

FOR LEASE
+/- 8,200 SF Industrial
Building w/ Outdoor Storage

1091 KENTUCKY AVE

Indianapolis, IN 46221

PRESENTED BY:

WADE WILSON

C: 317.863.9271

wade.wilson@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8,500/month NNN Opex: \$1.67/SF
BUILDING SIZE:	8,230 SF 1,270 SF Office
ZONING:	I4 - Outdoor Storage Permitted
CLEAR HEIGHT:	15'
POWER:	3-Phase 400amp
DRIVE-INS:	(2) 14' Doors (1) 10' Door
LOADING DOCKS:	One (1) Exterior Dock Well
LOT SIZE:	0.58 Acres

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PROPERTY HIGHLIGHTS

- RENOVATIONS COMPLETE! | Brand new roof replacement, new siding, exterior paint, service doors, and new HVAC!
- Fully climate-controlled warehouse w/ LED lighting
- Finished office space with private bathroom
- Heavy industrial zoning (I4) - outdoor storage permitted
- Heavy 3-Phase 400 amp power
- Excellent access to I-70, I-465, and downtown Indy

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS - WAREHOUSE



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ADDITIONAL PHOTOS - OFFICE



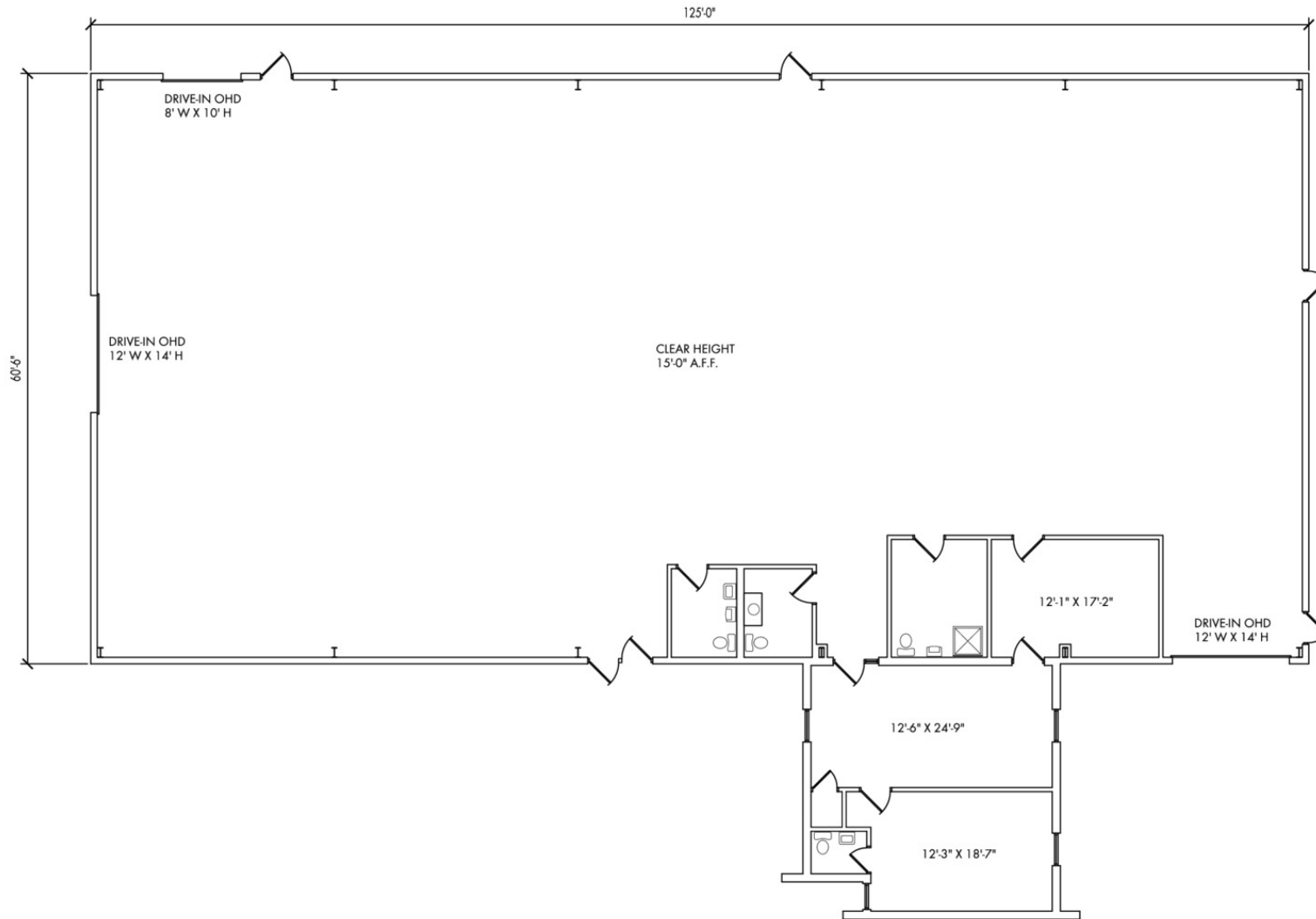
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1091 Kentucky Avenue

