

Former Tier 1 Manufacturing Site

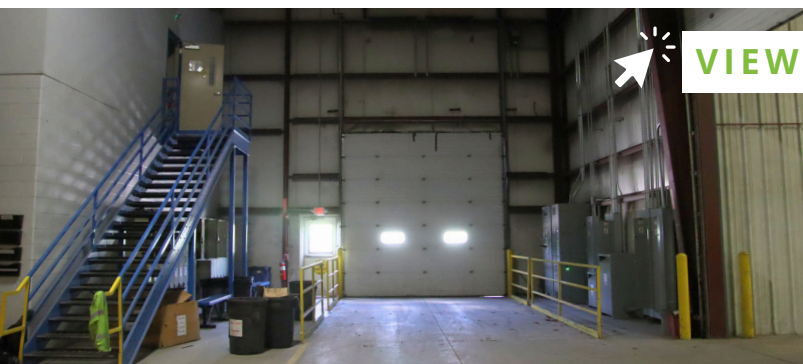
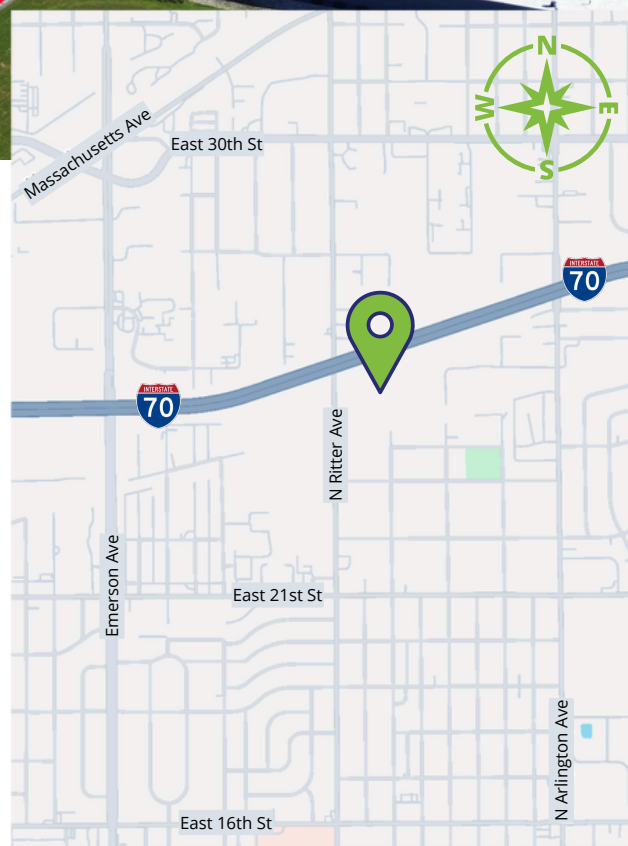
2427 N Ritter Avenue, Indianapolis, IN

FOR SALE



PROPERTY OVERVIEW

- **Asking Price:** \$4,800,000.00
- **Total Size:** 67,288 SF across multiple purpose-built buildings, including warehouse, manufacturing, and office/flex spaces.
- **Land Size:** 4.34 acres with ample space for parking, truck circulation and expansion
- **Loading:** Equipped with 12'H x 8'W overhead doors, 10'-28' clear height, 15 total drive-ins and 1 dock.
- **Access:** Located just off I-70 and near I-465, with seamless connectivity to Indianapolis and major Midwest distribution networks.
- **Security:** Featuring a gated entrance and fully fenced perimeter.
- **Visibility:** Exceptional visibility from the highway enhances exposure and adds strategic value for headquarters use or corporate presence.



[VIEW WEBSITE](#)



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PROPERTY SPECS

Property Totals:

- **Total Property SF:** 67,288
- **Total Parking Spots:** +/- 120
- **Total Acreage:** 4.34 Acres
- **Total Power:** 1750 kW
- **Total Drives:** (15)
- **Total Dock Doors:** (1)

Building 1 – Office/Flex Space:

- **Building SF Total:** 20,488 SF
(Office = 3,688 / Warehouse = 16,800)
- **Dock Doors:** (0)
- **Drive-ins:** (8)
- **Total Power:** 250 kW

Building 2 – Warehouse Space:

- **Building SF Total:** 10,800 SF
(Office = 550 / Warehouse = 10,250)
- **Dock Doors:** (1)
- **Drive-ins:** (2)
- **Total Power:** 1500 kW between buildings 2 & 3

Building 3 – Office/Warehouse Space:

- **Building SF Total:** 36,000 SF
(Office = 4,630 / Warehouse = 31,370)
- **Dock Doors:** (0)
- **Drive-ins:** (5)
- **Total Power:** 1500 kW between buildings 2 & 3



