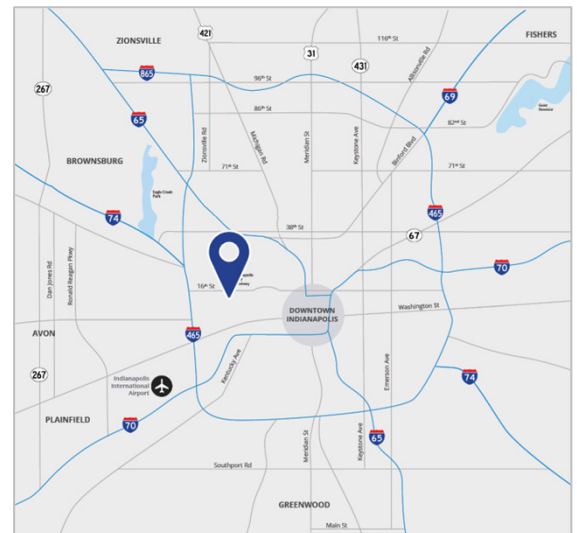




**FOR SALE**  
**1255 Main Street**  
 Speedway, IN

**Property Highlights**

- ± 42,500 SF building
- Located on Main Street in the heart of Speedway, IN
- High-end race shop space catering to race teams & motorsport enthusiast
- State-of-the-art amenities & infrastructure for optimal performance & efficiency
- Two (2) drive-in bays: 14'x16' & 18'x16'
- ± 22' clear height
- Shop infrastructure in place, including; air compressor, working platforms, level plate, paint room, etc.
- Three (3) truck/RV parking spaces with utility hookups
- Asking Price: \$7,000,000

