



For Lease **3650 W Minnesota St, Indianapolis, IN 46241**
14,700 SF Industrial building situated on 4.03 acres of I-4 zoned land

W Minnesota St

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Outline is an estimate



Well-maintained 14,700 square foot industrial building available immediately, centrally located in Indianapolis' industrial hub. The property was owner-occupied from its construction in 1990 until recently, reflecting long-term care and pride of ownership.

The building features a 12,600 square foot repair shop with two drive-in doors, gas heat, floor drains, 600 amps of 120/208 volt 3-phase power, and separate restrooms serving the shop and office areas.

Zoned I-4, the property allows for outdoor storage and is secured with an electric fence and gated access.

Property

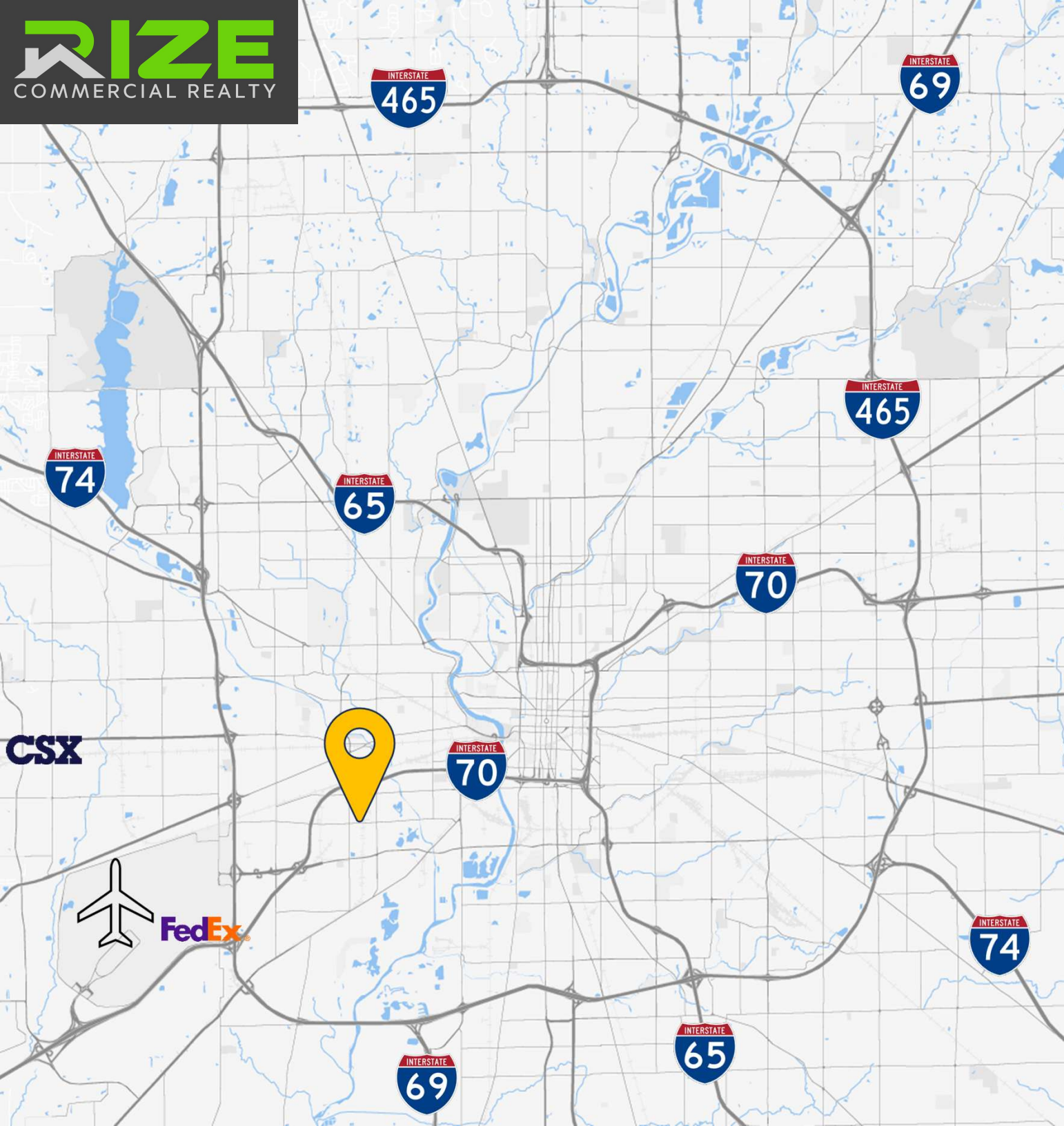
Address	3650 W Minnesota St, Indianapolis, IN 46241
Acreage	±4.03
Zoning	I-4 (allows for outdoor storage)

Building

Year Built	1990
Square Feet	±14,700 total ±12,600 SF repair shop / flex space (180' x 70') ±1,400 SF office (47' x 30') ±700 SF shop storage room and bathroom (30' x 23')
Repair Shop / Flex Space	Two (2) overhead doors on north and south side (16' x 16') 20' clear height 600 Amps, 120/208 Volts, 3-phase power Gas heat Floor drains connected to an oil/water separator
Office	5 private offices (one accessed through the shop) Lobby, open office space 2 bathrooms
Storage Room	435 SF (29' x 15') One (1) overhead door (8' x 8') 9' clear height 1 hour fire rated ceiling
Shop Bathroom	265 SF (29' x 9') 2 toilets, 1 urinal, shower

Construction

Foundation	Concrete Slab
Exterior Walls	Repair shop / flex - Split-face block & metal Office - Split-face block Painted in 2025
Roof	Metal
Parking Area	Concrete, asphalt, gravel Electric fence with a gate
Utilities	Electricity – AES Indiana Gas, water, sewer – Citizens Energy Group



Local Connectivity

	1 Mile
	3.1 Miles
	4.7 Miles
	8.3 Miles
	8.2 Miles

FedEx World Hub 5.5 Miles

Indianapolis Int'l Airport 8.2 Miles

CSX Rail Yard 9.6 Miles

Regional Connectivity

Cincinnati, OH 115 Miles

Louisville, KY 118 Miles

Columbus, OH 180 Miles

Chicago, IL 184 Miles

St. Louis, MO 238 Miles

Detroit, MI 293 Miles



(2,100 SF)

- totally
separate
KEYED
NOT
ANY
OTHERS

