



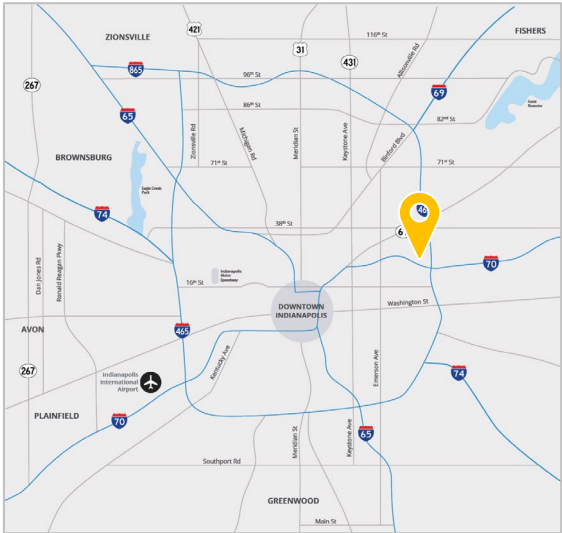
Shadeland Ave

E 30th St

FOR SALE
2929 N Shadeland Ave
 Indianapolis, IN 46219

Infill Manufacturing Facility on Large Land Site with Heavy Power

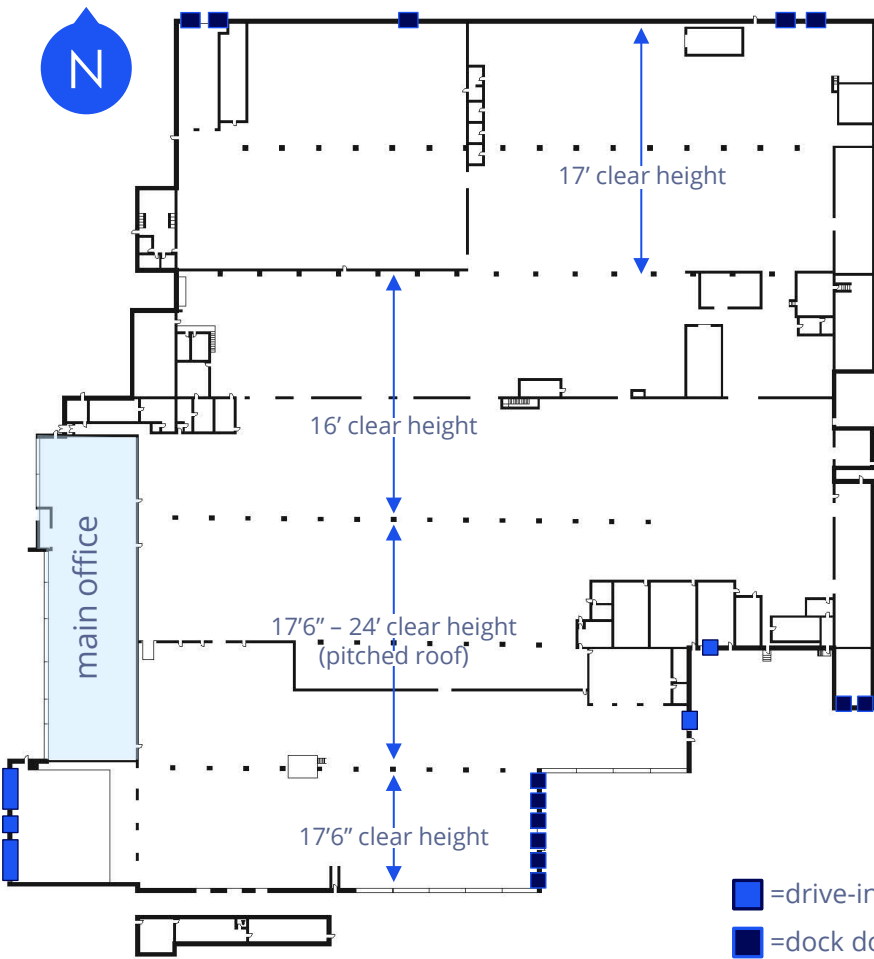
- Site Size: 30.66 AC with I-2 zoning
- Building Size: ±199,411 SF
- Clear Height: 16' – 24' (varies)
- Loading:
 - (7) internal docks + (8) external docks
 - (5) drive-in doors
- Power: Heavy power (multiple 480 volt | 3-phase electrical feeds)
- Lighting: LED
- Fire Suppression: Wet sprinkler system
- Parking:
 - Auto: 206 (expandable)
 - Trailer: 32 (expandable)
- Year Built: 1955 (original) & 1964 (expansion)
- Superb access to strong labor force with IndyGo bus route / stops along Shadeland & E 30th Street
- Immediate access to I-70 and I-465
- CALL FOR PRICING!



Andrea Hopper SIOR
 +1 317 713 2128
 andrea.hopper@colliers.com

Tyler Wilson SIOR
 +1 317 713 2137
 tyler.wilson@colliers.com

Colliers Indianapolis
colliers.com



Building Specs

Site Size	30.66 AC
Zoning	I-2
Building Size	±199,411 SF
Office SF	13,413 SF
Clear Height	16 - 24' (varies)
Loading	(7) Internal docks (recessed) (8) External docks (recessed) (5) drive-in doors
Power	Multiple 480 volt 3-phase services
Lighting	LED
Sprinkler	Wet System
Auto Parking	±206 spaces (expandable)
Trailer Parking	32 spaces (expandable)
Year Built	1955 (original) & 1964 (expansion)



DRIVE TIMES

I-70	2.6 mi	6 mins
I-465	2.2 mi	6 mins
I-74	8.5 mi	13 mins
I-69	7.0 mi	13 mins
Downtown Indianapolis	9.6 mi	17 mins
IND International Airport	21.8 mi	28 mins

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