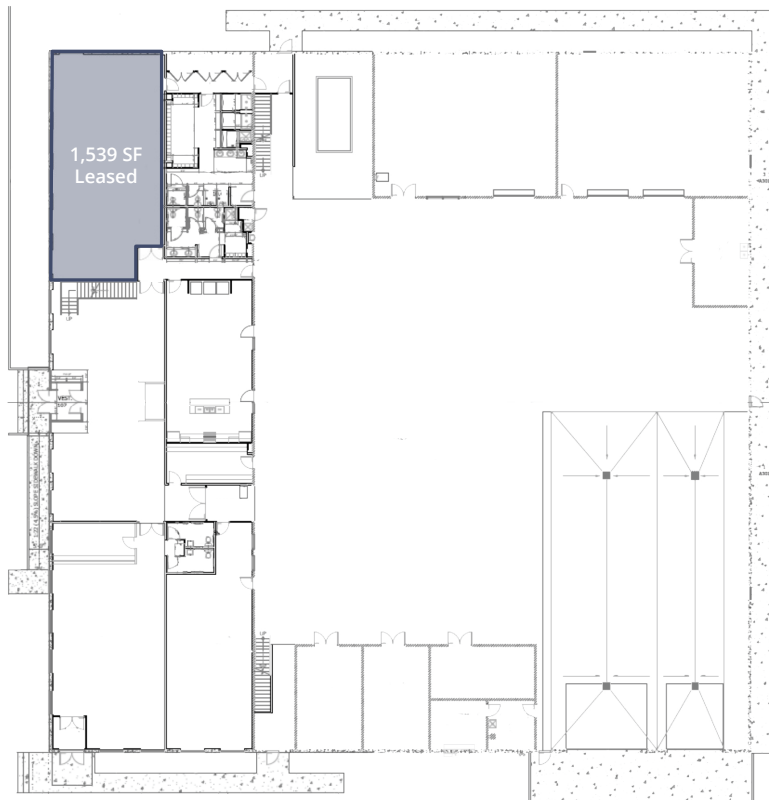


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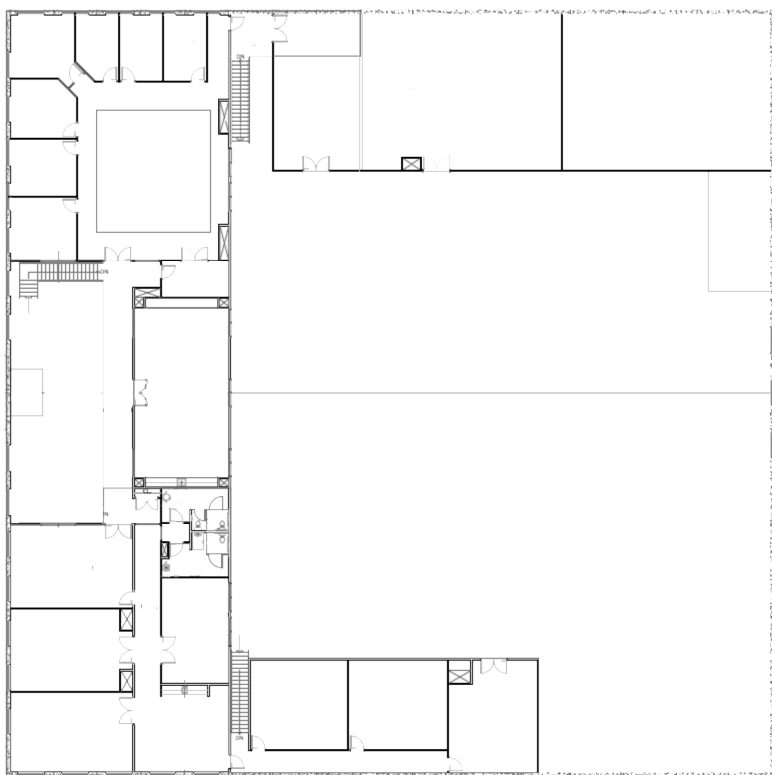
# Aerial + Floor Plans

