

INDUSTRIAL PROPERTY FOR SALE

3019 Roosevelt Ave

Indianapolis, IN 46218

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Large industrial property offering a functional layout with loading access and significant adaptive reuse potential. The building features solid construction, architectural character and recent capital improvements, with excellent connectivity to Downtown Indianapolis and the interstate system.

PROPERTY HIGHLIGHTS

- 98,923 SF Industrial Building
- ±2.59-Acre Site
- Four Truck-Height Dock Doors
- One Drive-In Door
- Adaptive Reuse Potential
- Recent Capital Improvements
- Qualified Opportunity Zone
- Immediate I-70 / I-65 Access

OFFERING SUMMARY

Sale Price:	\$2,450,000
Building Size:	93,923 SF
Lot Size:	112,856 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	301	776	3,784
Total Population	663	1,805	9,705
Average HH Income	\$49,463	\$48,552	\$54,525

Robert Coombes

(765)-760-3189

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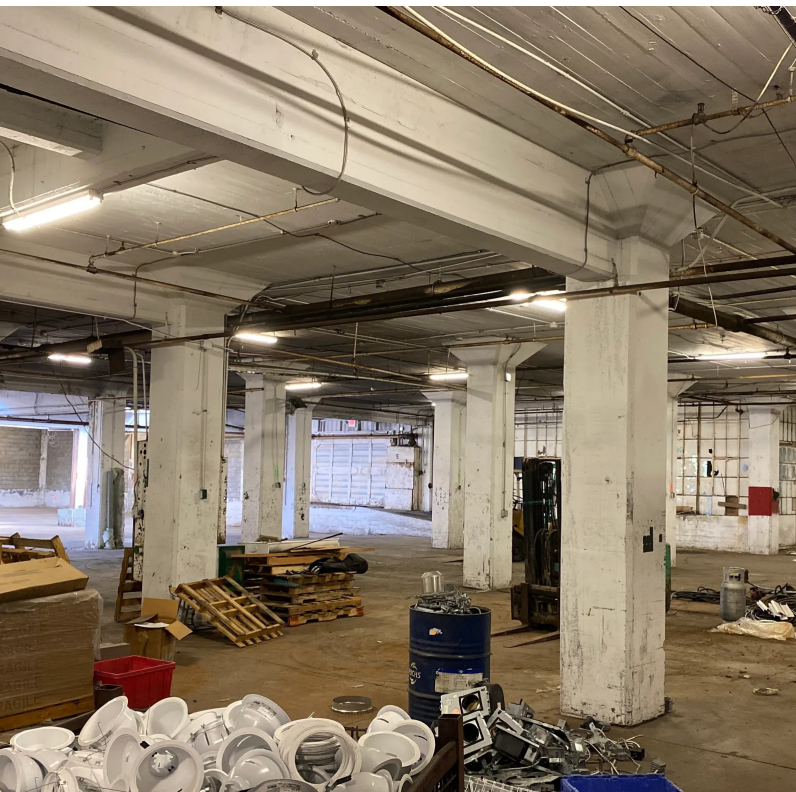
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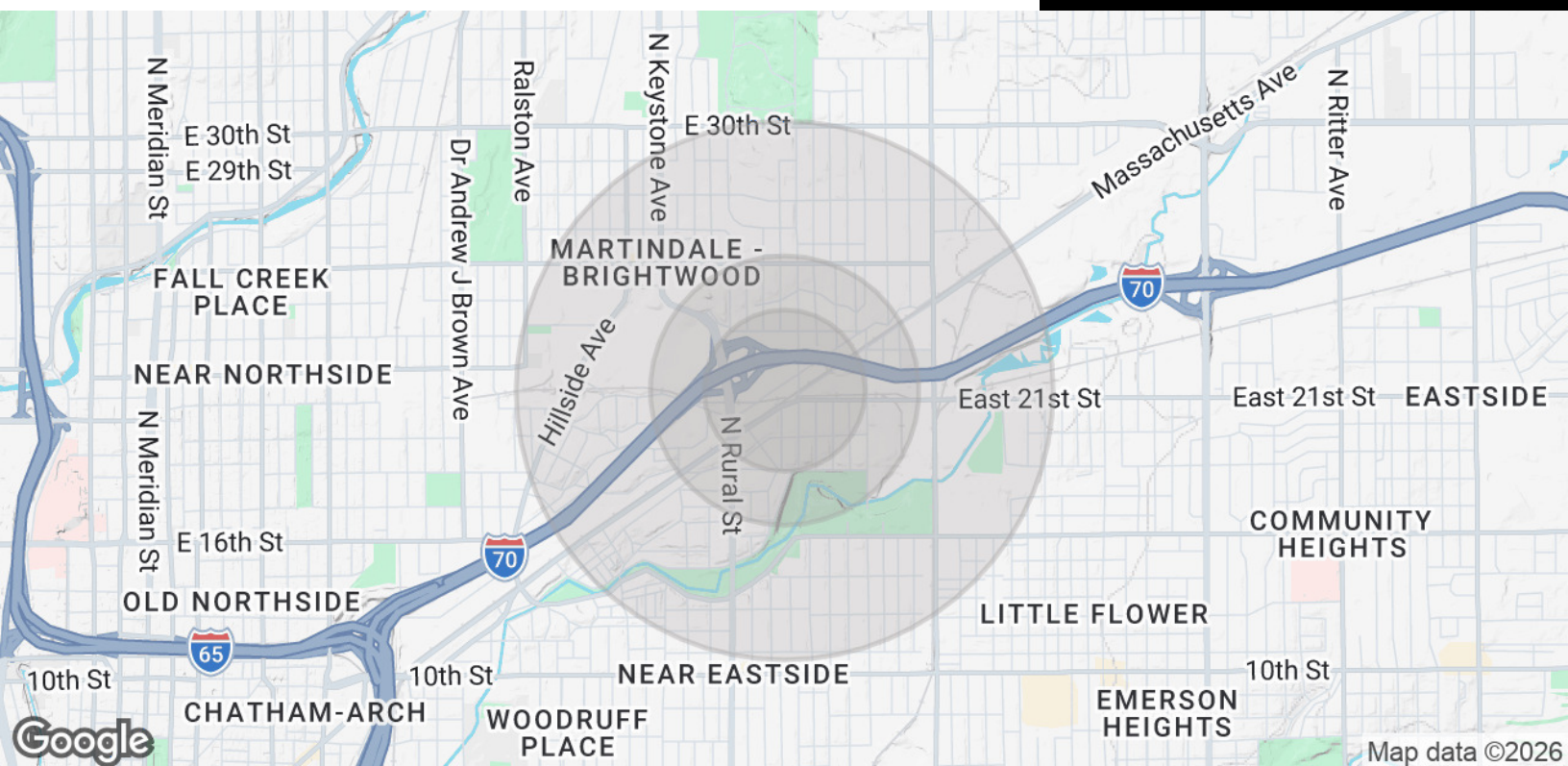
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	663	1,805	9,705
Average Age	32.1	32.0	31.6
Average Age (Male)	29.6	29.6	31.8
Average Age (Female)	33.6	33.0	30.1
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	301	776	3,784
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$49,463	\$48,552	\$54,525
Average House Value	\$65,815	\$70,512	\$111,693

2023 American Community Survey (ACS)

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