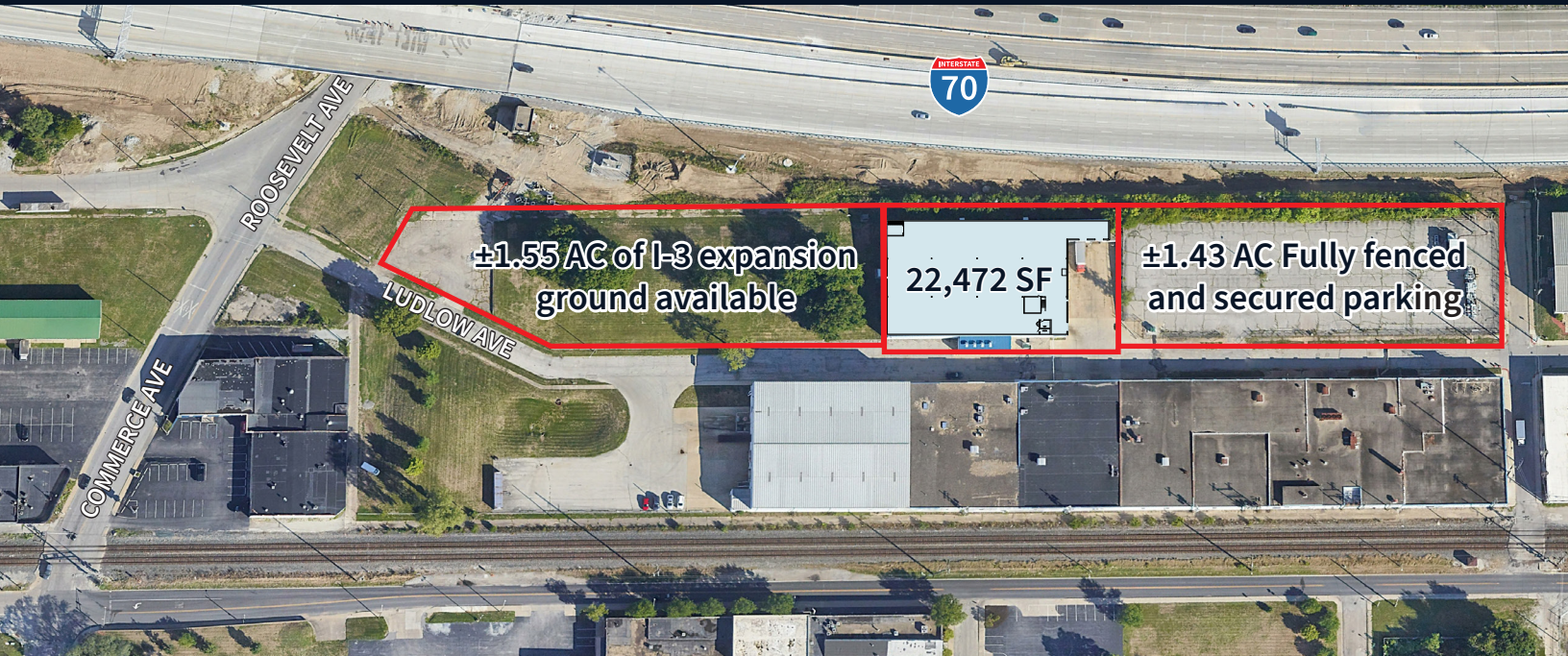


For lease or sale

1842 Ludlow Ave., Indianapolis, IN

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Available










- Industrial Outside Storage I-3 Zoned building and improved land right off of I-70
- 22,472 SF Industrial building
- ±1.43 acre fully fenced and secured I-3 parking lot
- ±1.55 acres of I-3 expansion ground for lease

Location

- Easy access to I-70 and only minutes from I-65
- High visibility from I-70
- Minutes from downtown



Property overview

	Property address	1842 Ludlow Ave., Indianapolis, IN 46201
	Building SF	24,472 SF total
	Available SF	22,232 SF warehouse with 2-story office <ul style="list-style-type: none">• 240 SF floor plates (480 SF total)• Additional lower cost office and warehouse space can be made available at the building directly across Ludlow Ave from the available site
	Zoning	± 4.06 AC I-3 zoned site, which can accommodate outdoor storage/parking
	Fenced	±1.43 AC Fully fenced and secured I-3 parking lot available adjacent to space
	Clear height	15'-16'
	Dock doors	2
	Drive-in doors	2 (12' x 15' and 8' x 10')
	Air compressor	Dedicated air compressor room

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