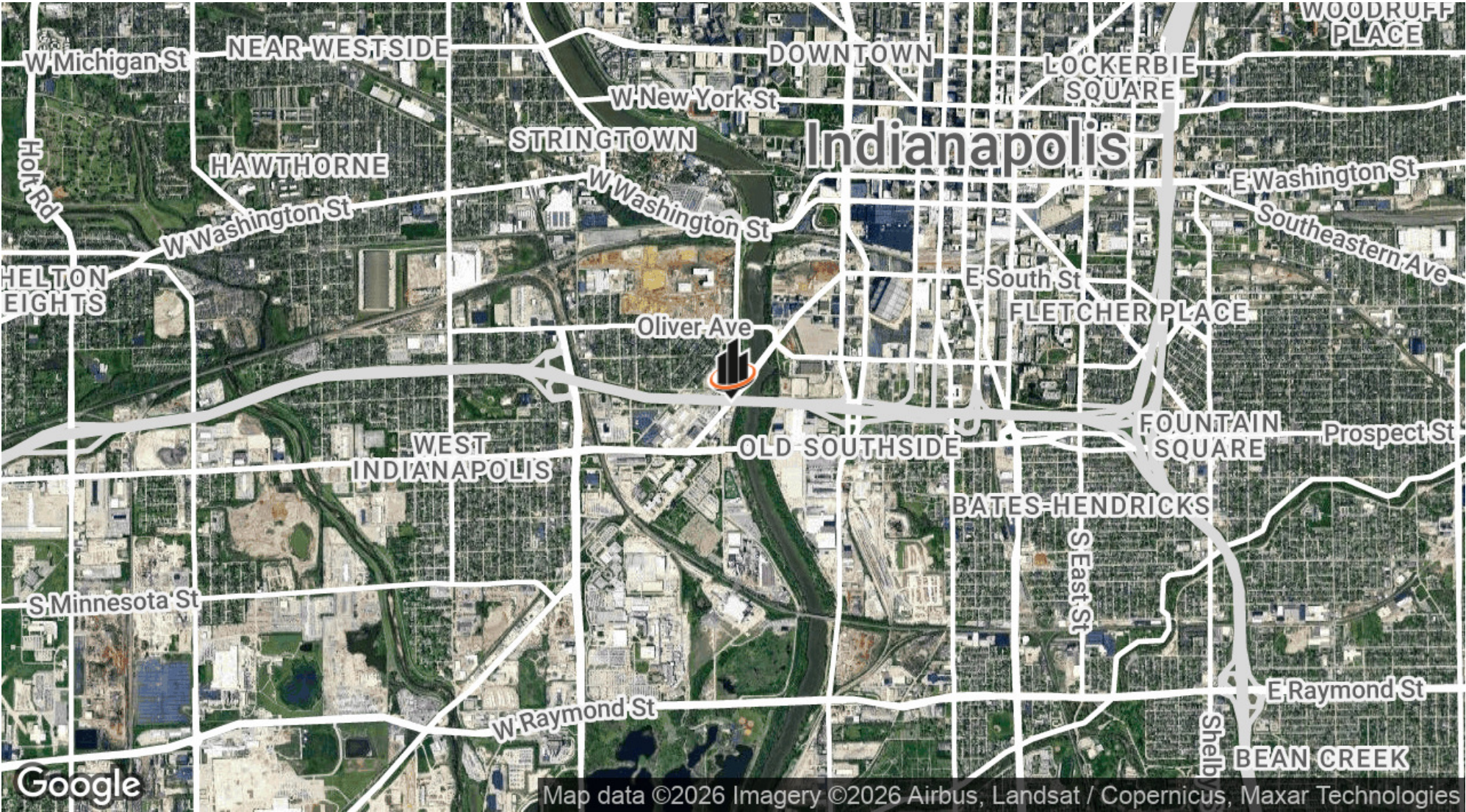
11.22.2025 VERIFIED

Indianapolis, Indiana

OFFICE:	1,270
WAREHOUSE:	6,960
TOTAL:	8,230 S.F.



LOCATION MAP



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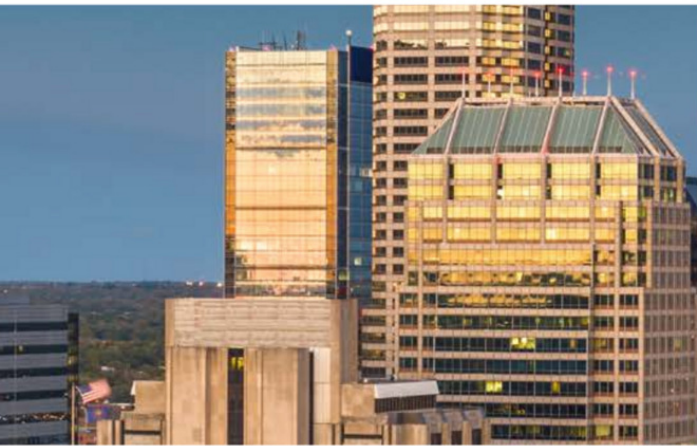
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#1
State in Site Selection
Magazine's 2025 Global
Groundwork Index
*(Infrastructure Readiness & Corporate
Facility Investment)*

**2 Million+
Workforce**
including top talent from
Purdue, IU, Notre Dame,
and Butler University



#2 in the nation for
manufacturing employment
share

#10 best business tax
climate *(Tax Foundation 2024)*

WHY COMPANIES CHOOSE INDY

Consistent top rankings for infrastructure, business climate, and workforce make Indiana a magnet for logistics, advanced manufacturing, and corporate investment. Indianapolis offers the scale, speed, and connectivity national brands need — with Midwest costs and global reach.

CHOOSE INDIANAPOLIS



724 million tons
freight travels
through Indiana
annually, making it
the 5th busiest state
for commercial
freight traffic.



25 million tons
handled annually
by Indiana's three
ports, driving \$7.8B in
statewide economic
impact.



**80% of U.S. /
Canadian population**
reachable within a
24-hour drive from
Indiana, thanks to
the state's central
location and highway
network.



2nd largest
global hub of
FedEx Express
at Indianapolis
International Airport
(IND), underscoring
Indiana's air-cargo
strength.



\$55B
in annual goods exports (2024)

60%
forecasted increase in
Indiana's freight flow by 2040

8
major interstates intersect
Indiana, connecting 75% of
the U.S. population within
one-day's drive

Built in Indiana. Connected to the world.