

1337 W. 29th St.

Indianapolis, IN 46208

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40,000 SF Industrial Facility | Outside Storage Available

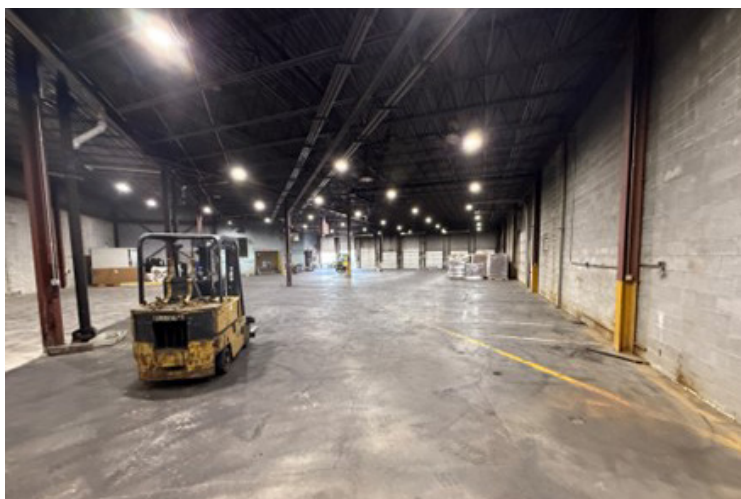


Property Overview

Investment Opportunity Professional Summary: 1337 W. 29th St. presents a centrally located industrial opportunity in Indianapolis, IN, offering 40,000 SF of renovated space ideally suited for manufacturing or industrial ventures. Located near downtown Indianapolis and major transportation arteries, the property offers exceptional accessibility and connectivity. Renovations, including a new roof, exterior paint, updated exterior and interior LED lighting, high-power electrical systems, and ample parking, make this a great solution for businesses seeking a strategically located facility. Additional features include outside storage and available trailer parking, enhancing the property's versatility for a wide range of industrial uses.

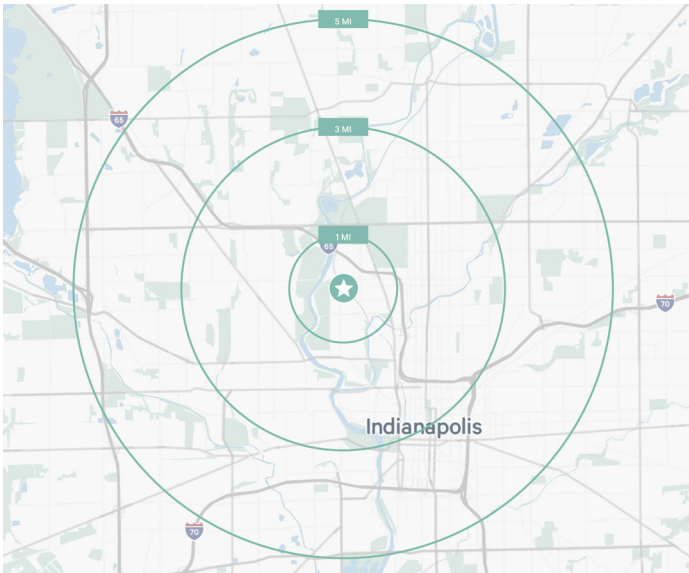
Property Highlights

- **Size:** 40,000 SF
- **Renovations Include:**
 - New Roof
 - Fresh Exterior Paint
 - Updated Exterior Lighting
 - New Interior LED Lighting
 - All-New High-Power Electrical Systems
- **Loading Capabilities:**
 - 9 Dock Doors (8 with Levelers)
 - 1 Drive-In Door (14' x 14')
- **Parking, Trailer Parking and Outside storage:**
Up to 1.5 acres of fenced parking and outside storage. 0.65 acres currently fenced.
- **Location:**
 - 1 mile from I-65.
 - Approximately 3 miles from Downtown Indianapolis.
 - Conveniently located about 15 miles from Indianapolis International Airport.
- **Power Supply:** High-power 480v 3 phase power, as well as 208v/120.
- **Zoning:** I-2 (Industrial)
- **Total Acreage:** 3.54 AC



Demographics, Population, and Relevant Industries

Location Overview: 1337 W. 29th St. is positioned in a highly accessible area of Indianapolis, offering a balance of established residential neighborhoods and easy access to business centers. The property is located approximately 3 miles from downtown Indianapolis, providing convenient access to the city’s amenities and workforce. It also enjoys easy access to surrounding suburban areas. The location’s strategic advantage is further enhanced by its proximity to major transportation arteries, including immediate access to I-65, facilitating efficient distribution and connectivity throughout the region and beyond. The property is also conveniently located about 15 miles from Indianapolis International Airport.