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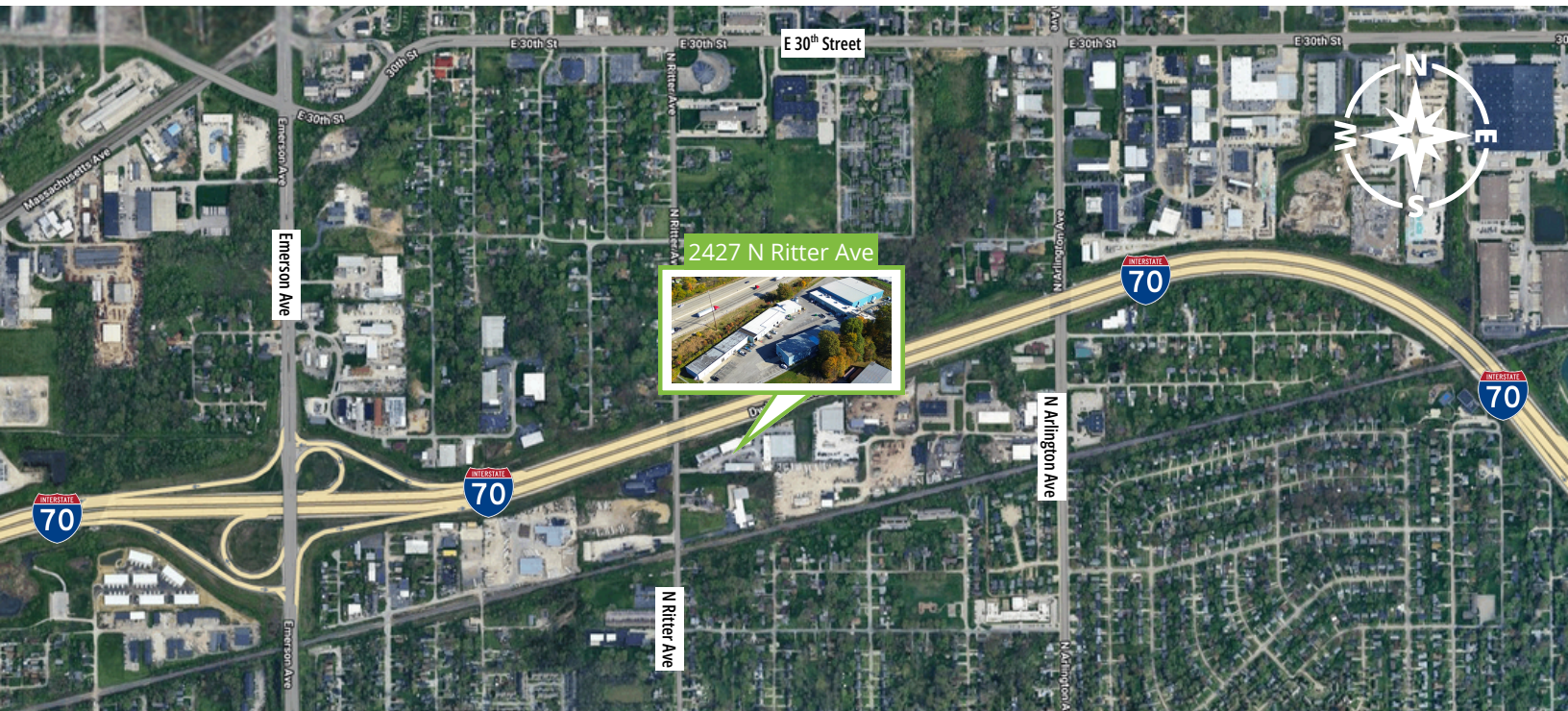
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LOCATION OVERVIEW



Nearby Amenities

Area Restaurants

McDonalds
Texas Roadhouse
Cracker Barrel
Big Dan's Hamburgers
His Place Eatery
Steer-In
Subway
Indy Hibachi
Skylight Bistro & Wine Bar
Wendy's
Lincoln Square
Wild Child Coffee

Retail & Entertainment

Gordon Food Service
Indy Trading Company
Fresh Market
Walgreens
CVS
Kroger's
Rosie's Discount Store
UPS Store

Lodging

Holiday Inn Express
Comfort Inn
Candlewood Suites
Baymont by Wyndham
Fairfield Inn
Marriott East
Sleep Inn
Country Inn & Suites
Days Inn

Banks

BMO
Chase
PNC
Fifth Third
Huntington
Bank of America

Drive Times

5 mins 

7 mins 

20 mins
Downtown 

30 mins
IND Airport 

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