

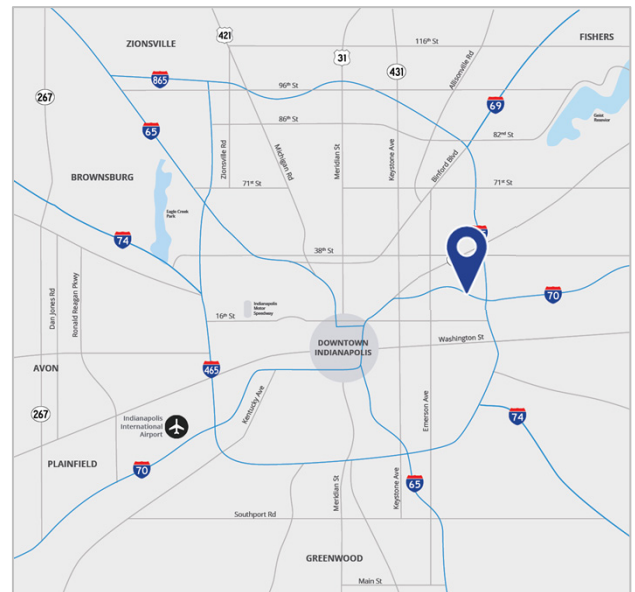


FOR LEASE OR SALE
2401 N Ritter Ave
Indianapolis, IN 46218

Yard Expansion and Interior Renovations Underway!

Property Highlights

- ± 19,520 SF building situated on 4.28 acres
- Built in 1969 | Renovated in 1995
- Power: 2,000 amps with additional 3,000 amps available
- 4 drive-ins doors including 800 SF covered loading area
- Zoned I-3
- Air conditioned throughout
- Immediately available
- Interstate visibility from I-70
- Contact Broker for pricing



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Secure Outdoor Storage

Site Plan & Specifications

Total Building	± 19,520 SF
Warehouse	17,500 SF
Office	2,020 SF
Clear Height	14' - 20'
Doors	4 Total (1) 14' x 12' (1) 14' x 10' (1) 14' x 14' (1) 8' x 8'
Land	± 4.28 AC
Year Built	1969
Power	2,000 amps with additional 3,000 amps available
HVAC	Air conditioned throughout

2401
N Ritter Ave

N RITTER AVE

Renovations

Secure outdoor storage: Adding heavy-duty stone and asphalt millings.

Site circulation: Demolishing an outbuilding to improve access.

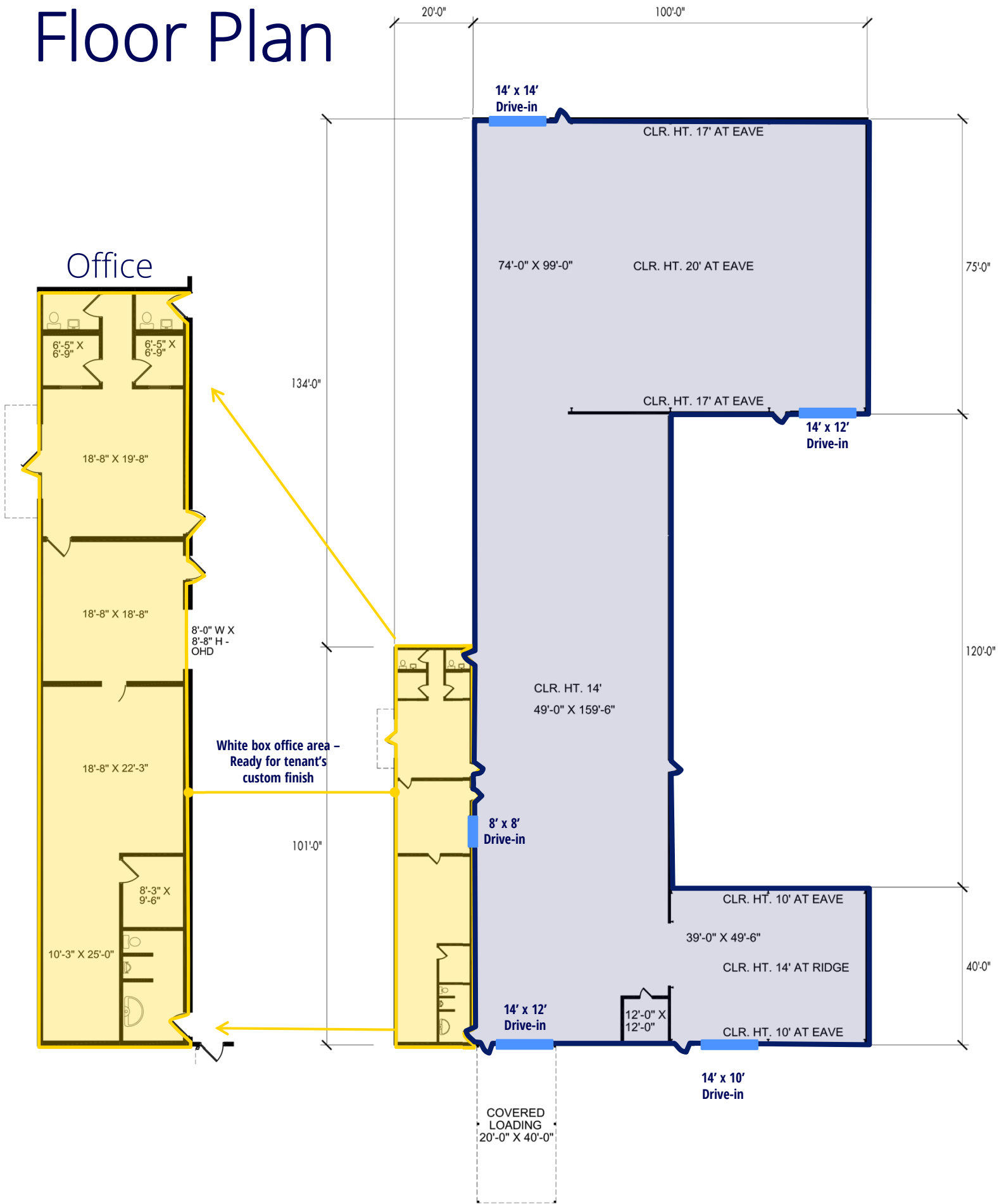
Building updates: Reconfigured office space and new LED lighting throughout.