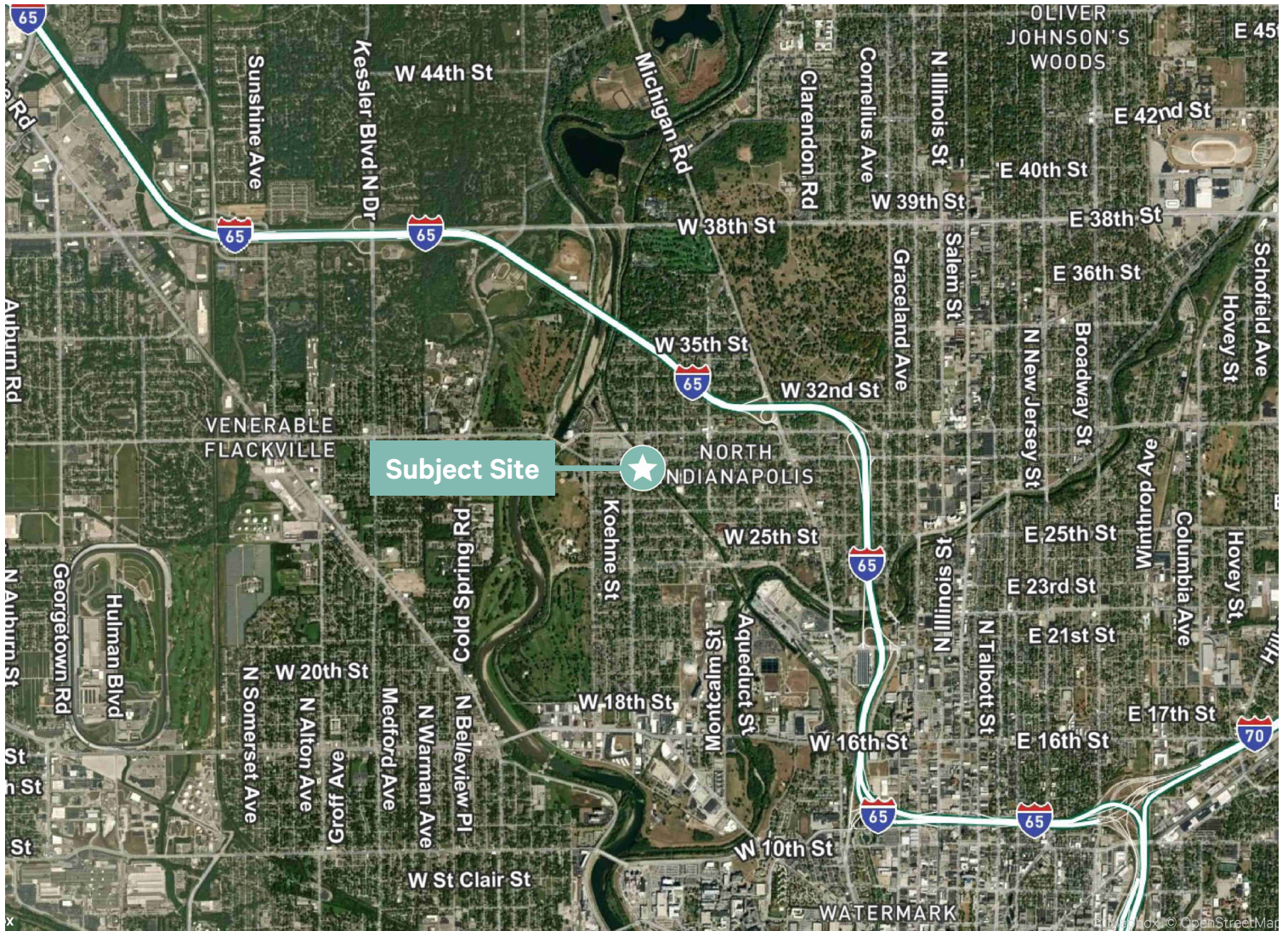
Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	7,493	105,271	271,278
Avg. Household Income	\$57,150	\$85,690	\$83,772
Avg. Home Value	\$162,292	\$328,200	\$281,037

Relevant Industries & Major Employers

- **Manufacturing:** Ideal for operations requiring high-power electrical systems, dock doors, and drive-in access.
- **Distribution & Logistics:** Proximity to I-65, major roadways, and the airport supports warehousing and distribution.
- **Life Sciences & Healthcare:** Indianapolis is a major hub for life sciences and healthcare innovation.
- **Light Industrial:** Suitable for fabrication, assembly, and other light industrial processes.
- **Technology:** A growing sector with increasing investment and presence in the region.

Employer	Industry
Eli Lilly and Company	Pharmaceutical
Indiana University Health	Healthcare System
Rolls-Royce	Aerospace & Defense
Salesforce	Technology
OneAmerica	Financial Services
Community Health Network	Healthcare System
Amazon	E-commerce & Logistics
FedEx	Logistics & Transportation

Aerial view



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