

FOR LEASE



VELO INDY

REAL ESTATE COMPANY



Industrial- Service Facility- Storage

Property Highlights

- Available Now: Building 3 (3,750 sqf)
- Tall overhead door plus rear door access to fenced lot
- High ceilings
- Heated and air conditioned shop and office
- Office with above-office storage
- Electrical capacity for most equipment needs
- Air lines throughout the shop
- Lighted front signage for strong exposure
- I-3 Zoning

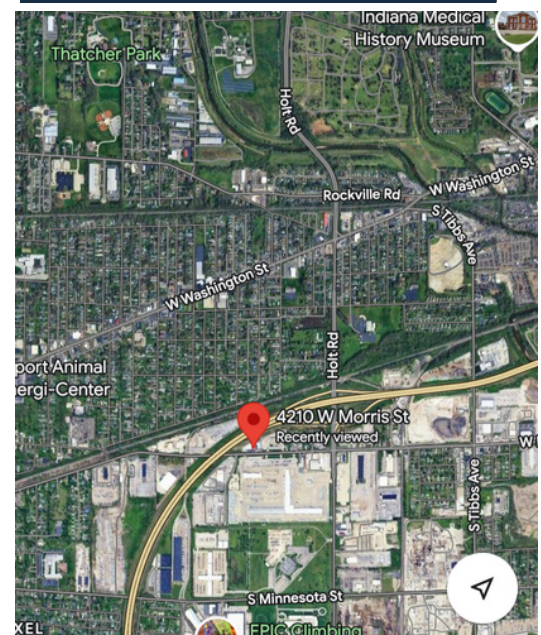
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High-visibility industrial service property with clear I-70 exposure and fast access at the I-70 and Holt Rd exit. Located in a proven trucking and industrial corridor, this site is ideal for truck and trailer service, fleet maintenance, automotive repair, light industrial, or contractor operations.

Three shop buildings on-site with flexible leasing options, lease the full property or an individual building. Fenced rear lot provides secure outdoor space for parking, staging, storage, or circulation.

