

FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- Office / Warehouse
- Gated Parking
- C4 Zoning

2117 W. MORRIS ST | INDIANAPOLIS, IN | 46221



[ENVOYCOMPANIES.COM/REAL-ESTATE](https://envoycompanies.com/real-estate)

Fred Krawczyk
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Cell: 317.775.2289

Price: \$325,000

Lease: \$10 /SF

Type: NNN

± 2,687 SF

Lot: 0.12 AC

220 Volt

14 ft. Clear Ht.

2 Drive-In doors

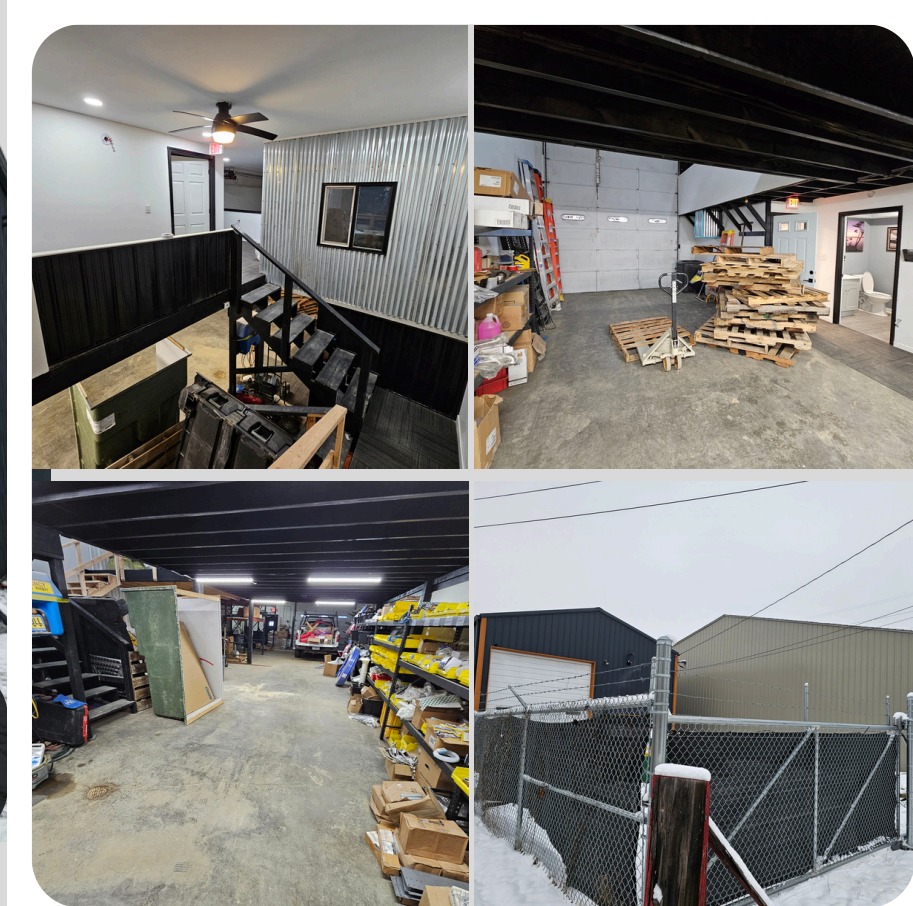
Heated



The Ultimate Contractor Yard: Secure, Modern, and Minutes from I-70

A Turn-Key Opportunity for Your Business. This industrial-flex property has been thoughtfully updated to meet the needs of modern service providers, contractors, and small-scale distributors.

Secure & Ready to Work Fully fenced and gated lot. Situated on a high visibility corner of W Morris Street, for fast access to I-70 and I-465.



