

An aerial photograph of a commercial property. In the center is a large, light blue metal building with a bright blue roof. To its right is a smaller, grey-roofed building. Behind the main building is a large outdoor storage area filled with numerous green and blue storage containers. Several cars and trucks are parked in the lot. A red dashed line outlines the property boundary. In the background, there are more industrial buildings and a parking lot with several white vans. The foreground shows a road with a yellow curb and a grassy area with utility poles.

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RIZE
COMMERCIAL REALTY

Massachusetts
Ave

For Lease

4979 Massachusetts Ave, Indianapolis, IN 46218

11,430 SF Building On 2.13 Acres With Outdoor Storage

CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum ("OM") is being provided to summarize unverified information for a Potential purchaser of the Property ("Property"). It is intended to be reviewed only by the party receiving it from Rize Commercial Realty ("Rize") and should not be made available to any other person or entity without the written consent of Rize. The information contained in this OM has been obtained from the Property Owner ("Owner") and other sources deemed reliable by Rize. Financial projections made are for general reference purposes only and are subject to material change or variation. Both Rize and the Owner make no warranties or representations, expressed or implied, of any kind of the information contained herein. Potential Purchaser must conduct their own thorough due diligence investigation.

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The Property is being offered and sold by its owner(s) on an as-is basis, and with all faults, without representation or warranty of any kind. Owner and Rize expressly reserve the right, at their sole discretion, to determine the offer and acceptance process including but not limited to the right to accept or reject any offer. Owner shall have no legal commitment or obligation to any purchaser reviewing this OM unless an enforceable purchase agreement has been fully executed.

This Offering Memorandum is the property of Rize Commercial Realty. The party in possession of this OM agrees its confidential nature and will hold it in strict confidence.

The terms and conditions set forth above apply to this OM in its entirety.

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Property

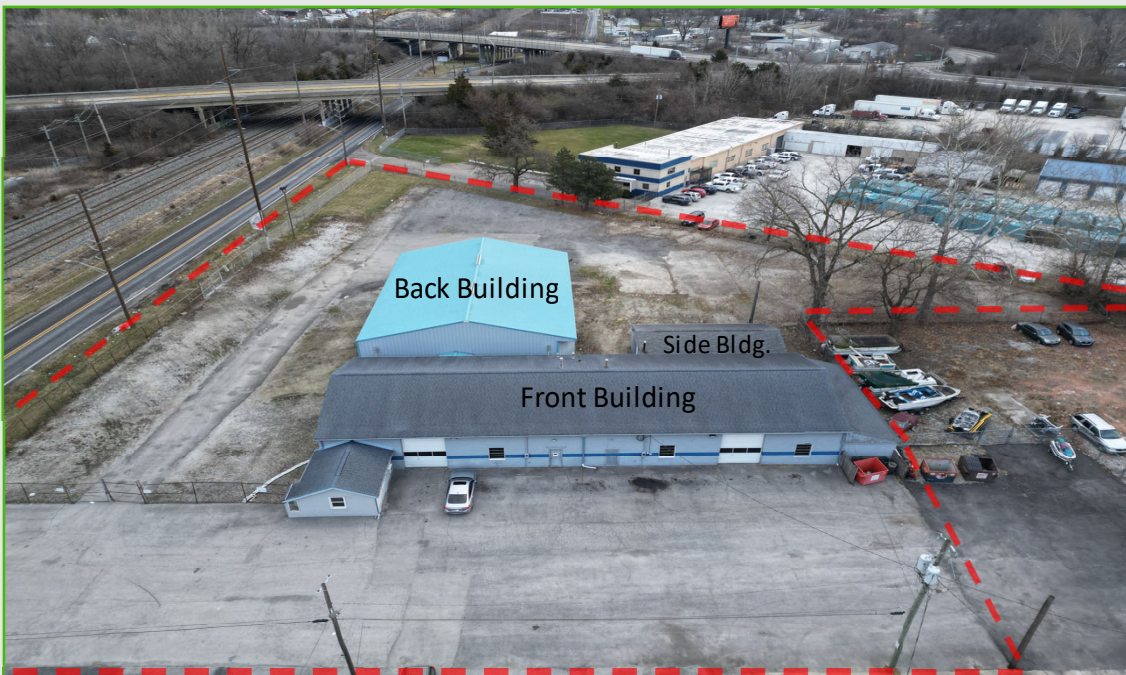
Address	4979 & 4989 Massachusetts Ave, Indianapolis, IN 46218
Acreage	±2.13
Zoning	I-3 (allows for outdoor storage)
Location	1 mile from I-70 3.1 miles from I-465

