

FOR SALE › INDUSTRIAL INVESTMENT OFFERING

7750 – 7800 Records St

INDIANAPOLIS, IN 46226



## Property Highlights

- › Two buildings totaling 121,215 SF
- › Three tenants:
  - 81,615 SF
  - 32,000 SF
  - 7,600 SF
- › Immediate interstate access
- › No tenant rollover until 12/31/20
- › Strong credit
- › Location in desirable industrial area
- › Potential upside in rental rate
- › Seller occupies the property
- › Various property improvements

## Investment Overview

- › Price: \$4,475,000
- › Cap Rate: 8.0%\*
- › Immediate Cash on Cash return: 10.5%

\* Based on 2019 revenues. See offering memorandum

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## Aerial Map

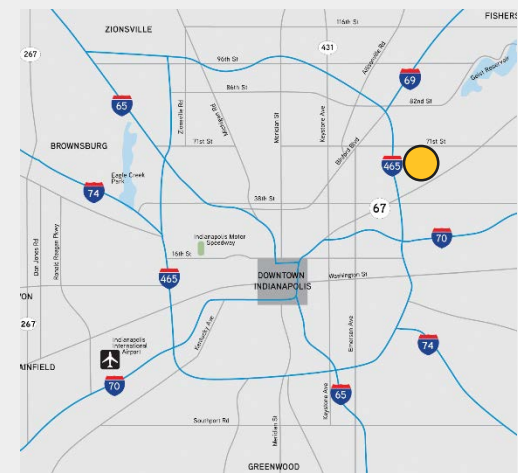


## Contact Us

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