

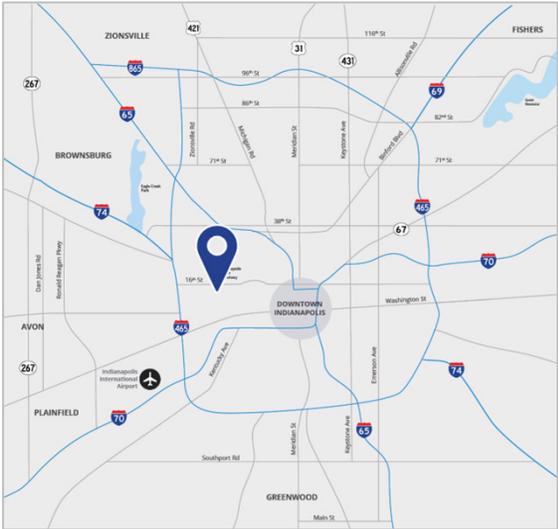


FOR LEASE
1255 Main Street
 Speedway, IN

Move-in Race Shop on Main Street

Property Highlights

- ± 28,146 SF race shop available for lease
- Located on Main Street in the heart of Speedway, IN
- High-end race shop space catering to race teams & motorsport enthusiast
- State-of-the-art amenities & infrastructure for optimal performance & efficiency
- Two (2) drive-in bays: 14'x16' & 18'x16'
- ± 22' clear height
- Multiple interior rooms including level plate, machine shop, and paint room
- Three truck/RV parking spaces with utility hookups
- Interior offices, breakroom, and locker room



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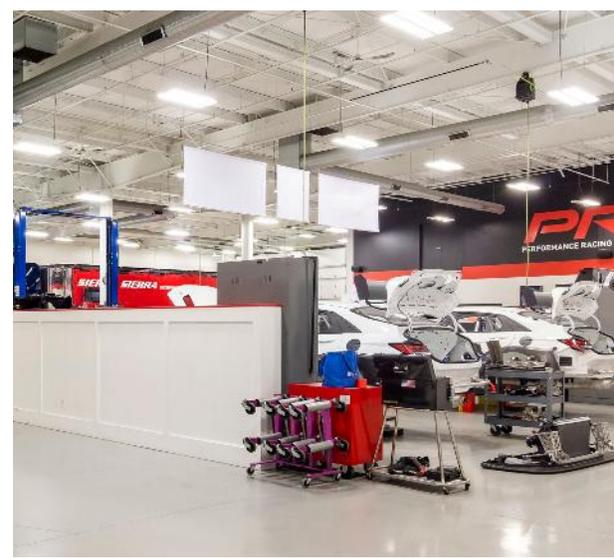
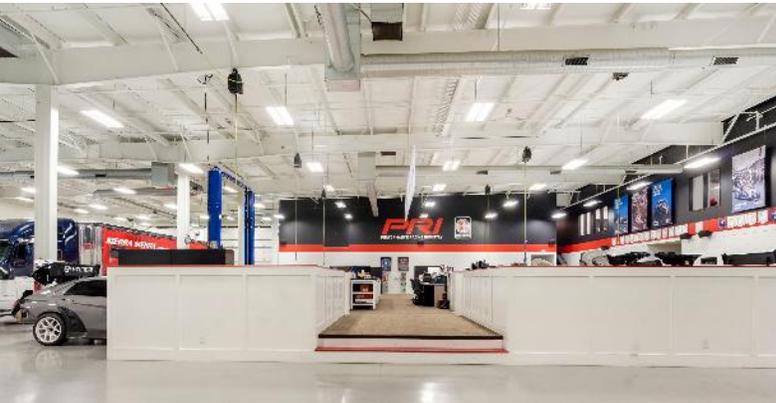
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Floor Plan & Specs