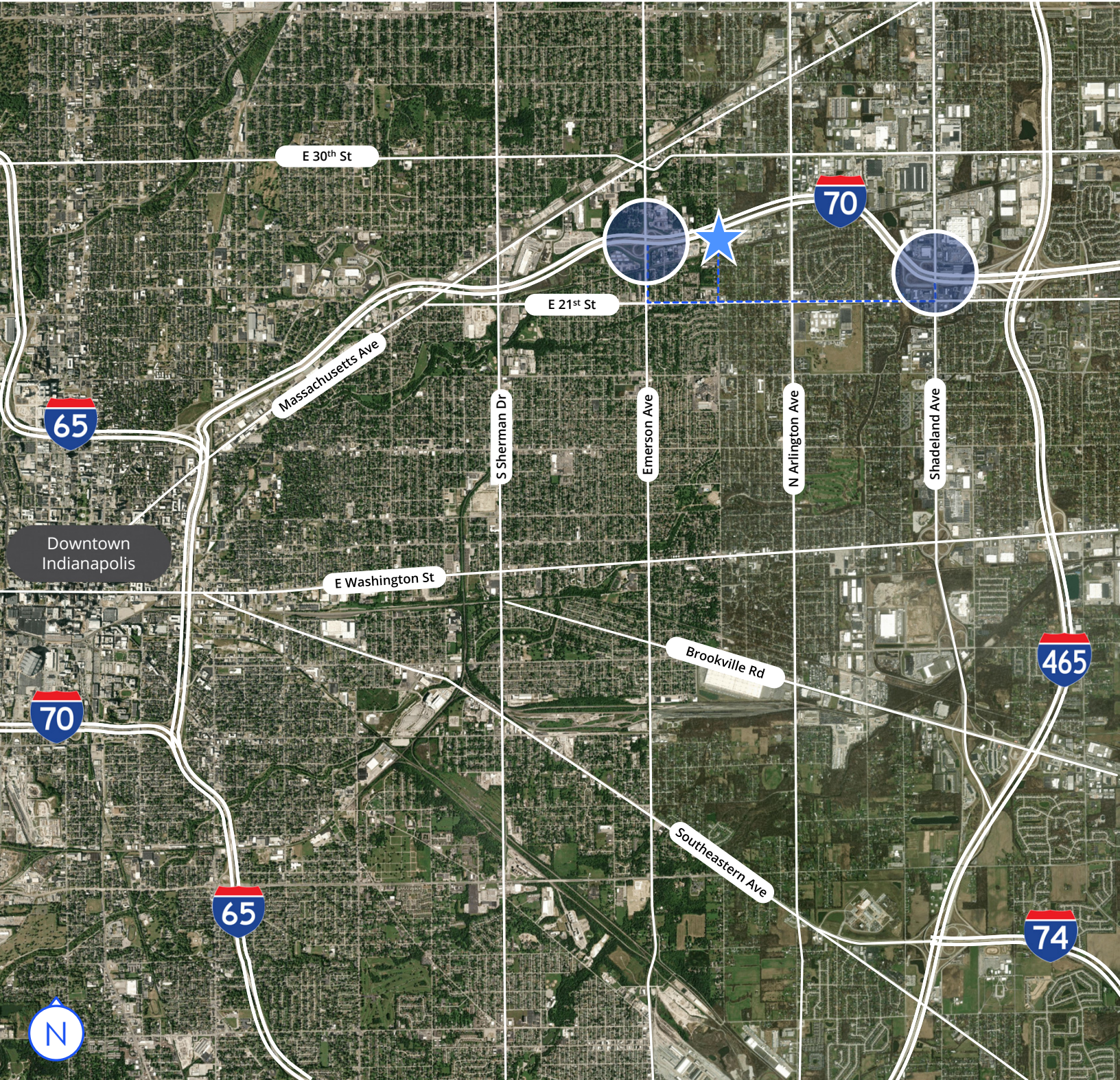
Site prep: Completed tree removal. Improved interstate visibility

Customization: Custom tenant finishes are available.



Floor Plan





Drive Times

I-70 E	3 min	Downtown Indy	1 min
I-465	6 min	IND Airport	21 min
I-74	12 min	Park 100	22 min
I-69	14 min		
I-65	16 min		