



ALLIES
COMMERCIAL
REALTY

FOR LEASE

Newly available
cold storage space
near I-70



ASKING RATE

Please contact broker for pricing



ZONING

I-3; medium industrial



AVAILABLE SPACE

10,000 SF available



DOCK DOORS
Up to 4 available

COLD STORAGE SPACE

4001 W. MINNESOTA ST.
INDIANAPOLIS, INDIANA 46241

VIEW THIS
LISTING ONLINE



Step into industrial excellence with this premium cold storage warehouse space strategically positioned near downtown Indianapolis and the Indianapolis International Airport. This facility boasts 10,000 SF of pristine cold storage warehouse space, designed to meet your storage needs with unparalleled efficiency. With four dock doors facilitating effortless loading and unloading and a generous 20-foot clear height, your logistics operations are streamlined for maximum productivity.

Enjoy convenient access to major transportation routes and state-of-the-art amenities such as a dry sprinkler system and energy-efficient T-5 lighting. Elevate your business to new heights - request showing today and witness the possibilities firsthand. Ownership is willing to make substantial improvements to the space, including installing a demising wall, building out office space and restrooms.



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For Lease | 4001 W. Minnesota St. Indianapolis, Indiana 46241



PROPERTY HIGHLIGHTS



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AVAILABLE SPACE
10,000 SF



ZONING
I-3; medium industrial



DOCK DOORS
4 available



CLEAR HEIGHT
20' (22.5' ceiling height)



PARKING
Ample auto and trailer parking on site



PRIME LOCATION
Less than 1 mile to I-70 & convenient access to I-465, Downtown Indy, Indianapolis Int'l Airport, & FedEx Hub



SPRINKLER SYSTEM
Dry system



REFRIGERATION SYSTEM
Freon +/- 37 degrees fahrenheit

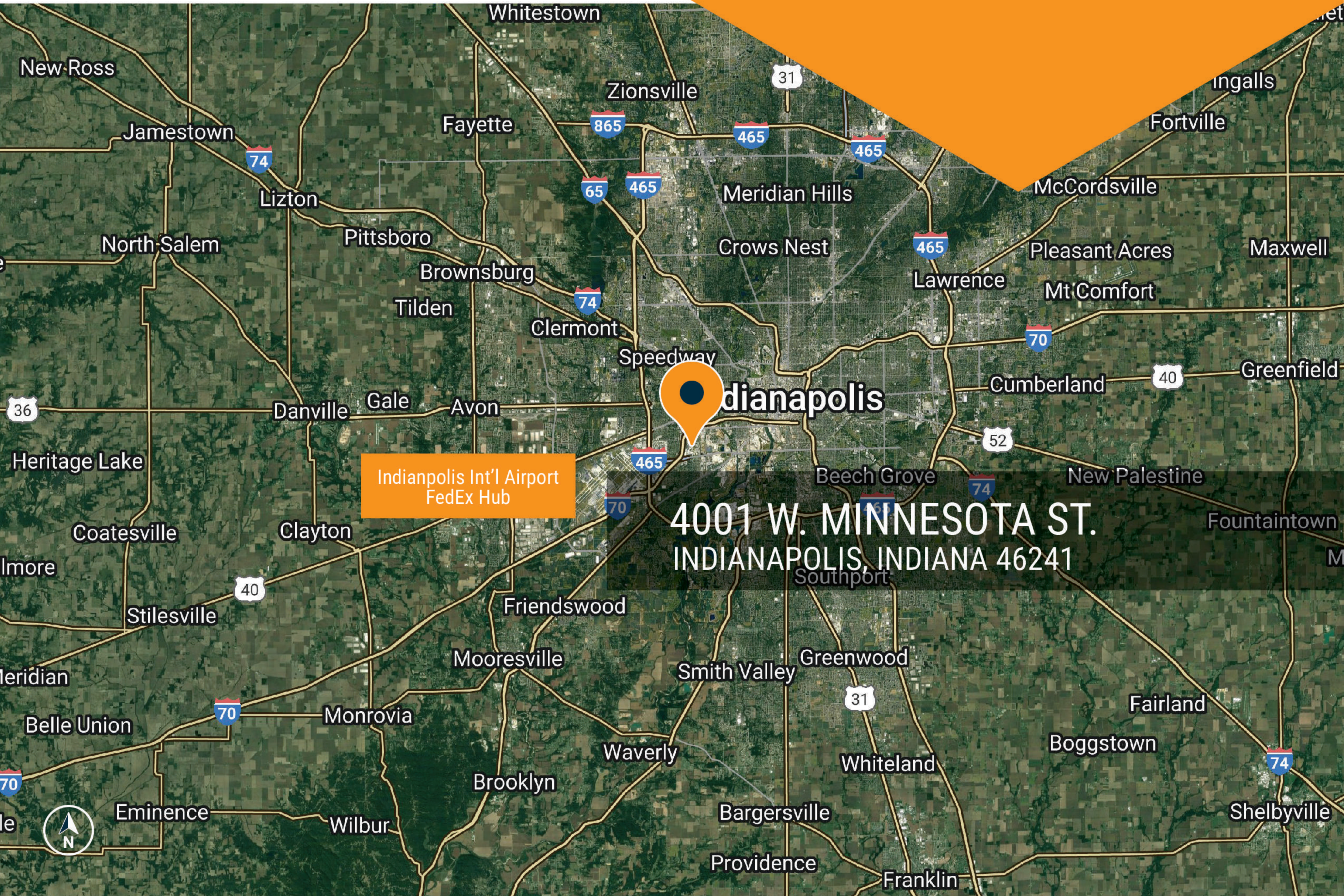


LIGHTING
T-5 with motion sensors



IMPROVEMENTS
Ownership is willing to make substantial improvements to the space, including installing a demising wall, building out office space and restrooms