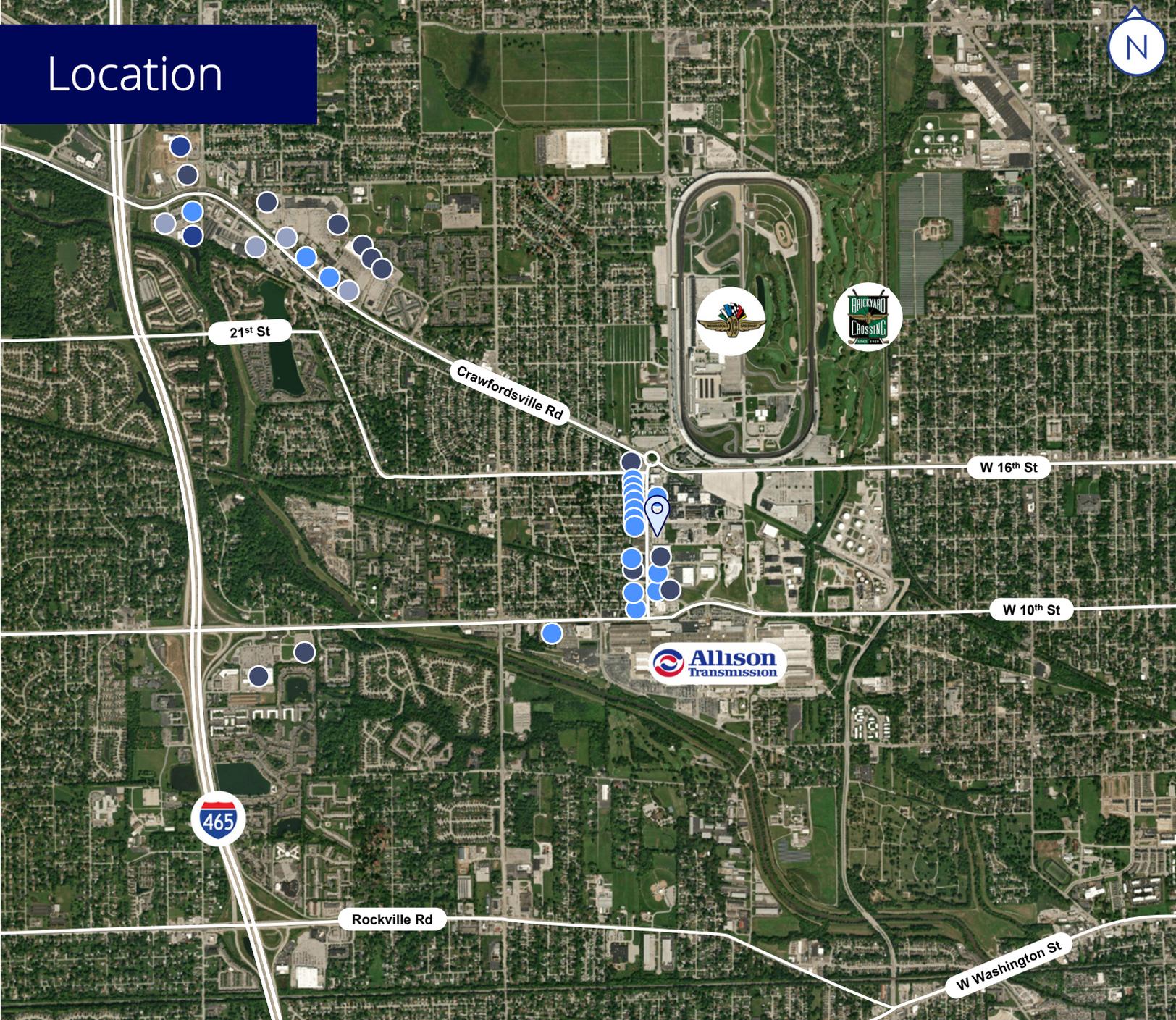
Property Information

Available SF	± 28,146 SF	Clear Height	± 22'
Land Area	± 2.14 acres	Drive-in Doors	Two (2)
Parking	± 72 spaces	County	Marion
Year Built	2013	Submarket	West
Zoning	SZ1 & SZ2		





Location



Restaurants

Applebee's
Barbecue and Bourbon
Big Woods Speedway
Brozinni Pizzeria
Charlie Browns Pancake & Steak House
Chipotle Mexican Grill
Daredevil Brewing
Dawson's on Main
Foyt Wine Vault
Le Peep
Mug-n-Bun
O'Reilly's Irish Pub & Restaurant
Starbucks
Tacos & Tequila on Main
The Famous Soda & Candy Company
The Spark Coffee

Retail / Entertainment

AJ Foyt Racing
Crew Carwash
Harbor Freight Tools
Indy Racing Experience
Kohls
Kroger
Lowe's
Petco
Speedway Indoor Karting
TJ Maxx
United States Auto Club (USAC)
Walmart Neighborhood Market

Banking

Bank of America
Chase
Fifth Third
PNC Bank

Lodging

Courtyard by Marriott
Hampton Inn & Suites

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