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PHOTOS



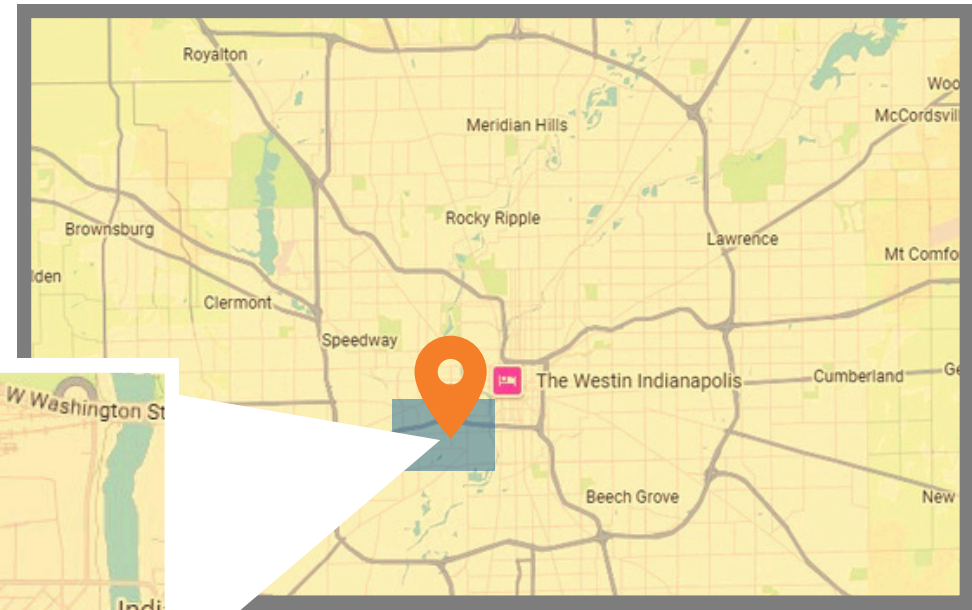
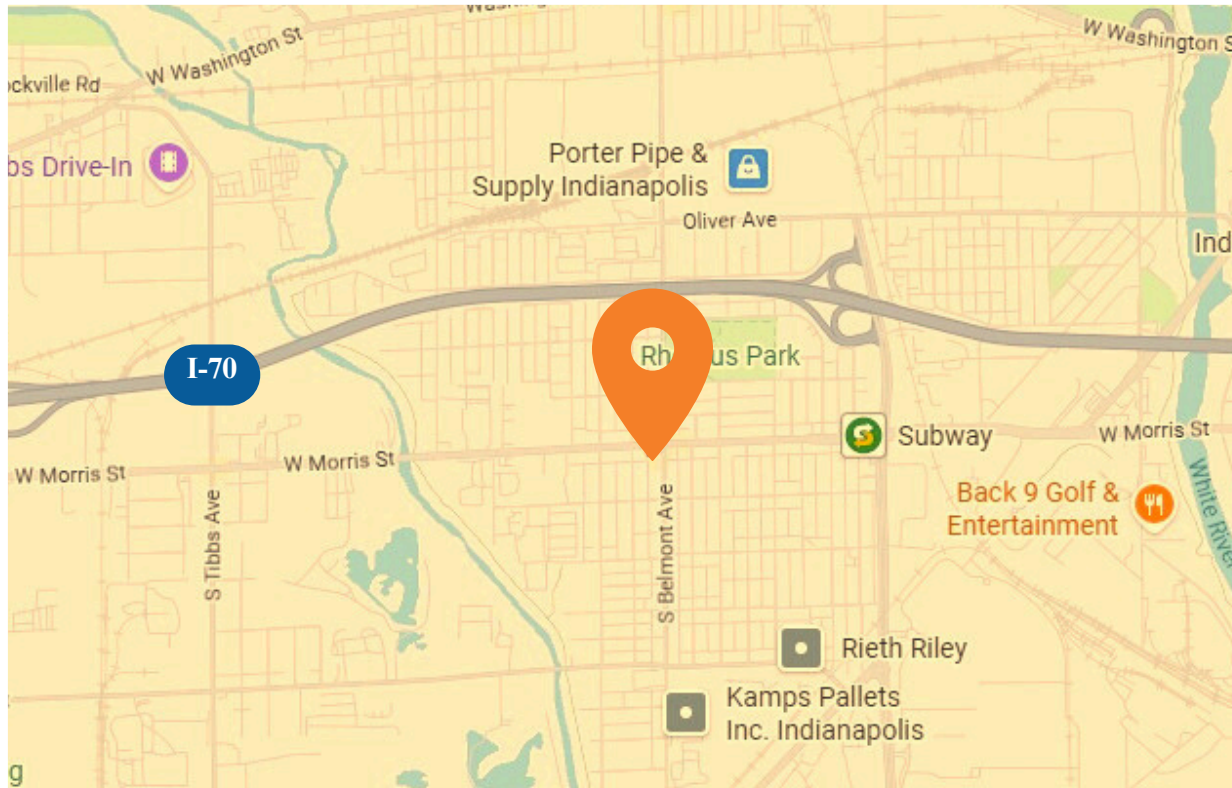
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MAP



