



For Sale | Industrial Flex Building Space

 **Highway Visibility and Easy Access**


 [5252 E 24th St, Indianapolis, IN 46218](#) 

Improved Price: \$299,000
Building Size: ±3,600 SF
Lot Size: ±0.28 Acres
Zoning: I-2 (Industrial)
Seller Financing: Available



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Building Overview

» 5252 E 24th St, Indianapolis, IN 46218 | ±3,600 SF | 0.28 Acres | I-2 Industrial Zoning



Front View of the Building



Main Entrance - Ground Level View



Staircase to Second Floor - Located on West Side of Entry



Second Floor Kitchen with Commercial Hood

Interior and Exterior Images



Second Floor - Bar & Seating Area



Second Floor - Open Workspace



View from Gated Entry



Barn - East Side of Property

Permitted Uses under I-2 Zoning

🔧 1. Trades, Production & Storage

Perfect for tradesmen, contractors, and light industrial users needing a secure lot and adaptable workspace.

🛠️ Artisan Manufacturing

Custom woodworking, signage, furniture, metal fabrication.

🏗️ Commercial & Building Contractors

HVAC, electrical, plumbing, remodeling, and tradesmen headquarters.

🖨️ Printing Services

T-shirt printing, signage, banners, and small-run custom labels.

📦 Warehousing & Distribution

E-commerce inventory, regional delivery, or local distribution.

🏠 Mini-Warehouse or Self-Storage

Storage for contractor tools, business inventory, or trailers.



🚗 2. Auto & Equipment-Oriented Uses

The expansive paved yard, gated entry, and high-visibility from highway make this property ideal for vehicle sales, rentals, or equipment-related businesses.

🚗 Vehicle Sales or Rentals

Used car lot, U-Haul center, motorcycle or trailer sales.

🔧 Auctioneering & Liquidation Services

On-site auctions for vehicles, tools, surplus inventory, or estate sales.

🍴 3. Food & Consumer Services

An existing kitchen hood and open-plan layout make the space well-suited for light food prep, ghost kitchen operations, or consumer service use.

👨‍🍳 Food & Beverage Prep / Ghost Kitchen

Commercial kitchen for delivery-only food brands, baked goods, or catering.

🧺 Light Industrial Laundry

Laundry service for gyms, salons, or pickup/drop-off operations.

Aerial View



LET'S CONNECT

HERE'S HOW WE HELP YOU SUCCEED



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