

# Truck Maintenance Facility

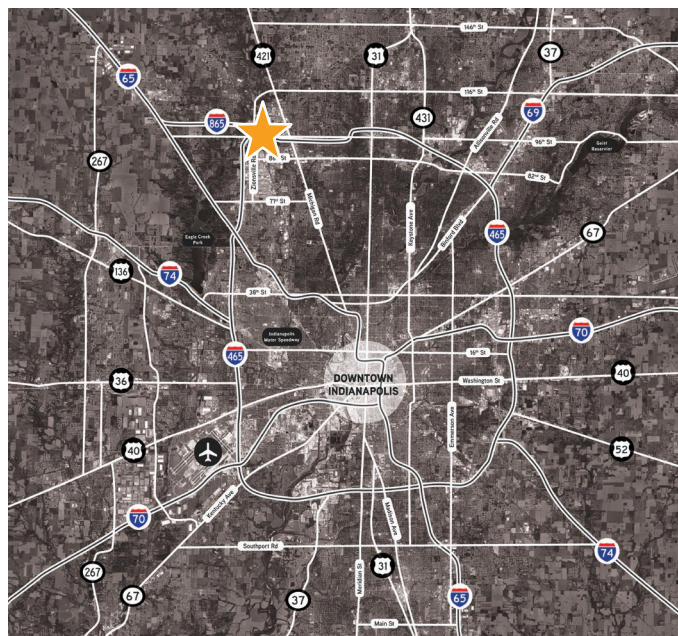
8812 Americana Blvd, Indianapolis, IN 46268

**FOR LEASE OR SALE | INDUSTRIAL**



## PROPERTY HIGHLIGHTS

- 19,500 SF truck maintenance facility situated on 2.63 AC
- 18' clear height
- 8 drive-in doors total
- 10,000 SF suite + fenced outdoor storage immediately available with (2) 12' x 16' grade level drive-in doors
- Signage opportunity on 86<sup>th</sup> Street
- Zoned I-4
- Located near popular Park 100 Business Park
- Convenient interstate access to I-465 & I-65
- Landlord investing significant capital into interior and exterior improvements
- Lease Rate: \$12.50 PSF NNN
- Est. Operating Expenses: \$2.35 PSF
- Sale Price: \$3,750,000



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**For Sale**  
**±2.63 AC Site with 19,500 SF**  
**Freestanding Building**

**10,000 SF + Outdoor**  
**Storage Available For Lease**

## Recent Property Improvements

- Roof replacement
- New LED lighting throughout warehouse
- New LED wall pack lights on exterior
- New exterior paint
- Updated landscaping
- Topcoat of asphalt millings added to secured outdoor storage area
- Office Demo





Potential to Add Additional Overhead Doors



Fenced Outdoor Storage



## FLOOR PLANS + SPECS

### AVAILABLE SUITE

Office SF: 2,950

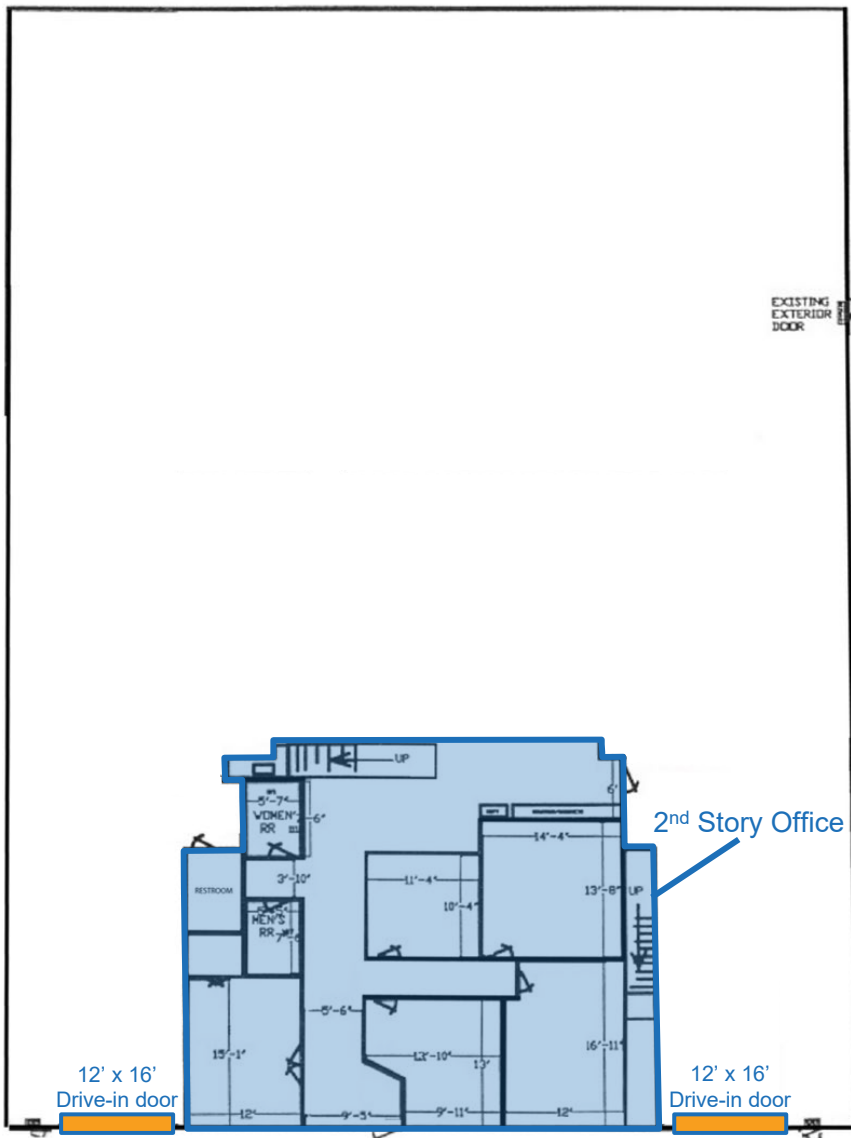
Warehouse SF: 7,050

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TOTAL SF: 10,000

### SPECIFICATIONS

- 18' clear height
- (2) 12' x 16' grade level drive-in doors
  - Ability to convert (1) overhead door into loading dock
- Ample power
- LED lighting in warehouse
- Potential for air-conditioned warehouse
- Fenced outdoor storage
- 2nd story office
- Dedicated office and warehouse restrooms
- Breakroom with kitchenette
- 18 striped parking spaces



## CONTACT US

[SHEARPG.COM](http://SHEARPG.COM)

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