



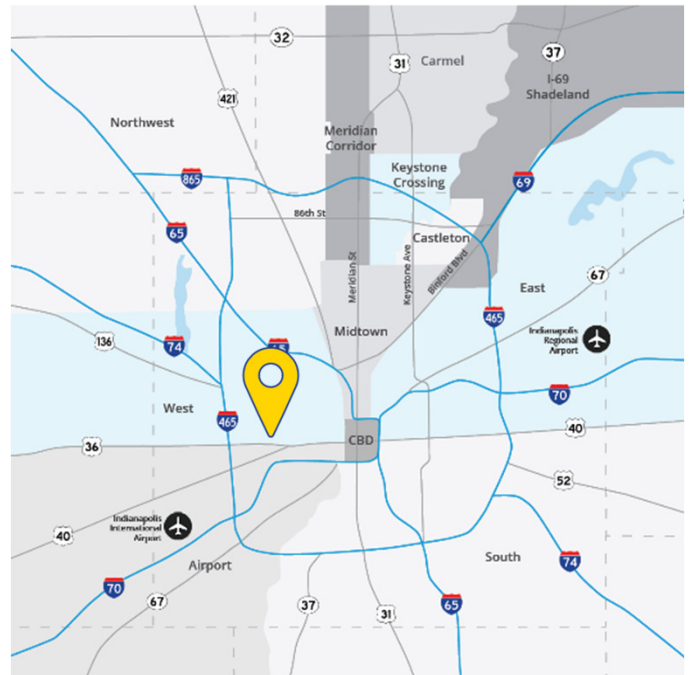
For Lease

Move-In Race Shop on Main Street

1255 Main Street Speedway, IN

Property Highlights

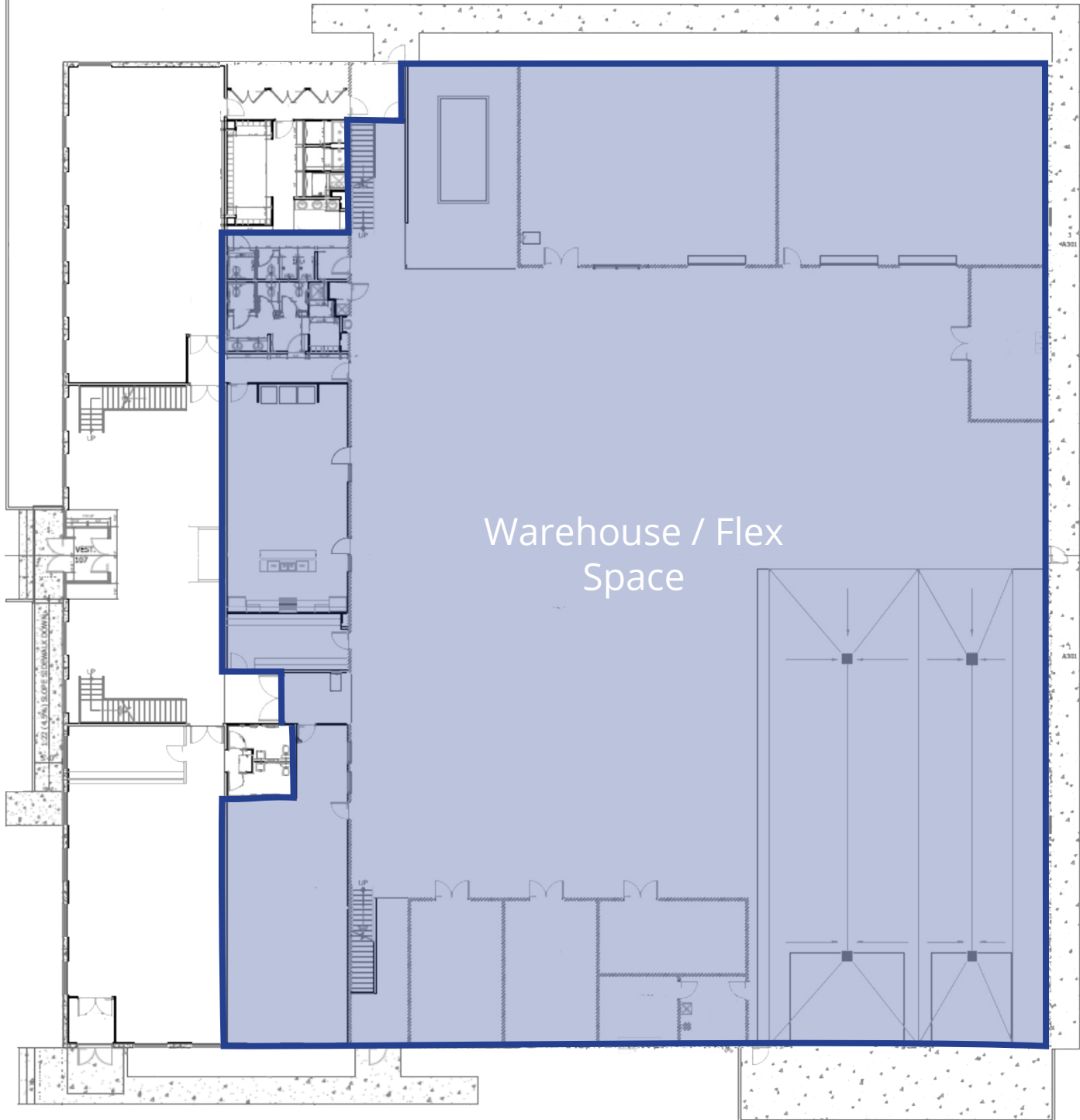
- ± 28,146 SF race shop available for lease
- Located on Main Street in the heart of Speedway, IN
- High-end race shop space catering to race teams & motorsport enthusiast
- State-of-the-art amenities & infrastructure for optimal performance & efficiency
- Two (2) drive-in bays: 14'x16' & 18'x16'
- ± 22' clear height
- Multiple interior rooms including level plate, machine shop, and paint room
- Three truck/RV parking spaces with utility hookups
- Interior offices, breakroom, and locker room