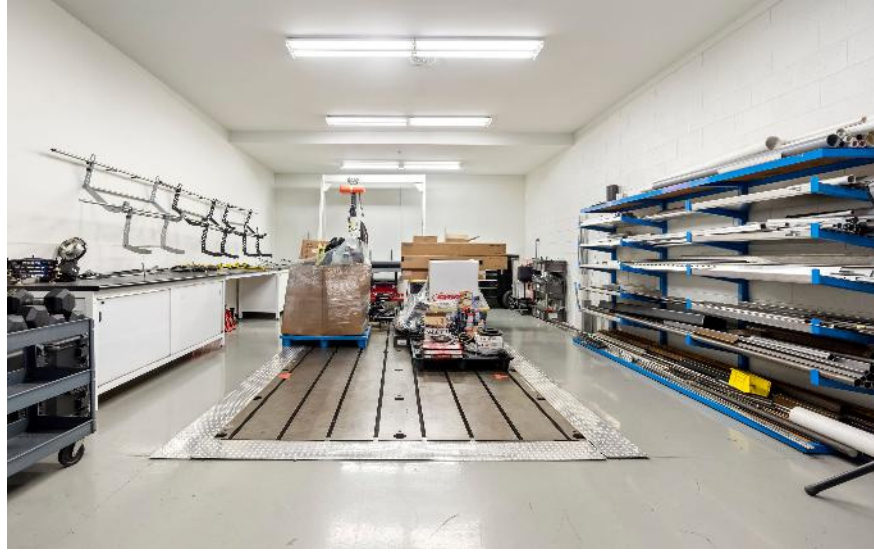


1<sup>st</sup> Floor

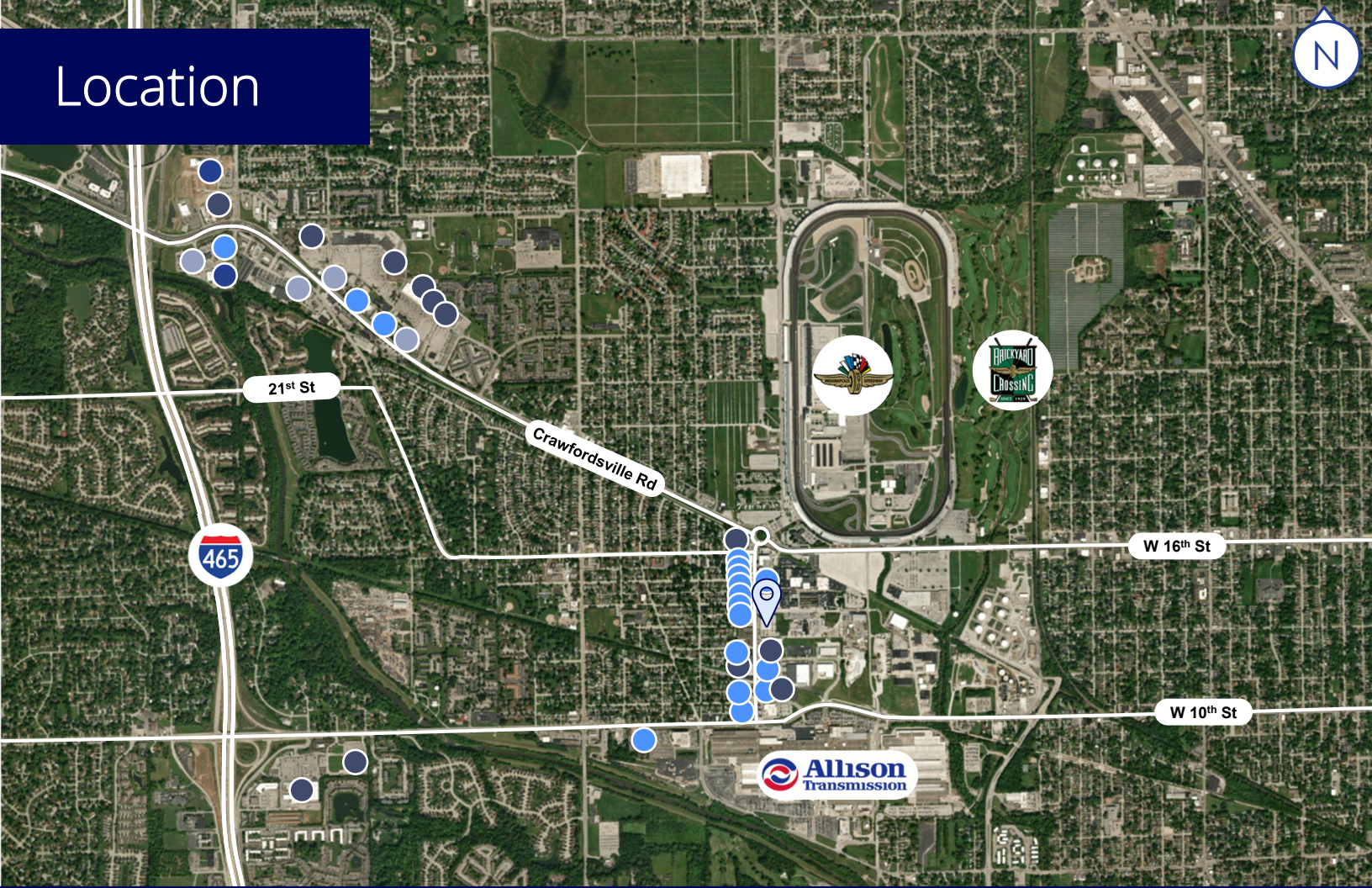


2<sup>nd</sup> Floor





# Location



## SITE & BUILDING SPECS

Building SF	± 42,500 SF
Land Area	± 2.14 acres
Parking	± 72 spaces
Year Built	2013
Zoning	SZ1 & SZ2
Clear Height	± 22'
Drive-in Doors	Two (2)
County	Marion
Submarket	West

### Notes

- 1<sup>st</sup> floor retail & showroom space
- Recently renovated office
- Executive conference room overlooking shop

## AMENITIES

### Restaurants

Applebee's  
 Barbecue and Bourbon  
 Big Woods Speedway  
 Brozinni Pizzeria  
 Charlie Browns Pancake & Steak House  
 Chipotle Mexican Grill  
 Daredevil Brewing  
 Dawson's on Main  
 Foyt Wine Vault  
 Le Peep  
 Mug-n-Bun  
 O'Reilly's Irish Pub & Restaurant  
 Starbucks  
 Tacos & Tequila on Main  
 The Famous Soda & Candy Company  
 The Spark Coffee

### Lodging

Courtyard by Marriott  
 Hampton Inn & Suites

### Retail / Entertainment

AJ Foyt Racing  
 Crew Carwash  
 Harbor Freight Tools  
 Indy Racing Experience  
 Kohls  
 Kroger  
 Lowes  
 Petco  
 Speedway Indoor Karting  
 TJ Maxx  
 United States Auto Club (USAC)  
 Walmart Neighborhood Market

### Banking

Bank of America  
 Chase  
 Fifth Third  
 PNC Bank

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