

7522 E. PENDLETON PIKE

7522 E. Pendleton Pike, Indianapolis, IN 46226

FOR LEASE



PROPERTY HIGHLIGHTS

- Flex Industrial Layout: Showroom + warehouse configuration
- Located on Pendleton Pike providing strong access to I-465, I-70, and the northeast Indianapolis area
- Ideal for contractor suppliers, building product distributors, and service companies
- Two (2) Drive-In Doors and One (1) Dock Door
- Bonus: Existing racking and functional buildout reduce tenant improvement costs

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Available SF:	20,305 SF
Lot Size:	53,036 SF
Building Size:	20,305 SF

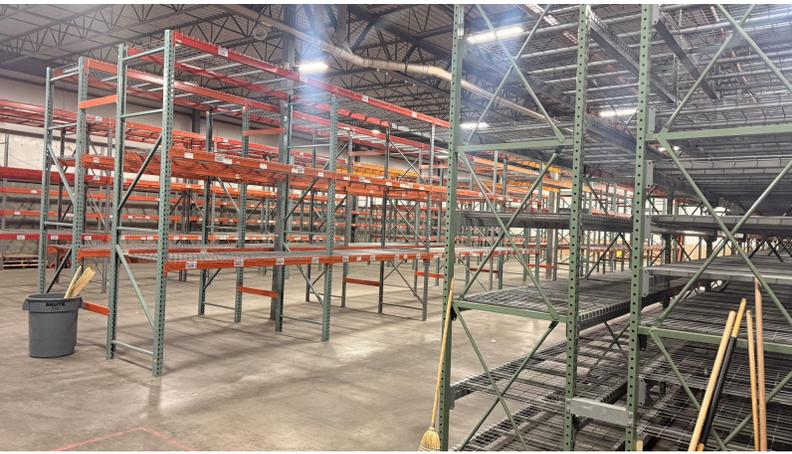
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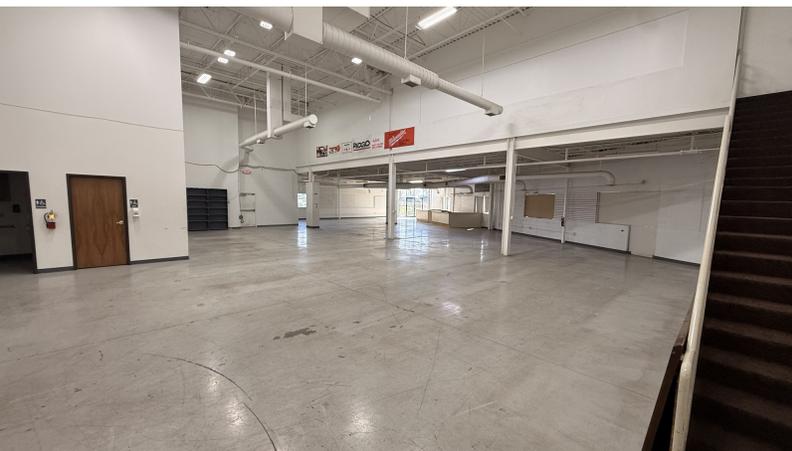
PROPERTY DESCRIPTION

Introducing a versatile flex industrial space at 7522 E. Pendleton Pike, Indianapolis. This property features a showroom and warehouse configuration, perfectly suited for contractors, distributors, and service companies. With two drive-in doors, one dock door, existing racking, and a functional buildout, tenant improvement costs are minimized. Conveniently located on Pendleton Pike, it offers excellent access to I-465, I-70, and the northeast Indianapolis area. This dynamic space presents an exceptional opportunity for businesses seeking a prime industrial location with adaptable features.



LOCATION DESCRIPTION

Positioned in northeast Indianapolis, 7522 E. Pendleton Pike boasts a strategic location near numerous industrial and manufacturing points of interest. The area provides convenient access to the bustling I-465 and I-70, offering seamless connectivity for businesses with logistical needs. Nearby, the bustling hustle and bustle of industrial suppliers, building product distributors, and service companies present abundant networking opportunities. Minutes away, the renowned Fortune Park industrial complex and Park 100 Industrial Park beckon with their array of manufacturing and distribution facilities. With its prime location and proximity to key industrial hubs, the area surrounding 7522 E. Pendleton Pike is an ideal fit for industrial and manufacturing tenants seeking a well-connected, dynamic locale.



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