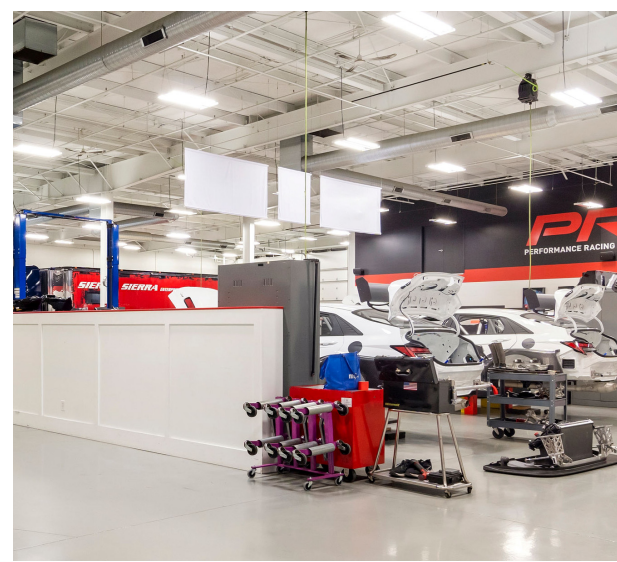


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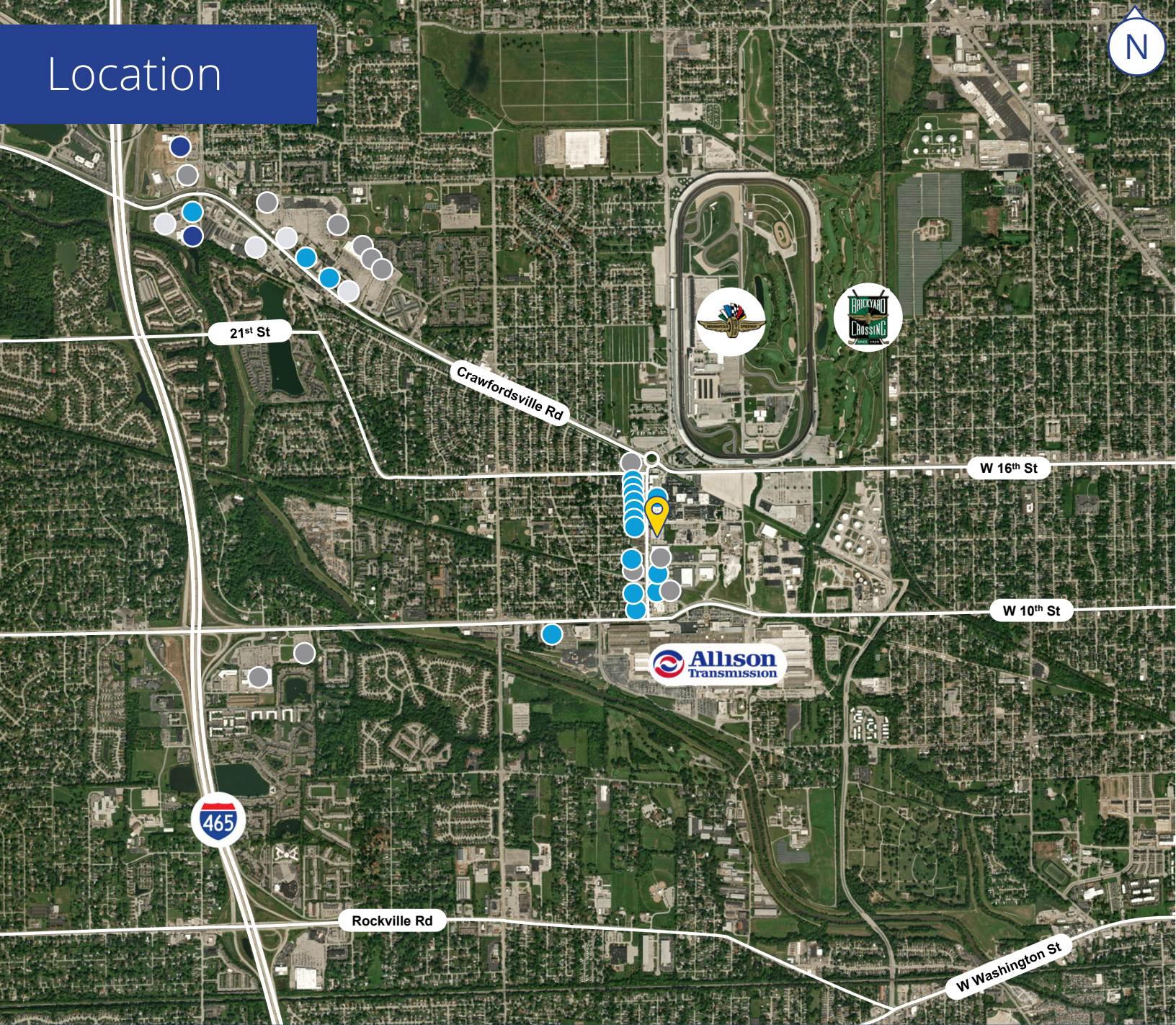
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Floor Plan





Location



Property Information

Total Area	± 42,500 SF
Land Area	± 2.14 acres
Parking	± 72 spaces
Year Built	2013
Zoning	SZ1 & SZ2
Clear Height	± 22'
Drive-in Doors	Two (2)
County	Marion
Submarket	West

Retail / Entertainment

AJ Foyt Racing
 Crew Carwash
 Harbor Freight Tools
 Indy Racing Experience
 Kohls
 Krogers
 Lowes
 Petco
 Speedway Indoor Karting
 TJ Maxx
 United States Auto Club (USAC)
 Walmart Neighborhood Market

Banking

Bank of America
 Chase
 Fifth Third
 PNC Bank

Lodging

Courtyard by Marriott
 Hampton Inn & Suites

Restaurants

Applebee's
 Barbecue and Bourbon
 Big Woods Speedway
 Brozinni Pizzeria
 Charlie Browns Pancake & Steak House
 Chipotle Mexican Grill
 Daredevil Brewing
 Dawson's on Main
 Foyt Wine Vault
 Le Peep
 Mug-n-Bun
 O'Reilly's Irish Pub & Restaurant
 Starbucks
 Tacos & Tequila on Main
 The Famous Soda & Candy Company
 The Spark Coffee

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