

FENTRESS BUILDERS, INC.

6006 EAST 38TH STREET, INDIANAPOLIS, IN 46226

FOR SALE



PROPERTY DESCRIPTION

FOR SALE - 14K Square Footage - Great Office & Warehouse Space

LOCATION DESCRIPTION

Located on the East Side of Indianapolis with easy, quick access to I-465. Local amenities include several fast food chains, entrepreneurial businesses, Walmart, and Menards. Minutes from Fort Harrison. Convenient access to downtown.

PROPERTY HIGHLIGHTS

- Industrial Warehouse for Sale
- Great access to major highways in the Indy area.
- Commercial Zoning.
- Building is well maintained, and quality built.
- Must see to appreciate!

OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	1 Acres
Building Size:	14,000 SF

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Sale Price: \$550,000

ASHLEE MUNDY

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FOR SALE

SALE PRICE

\$550,000

LOCATION INFORMATION

Building Name	Fentress Builders, Inc.
Street Address	6006 East 38th Street
City, State, Zip	Indianapolis, IN 46226
County/Township	Marion
Submarket	Fort Ben Ind Submarket
Cross Streets	38th and Arlington

BUILDING INFORMATION

Building Size	14,000 SF
Price / SF	\$39.29
Year Built	1972
Last Renovated	2016
Building Class	C
Number Of Floors	2
Load Factor	Yes
Construction Status	Existing

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	Class C Industrial
Lot Size	1 Acres
APN#	49-07-14-120-005-000-401
Submarket	Fort Ben Ind Submarket

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	2.5
Parking Description	The surface parking and exterior storage is fenced in and the building is secured with an alarm system.

UTILITIES & AMENITIES

Restrooms	3
Exterior Description	Great all brick corporate office with large warehouse space now available. A perfect turn key property for a General Contractor, Roofing Specialist or any type of Company requiring a large executive office and warehouse space. Previously served as Corporate Headquarter for Fentress Builders & ServiceMaster Restore, proudly serving the Indy area for over 60 years.
Interior Description	Recently renovated to a modern Executive Office space. The front office includes a Built in Front Desk / Reception Area, Dual Executive Office, 6 + Person Conference Room. Five large offices able to accommodate up to 4 people.

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PROPERTY OVERVIEW

FOR SALE - 14K Square Footage - Great Office & Warehouse Space

LOCATION OVERVIEW

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CONSTRUCTION

Masonry all brick.

SITE DESCRIPTION

Great all brick corporate office with large warehouse space now available. A turn-key property, great for a General Contractor, Roofing Specialist, or a Company requiring a large executive office and warehouse space. Previously served as Corporate Headquarters for Fentress Builders & ServiceMaster Restore, proudly serving the Indy area for over 60 years.

ZONING

Class C Industrial

WAREHOUSE DESCRIPTION

The Warehouse space is equipped with easily accessible Dock Doors (1 truck dock door, 1 drive-in door, 1 ramp with drive-in door). The Warehouse also has a large specially designed Ozone Room for Restoration Services and a Front Load Washer & Dryer. Individual offices and a large separate work space have been added with direct access to the Warehouse with full heat and AC.

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