

HEAVY INDUSTRIAL LAND

Colliers



FOR SALE OR LEASE

Rawles Industrial Complex

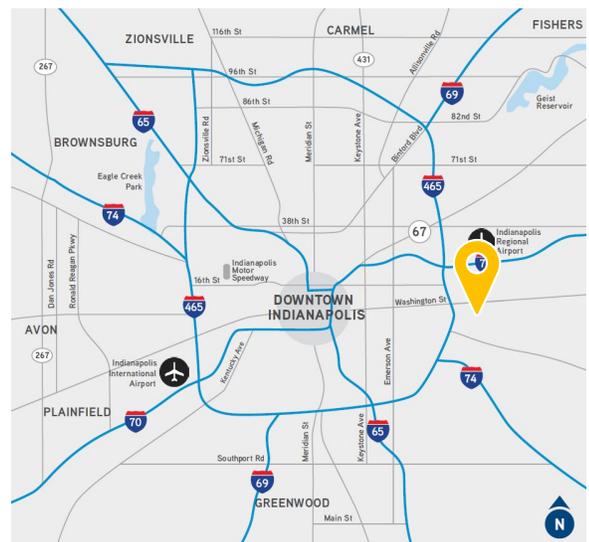
9810 Rawles Ave
Indianapolis, IN 46229



Unique Heavy Industrial Site - Immediately Available

Property Highlights

- Heavy industrial (I-4) zoning suitable for intense operations
- Scalable 9.82 AC site with potential to create dedicated outdoor storage areas
- Units ranging from 3,200 SF to 4,500 SF available for immediate occupancy
- 10 total buildings (27,700 SF) featuring drive-in loading
- Entire complex is a gated and secured park, ideal for high-value outdoor storage and heavy parking requirements
- Immediate access to I-465 and positioned less than 4 miles from I-70 and I-74
- Rare opportunity for an owner-user to occupy space while benefiting from a redevelopment play or existing tenant income

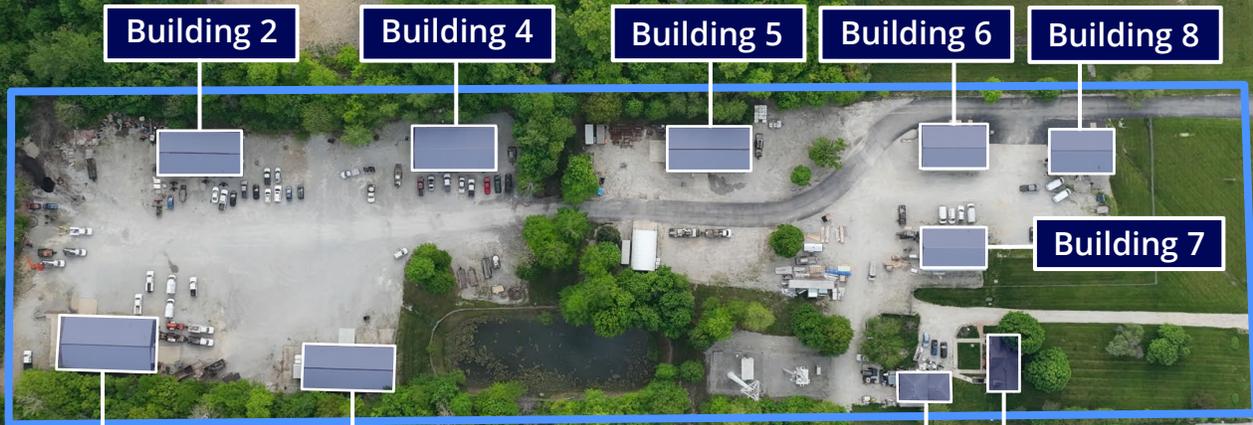


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Rawles Ave

RAWLES INDUSTRIAL COMPLEX OVERVIEW

Building	Total SF	Availability
Building 1	4,500 SF	Immediately Available
Building 2	3,200 SF	Immediately Available
Building 3	4,000 SF	Immediately Available

Building 2

IMMEDIATELY AVAILABLE

POTENTIAL TO CREATE ±5.00 AC OF OUTDOOR STORAGE

Building 1

Building 3

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