

# FOR SALE



2730 E 62<sup>ND</sup> ST

INDIANAPOLIS, IN 46220

**VERITAS**  
REALTY



#### PROPERTY INFORMATION

|                   |                                |
|-------------------|--------------------------------|
| ADDRESS           | 2730 E 62 <sup>nd</sup> Street |
| CITY, STATE       | Indianapolis, IN 46220         |
| COUNTY            | Marion                         |
| ACREAGE           | .91 Acres                      |
| BUILDING SIZE     | 10,703 SF                      |
| BUILT / RENOVATED | 1976                           |
| ZONING            | D3                             |
| OH DOORS          | 4                              |
| PARKING           | 35                             |

#### HIGHLIGHTS

2730 E 62nd Street presents an excellent opportunity to acquire a single-story flex building in Indianapolis' highly desirable Glendale/Keystone area. The property offers a functional combination of warehouse and office space, providing the flexibility to accommodate a wide range of businesses and owner-user requirements. The approximately 10,703 SF building sits on nearly 0.91 acres and benefits from a strong parking ratio, multiple curb cuts, and convenient access to Keystone Avenue and surrounding major thoroughfares. The single-story configuration and flexible layout make the property particularly well suited for businesses requiring a combination of office, showroom, storage, warehouse, or operational space.



N Keystone Ave. (40,944 VPD)

**SITE**





**PARCEL: 8003094**

**ACRES: .91**

**DRIVE-IN DOORS: 4**

**PARKING: 35**

**E 62<sup>nd</sup> Street**





## MITCH OSTROWSKI

VICE PRESIDENT

M: 281.433.9412

Mitch@VeritasRealty.com

## JON BANNISTER

PRINCIPAL

M: 317.408.0886

JBannister@VeritasRealty.com

## PHOEBE AARON

ASSOCIATE

M: 317.429.7576

Phoebe@VeritasRealty.com



Information contained in this Memorandum is considered confidential. Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Glendale Properties, Inc. dba Veritas. All references to acreages, square footages, and other measurements are approximations. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner, Glendale Properties, Inc., nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Glendale Properties, Inc. dba Veritas.