
Warehouse Clear Height	22'

Parking Ratio	1.78 / 1,000 SF
Construction	Masonry & Steel Roof replacement 2016
HVAC	Central HVAC
Column Width	50' x 20'
Class	Class C
Occupancy Type	Single Tenant



Floorplan

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Additional Photos

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