



# 3302 Kirkbride Way

## INDIANAPOLIS, IN 46222

The City of Indianapolis is seeking development teams focused on the thoughtful and timely redevelopment and reuse of 3302 Kirkbride Way, a property known as the "Central State Storehouse" currently owned by the City of Indianapolis,

Department of Metropolitan Development.  
[www.indy.gov/workflow/findbid-opportunities](http://www.indy.gov/workflow/findbid-opportunities)

RFP Number: RFP-13DMD-2024-2

### HIGHLIGHTS



- ~3 Acre Parcel
- 29,220 SF Flex Industrial Building
- Flexible Zoning, Adaptive Reuse Friendly
- Within Historic Central State Campus
- Opportunity Zone
- Phase I Available

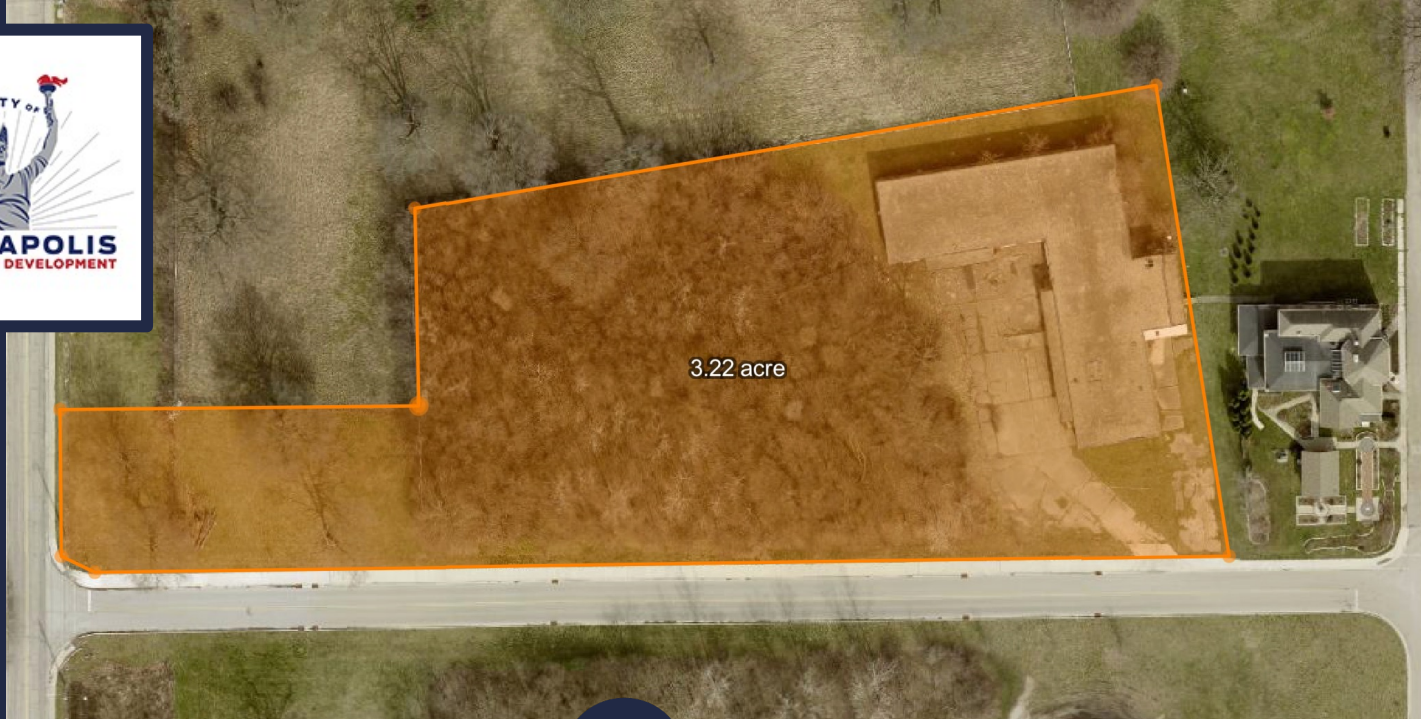
### Contact

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3.22 acre

# STRUCTURES + ENVIRONMENTAL

## STRUCTURES ENVIRONMENTAL

The site features a 29,220 SF L-shaped building that was built in 1955 as a cold storage warehouse for Central State Hospital.

**EXTERIOR:** The building features a loading dock area on the southwestern portion of the building. Exterior construction of the building consists of brick walls, concrete foundation, and an asphalt and river rock roof.

**INTERIOR:** The interior refrigeration rooms consists of concrete floors with drains, acrylic coated metal walls and ceiling. Remaining rooms consist of glazed tile walls, concrete floors with ceramic and vinyl tiles, and ceiling tiles. The basement consists of concrete and drywall walls and ceilings, and concrete floors. The building has experience vandalism over the years. Several fires occurred through the building with fire damage, ceiling collapse, and soot observed.

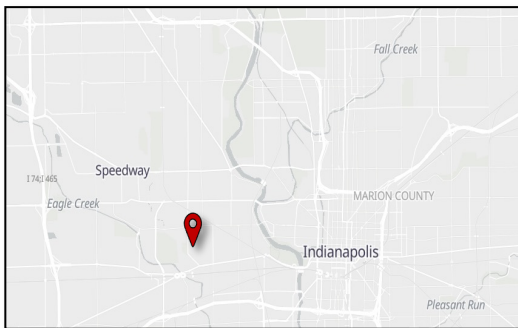
Environmental issues identified in the most recent Phase 1 Site Assessment:

- AST observed on the western portion of the subject property. | **REC**
- Possible VEC present on the subject property due to: presence of floor drains, lack of information pertaining to the materials historically stored in the building, and limited Phase II investigative work completed to date. | **REC**
- Historical operations with documented residual soil and groundwater contamination resulting in an ERC. | **CREC**
- Deteriorated asbestos pipe wrap throughout the building. Additional suspect ACMs also observed throughout building (resilient floorings, ceiling tiles, and mastics). | **BER**
- Based on the age of construction and observed peeling paint, lead-based paint is possibly present within the building | **BER**
- Regulated universal waste, in the form of light fixtures, both troffer-style and metal halide fixtures, along with exit signs, thermostats, electrical panels, and switches, were observed throughout the building. **BER**

BER = Business Environmental Risk  
CREC = Controlled Recognized Environmental Condition  
REC = Recognized Environmental Condition

# CENTRAL STATE CAMPUS MAP

1. New IMPD Mounted Patrol
2. Indiana Medical History Museum
3. Central Greens Field
4. Christel House Academy
5. People for Urban Progress
6. 1899 Event Venue
7. Ignition Arts
8. Project One Studio
9. NXG Youth Motorsports
10. Historic IFD 18
11. Woda Cooper Project
12. The Plaza at Central Greens
13. The Village at Central Greens
14. The Steeples
15. 58 Bahr: M/I Homes
16. Bolton Square: M/I Homes
17. The Overlook: M/I Homes
18. Proctor Place
19. Max Bahr Park
20. The Retreat
21. New IFD 18
22. Central State Mansion + Café
23. HVAF Homes



## EXCELLENT ACCESSIBILITY:

- 3.5 Miles to Downtown
- 11 Miles to IND Airport
- 2.6 Miles to I-70
- Adjacent to Future IndyGo **Blue Line** BRT, connecting the Airport to Cumberland through Downtown Indy

## NEARBY AREA AMENITIES:



LOCATION + AMENITIES