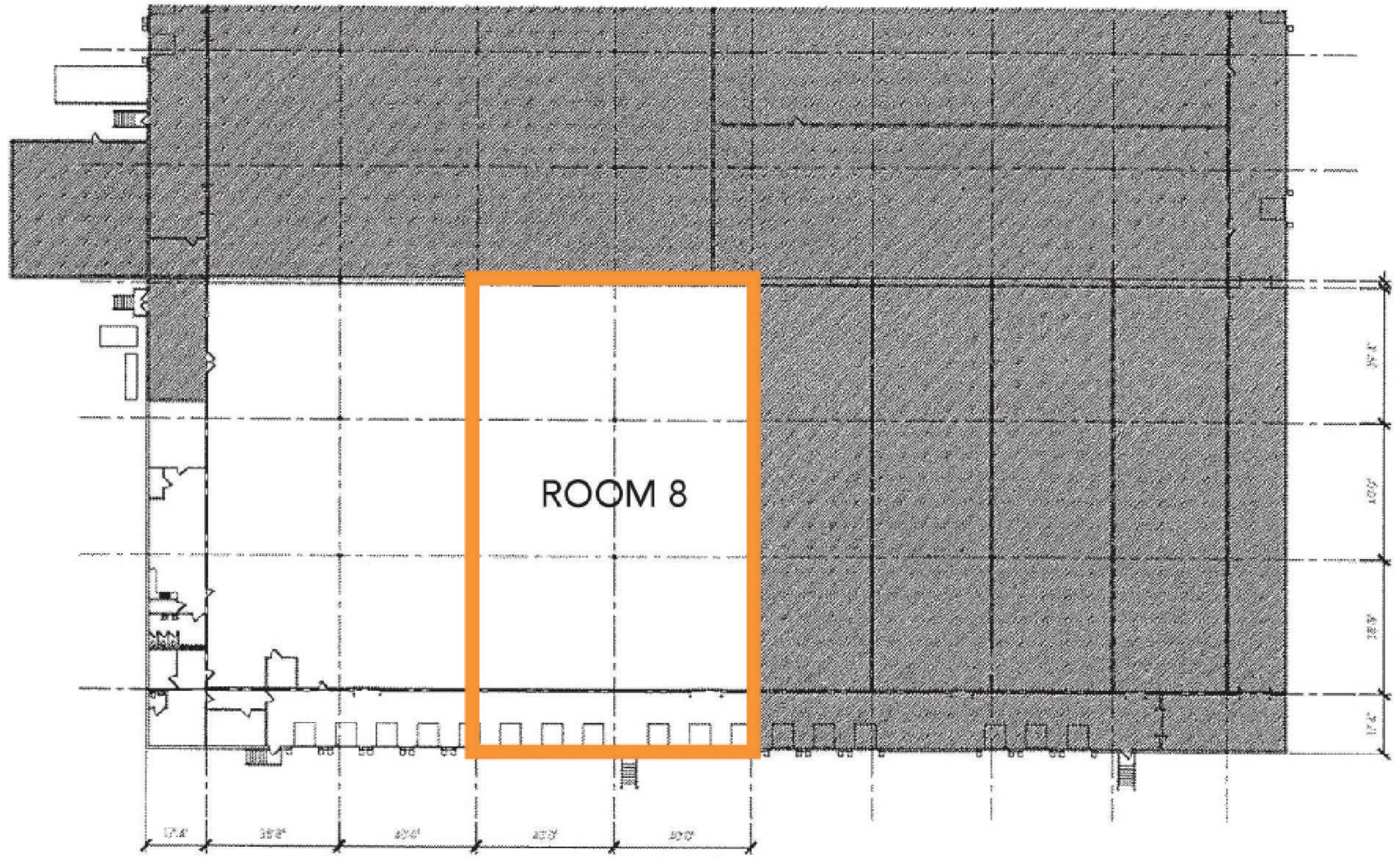
LOCATION



DEMOGRAPHICS

Area Demographics	1 Mile	3 Mile	5 Mile
2023 Total Population	5,220	61,427	177,355
Estimated 2028 Population	5,145	61,085	178,993
2023 Total Households	1,842	23,162	71,995
Estimated 2028 Households	1,824	23,151	73,272
2023 Average Household Income	\$68,766	\$58,244	\$73,829
Estimated 2028 Average Household Income	\$81,943	\$68,312	\$86,527





Floor Plan



ADAM STEPHENSON
Owner & Managing Director

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