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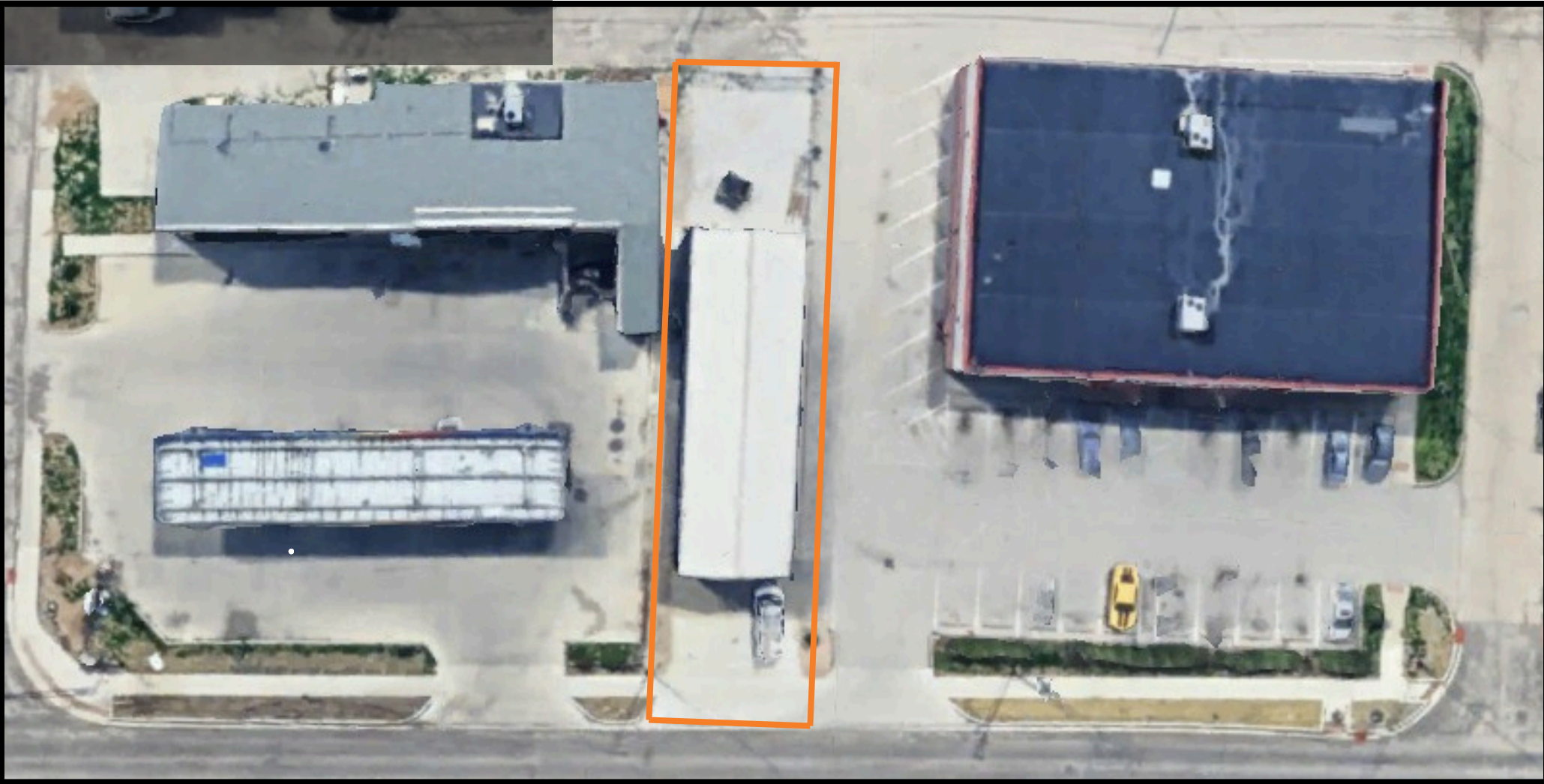
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SITE

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