Construction

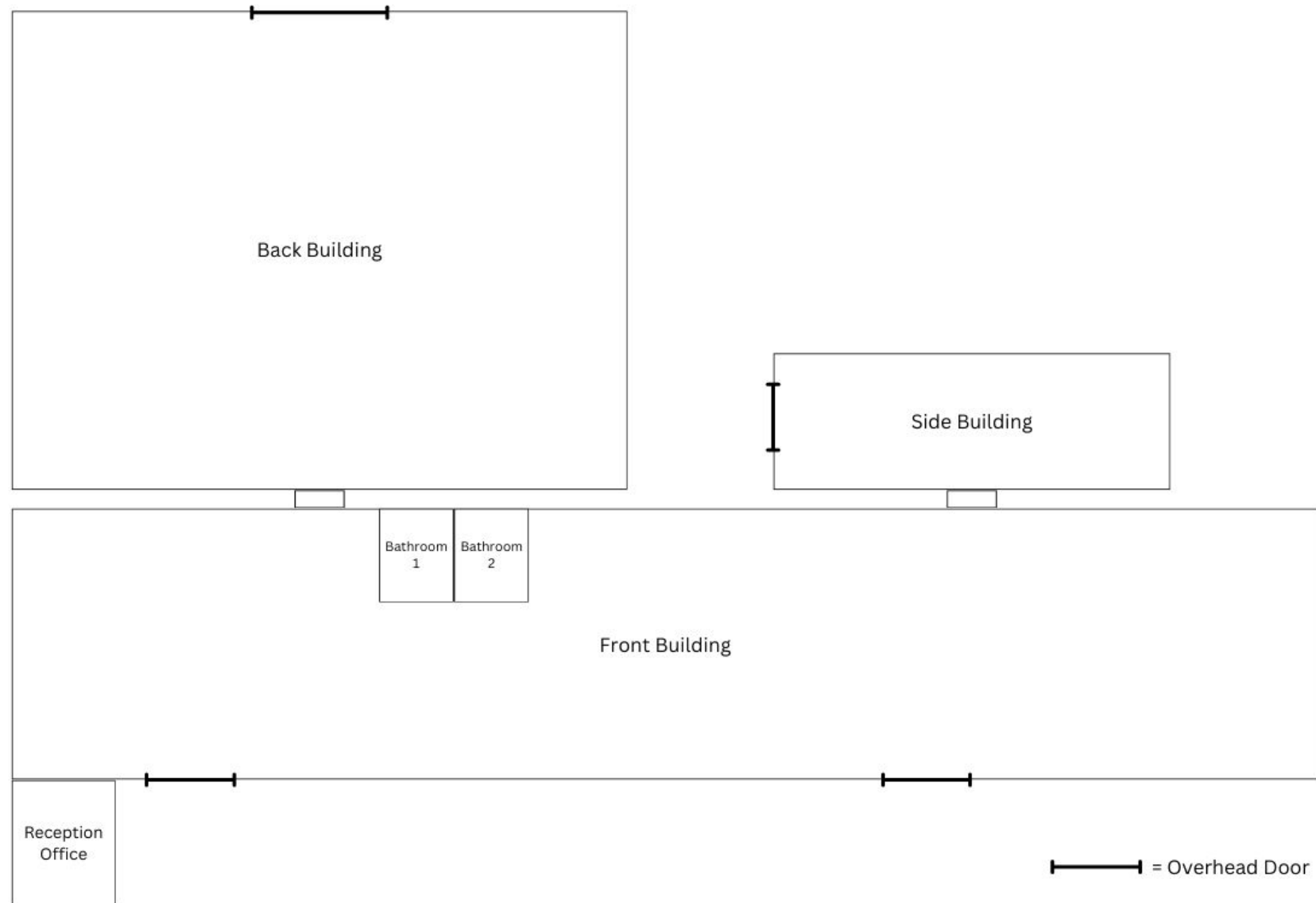
Foundation	Concrete Slab
Exterior Walls	Front & Side Buildings - Blocks Back Building - Metal
Roof	Front & Side Buildings - Gable Back Building - Metal
Parking Area	Asphalt & Gravel, Fenced
Utilities	Electrical - AES Water & Gas - Citizens Energy Group Sanitary Sewer - Septic

Building

Year Built	Front Building - 1955 Side Building - 1984 Back Building - 2000
Square Feet	±11,430 Total ±5,660 SF Front Building (135'4"x40' + 247 SF) ±970 SF Side Building (40'5"x24') ±4,800 SF Back Building (80'x60')
Front Building	Reception Office - 247 SF Flex Space - 5,413 SF 13' Clear Height 2 Manual Overhead Doors - 10'x12' (wxh) 2 Bathrooms - 41 SF each Heating - Central Heat & 1 Overhead Gas Heater Cooling - Window A/C In Reception Office Only
Side Building	Flex Space - 970 SF 9' Clear Height 1 Manual Overhead Door - 9'x8' (wxh)
Back Building	Flex Space - 4,800 SF 16' Clear Height 1 Automatic Overhead Door - 15'x14'6" (wxh) Heating - 2 Overhead Gas Heaters
Power	3 Phase - 120/240 Volts



Floor Plan



*not drawn to scale

