

FOR SALE

**+/- 9,000 SF Freestanding
Industrial Building on 1.5 Acres**

3520 N SHADELAND AVE

Indianapolis, IN 46226

PRESENTED BY:

WADE WILSON

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SVN
NORTHERN COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$950,000
BUILDING SIZE:	9,000 SF
OFFICE SF:	+/- 1,000 SF
LOT SIZE:	1.5 acres
ZONING:	C4
CLEAR HEIGHT:	17' - Clear Span Building
POWER:	3-Phase 200amp 208Y/120v
DRIVE-INS:	7 Total (5) 10'x10', (2) 12'x10'

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PROPERTY HIGHLIGHTS

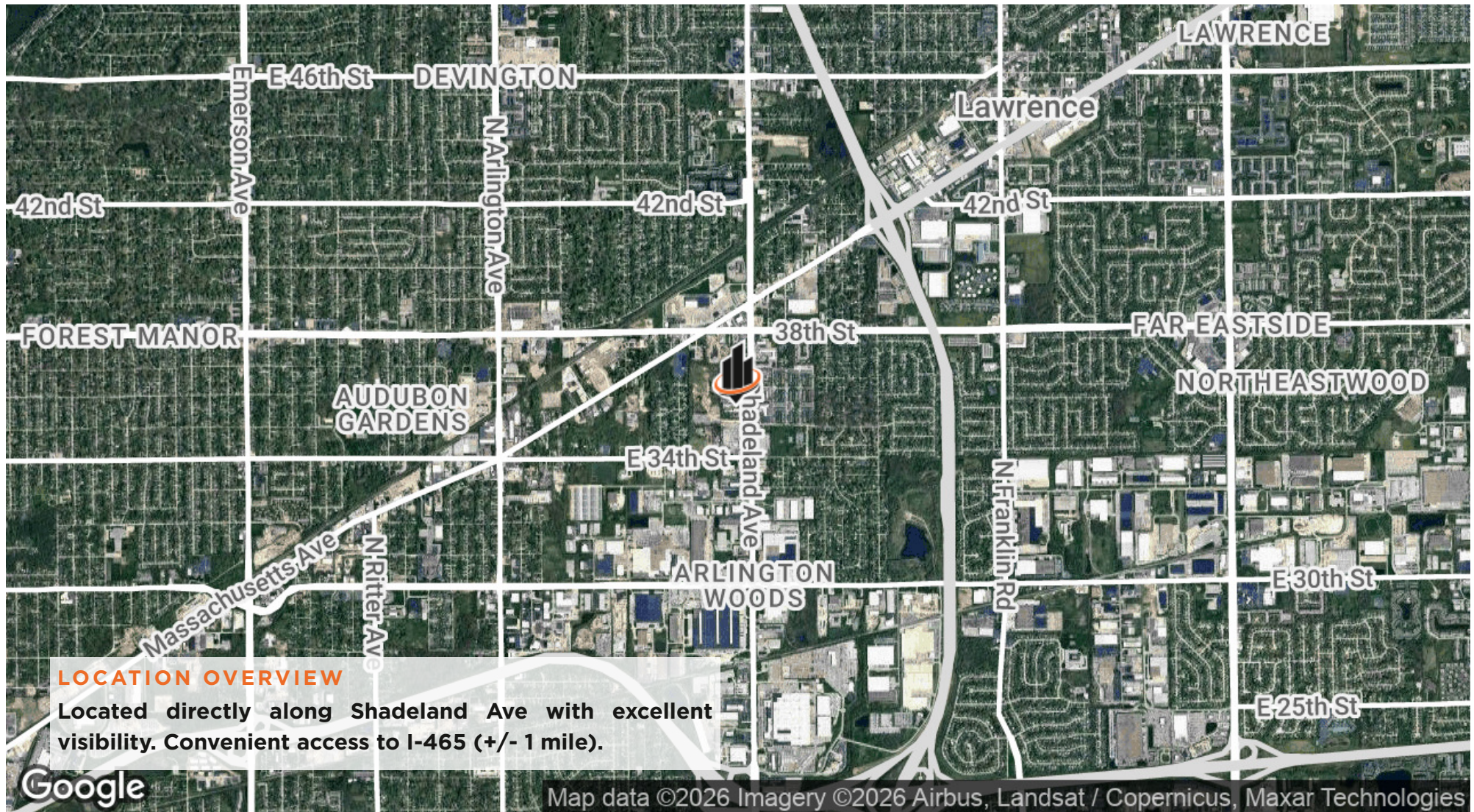
- +/- 9,000 SF freestanding industrial building on 1.5 acres
- Heavy 3-Phase power
- Well suited for automotive or related uses
- Seven (7) total drive-in doors
- Rear lot can accommodate parking/overflow storage
- Excellent visibility to Shadeland Ave (20,000 vehicles per day)
- Convenient access to I-465

ADDITIONAL PHOTOS



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LOCATION MAP



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N Shadeland Ave



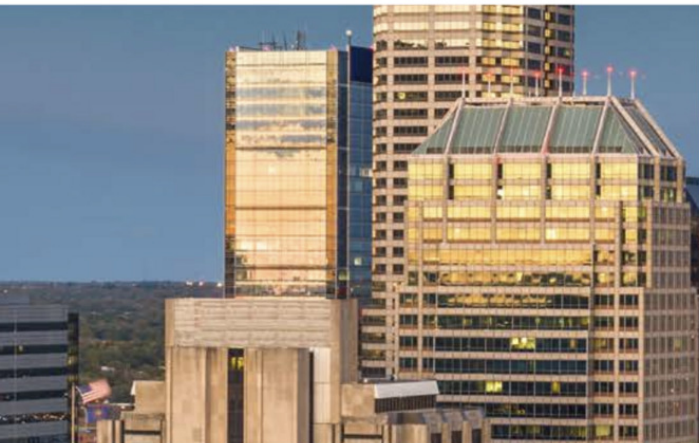


#1

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%

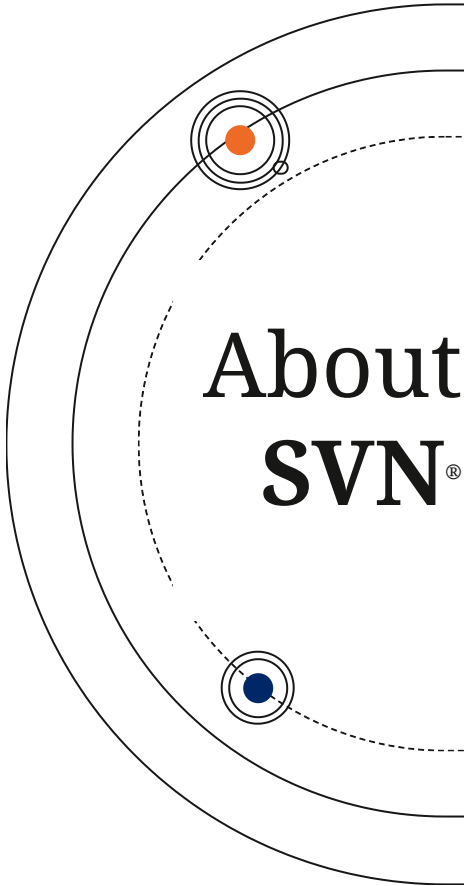
forecasted increase in Indiana's freight flow by 2040

8

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

Built in Indiana. Connected to the world.

ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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