2043 EAST MINNESOTA STREET

INDIANAPOLIS, IN 46203 | OWNER-USER INDUSTRIAL | FOR SALE









$650,000
PRICE

$85 / SF
PRICE PER SF

7,650 SF
BUILDING SIZE

0.36 Acres
SITE AREA

3 Units
MULTI-TENANT INDUSTRIAL

OFFERING SUMMARY

PRICE:	$650,000
PRICE / SF:	$85
BUILDING SIZE:	7,650 SF
LOT SIZE:	0.36 Acres
UNITS:	3
DRIVE-IN DOORS:	8
CLEAR HEIGHT:	8' to 11'10"
ZONING:	C-5
YEAR BUILT:	1950
YEAR RENOVATED:	2025
ANNUAL TAXES (PAY 2026):	$6,980
LEASED:	1 of 3 Units
AVAILABLE:	2 of 3 Units

UNIT MIX

Unit	Suite	Location	SF	Doors	Status	Rent / Mkt	Monthly	Escalations
One	2039	West end - Unit One	2,200	3	Available	$8.50*	$1,558*	N/A
Two	2043	Middle - Unit Two	2,650	4	Available	$8.50*	$1,877*	N/A
Three	2045	Corner - Unit Three	2,800	1	Leased	$10.29	$2,400	Yrs 2 & 3: $2,500/mo
Total			**7,650 SF**	**8**	**1 of 3**		**$5,835***	

Rent / Market Rent is annual, per SF. *Available suites shown at an estimated market rent of $8.50/SF.

JOSIE LAVEY
Merrill Property Group
P: 270-804-2473
josie@merrillpropertygroup.com

JUSTIN PARLATO
Verti Commercial Real Estate
P: 317-981-9115
jparlato@verticre.com

JOHN MERRILL
Merrill Property Group
P: 317-590-3046
john@merrillpropertygroup.com

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.