








GRUBB & ELLIS
Harding Dahm & Company

North Office:
500 E. 96th St, Ste. 400
Indianapolis, IN 46240






South Office:
3209 W. Smith Valley, #100
Greenwood, IN 46142

INVESTMENT LISTINGS






August, 2010

AGENT(S)	PROPERTY TYPE	ADDRESS & DEVELOPMENT NAME	CITY	PRICE	IMAGE OF SITE	COMMENTS
Stan Elser Bob Lindgren	INDUSTRIAL SINGLE TENANT	2810 W. STATE ROAD 28	FRANKFORT	\$2,600,000		70,000 Square feet on 20 acres. 10.37% CAP.
Cathy Richards	OFFICE / CONDO MULTI-TENANT	633 LIBRARY PARK	GREENWOOD	\$549,900		Garden Style Office Space for Sale. Four Condo Style Offices with Separate Entries. Well Maintained. High Traffic Area.
Mike Kensill	RETAIL MULTI-TENANT	720 FRY ROAD	GREENWOOD	\$395,000		7,200 square foot brick one-story building. Situated on 0.55 acres. Currently configured for 3 tenants, but can be single tenant. Located on Fry Road near the Greenwood Park Mall.
Bob Lindgren Mike Medlock	RETAIL SINGLE TENANT	1614 - 1620 SMITH VALLEY RD. HIDDEN VALLEY SELF STORAGE	GREENWOOD	\$1,200,000		Cap rate is pro forma as one of the owners occupies a significant portion of the property and has below market rents. This owner desires to stay and will pay market rates upon sale. Front building currently leased to a family, and husband acts as security notice to ownership as part of lease. Development of a self storage facility in the immediate area is not expected due to land values having since been set by more intense uses that grew after this facility was developed.
Mike Kensill	OFFICE MULTI-TENANT	1401 W. COUNTY LINE RD. PARK 1401	GREENWOOD	\$7,600,000		Three buildings for sale in new office park, individually or entire park. Total of 38,000 SF on 3.71 acres. Convenient access to US 31 & SR 135. Visibility and signage on County Line Rd. Zoned B-1.



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Cathy Richards Mike Kensill	OFFICE MULTI-TENANT	8012 & 8028 E. 10TH STREET BARKER OFFICE PARK	INDIANAPOLIS	\$925,000		Owner built 11,000 so +/- 2-building office park at the NEC or Franklin Rd and East 10th St. All masonry one story buildings with excellent street corner visibility, ample parking, and in excellent condition. Established tenants such as Community Hospital doctors, Dental practice and CPA firm have been at this location for many years. A good long term investment that could be managed by new owner.
Herb Feldmann Cindy Hoskinson	RETAIL MULTI-TENANT	4641 W. 30TH STREET SCOTTY'S LOUNGE RETAIL CENTER	INDIANAPOLIS	\$650,000		Neighborhood center anchored by Scotty's Lounge (business also available for sale), located on the SEQ of 30th & Georgetown Road. Excellent access and visibility to center. Cross easement parking with Georgetown Square Shopping Center, anchored by Big Lots. Restaurant/bar can be purchased separately or with the center. Business includes inventory, FF&E and Marion County 3-way liquor license. Note: Tenants do not know center is for sale.
Bob Lindgren	RETAIL MULTI-TENANT	8024 PENDLETON PIKE	INDIANAPOLIS	\$925,000		This investment parcel wraps the northeast corner of Pendleton Pike and Franklin Road. Anchor tenant, the pawn shop, is on a ten year lease on a NNN basis. Owner's former space is for lease. Balance of space is residential in nature with tenants in place. NOI is from 2009 actuals, and leasing the 10,000 s.f.. flex space formerly occupied by the Owner gives a nice upside opportunity. Space is being leased separately from this listing at \$5.00 psf industrial gross.
Herb Feldmann Cindy Hoskinson	RETAIL SINGLE TENANT	4635 W. 30TH STREET	INDIANAPOLIS	\$250,000		Freestanding, single-tenant day care investment property. Long term tenant/business. Located on the SEQ of 30th & Georgetown Road. Excellent access and visibility. Current tenant lease expires 2-1-2011.
Herb Feldmann Cindy Hoskinson	RETAIL MULTI-TENANT	2974 KESSLER BLVD N DR. 30TH & KESSLER CENTER	INDIANAPOLIS	\$950,000.00		Well located and stable neighborhood center with strong upside. Several long term tenants in place and 2,600 square feet available.



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Rick Jones Bob Lindgren	OFFICE MULTI-TENANT	6960 GRAY ROAD	INDIANAPOLIS	SOLD		For Sale or Lease! Perfect for Owner Occupant with a desire for Leasing Income. 7,000sf Office Building Zoned C-3. The building is in very good condition. Frame Construction with Standing Seam Metal Roof. The first floor is on grade concrete slab. Landlord covers the cost of Taxes, Insurance, Trash and Common Area maintenance in the monthly rent.
Scott Herider	MULTI-FAMILY	2302 N. RITTER AVE. RITTER MANOR APARTMENTS	INDIANAPOLIS	\$999,500		Due to assumable financing, this is an excellent opportunity for a qualified investor to acquire a property with a small down payment and realize a tremendous cash on cash return.
Bob Lindgren Bill Brennan	MULTI-USE MULTI-TENANT	647, 653, 655-659 VIRGINIA AVE.	INDIANAPOLIS	\$495,000		Three building complex with central courtyard. Buildings need renovation. Each building has architectural detail representing the period when constructed. Overall in fair condition.
Mike Kensill	RETAIL	11230 N STATE ROAD 67 11230 BUILDING	MOORESVILLE	PENDING		Building for sale with 124 self storage units. Approximately 8,000 square feet situated on 2.35 acres. Zoned I-2. 320 feet of frontage on State Road 67. Visible to over 32,000 vehicles per day.
Bob Lindgren	RETAIL SINGLE TENANT	3477 E CONNER STREET KAHLO JEEP	NOBLESVILLE	\$2,450,000		Most recently used as Butler Nissan. Ideal for equipment rental, truck rental, farm implement dealer and other similar uses. Most recent major remodeling of the facility was in 2001. Equipment can stay with the building, but must be negotiated for separately. Seven overhead doors ranging in size from 12 X 9 to 14 X 21. Showroom area has high end finishes. Shop area gives extraordinary ceiling height. Two electrical service panels, one 1,600 amps, the other 2,500, both are 600 volt.




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Bob Lindgren	INDUSTRIAL SINGLE TENANT	2010 JOHN WILLIAMS BLVD.	BEDFORD	\$525,000		<p>John Williams Boulevard is a four lane major access road from SR 37 to the north central portion of Bedford. Significant retail and major employers are located just west of this location. 17.5 acres of developable ground. Huge amount of frontage. Older, but very useable, industrial building on center portion of site. 40,000 s.f.. is for lease at very competitive rates. Has maximum clear height of 43 feet. Price is for whole parcel. Will consider sale of outlots at prices to be quoted.</p>