

FOR SALE
Three-Building Industrial Site w/
Outdoor Storage

1302 BEDFORD STREET

Indianapolis, IN 46221

PRESENTED BY:

WADE WILSON

C: 317.863.9271

wade.wilson@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$850,000
LOT SIZE:	1.44 Acres
SQUARE FOOTAGE (TOTAL):	9,540 SF
LOT SIZE:	1.44 Acres - Fully Fenced
BUILDINGS:	Three (3) Total 4,240 SF, 3,680 SF, and 1,620 SF
ZONING:	I-3 Zoning (Heavy Industrial)
ACCESS:	I-70 (+/- 1 mile) I-465 (+/- 3 miles)

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PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present 1302 Bedford Street for sale, a three-building industrial portfolio in Indianapolis, with outdoor storage and fenced parking on site!

The property appeals to both owner-users and investors, and is well-suited for a wide variety of light and heavy industrial uses. The large 1.44-acre lot offers flexibility for storage of equipment/materials, or parking. The entire parcel is secured via an electronic fence system.

- Building 1 (3,680 SF):** 15' 6" clear height | +/- 500 SF office | Two (2) motorized 14' drive-ins | Two (2) bathrooms
- Building 2 (1,620 SF):** +/- 13' clear height | One (1) 12' drive-in door
- Building 3: (4,240 SF):** 10' 9" clear height | Two (2) 10' drive-ins | One (1) bathroom

THREE-BUILDING INDUSTRIAL SITE W/ OUTDOOR STORAGE | 1302 Bedford Street Indianapolis, IN 46221SVN | NORTHERN COMMERCIAL

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BUILDING 1 (3,680 SF)



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BUILDING 2 (1,620 SF)



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BUILDING 3 (4,240 SF)

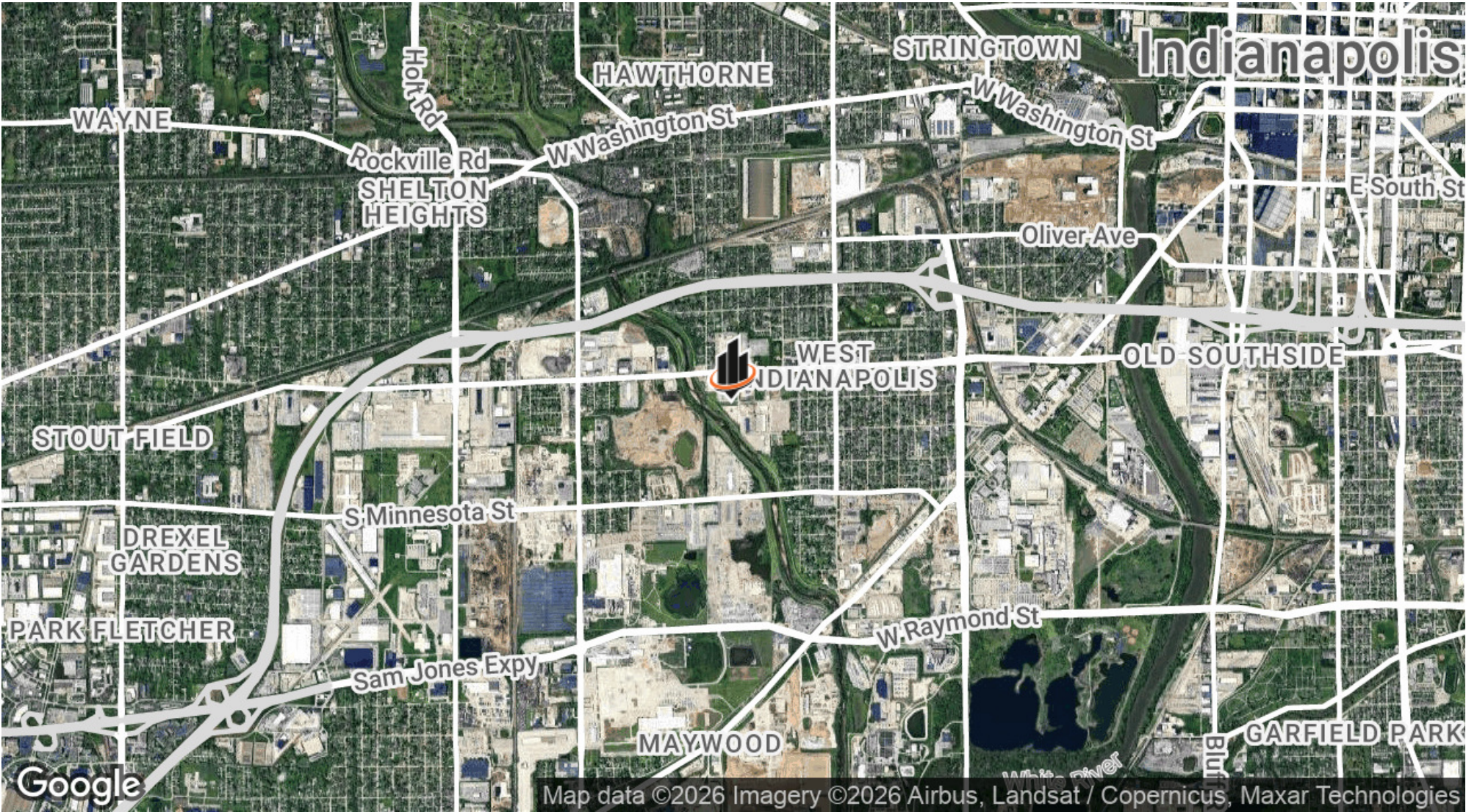


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LOCATION MAP



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About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference