



# Property Highlights

- Industrial - 54,000 SF | 4.13 Acres
- Zoning - I-3
- 14 Dock Doors | 1 Drive-In Door
- Automatic Gate
- Fenced/Secure Storage
- Asking Rate: Contact Broker

**FOR LEASE**

3610 Shelby Street,  
Indianapolis, IN 46227



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11,400 SF

42,600 SF

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**Breakroom**



**2<sup>nd</sup> Warehouse**



**Warehouse**



**Training Room**

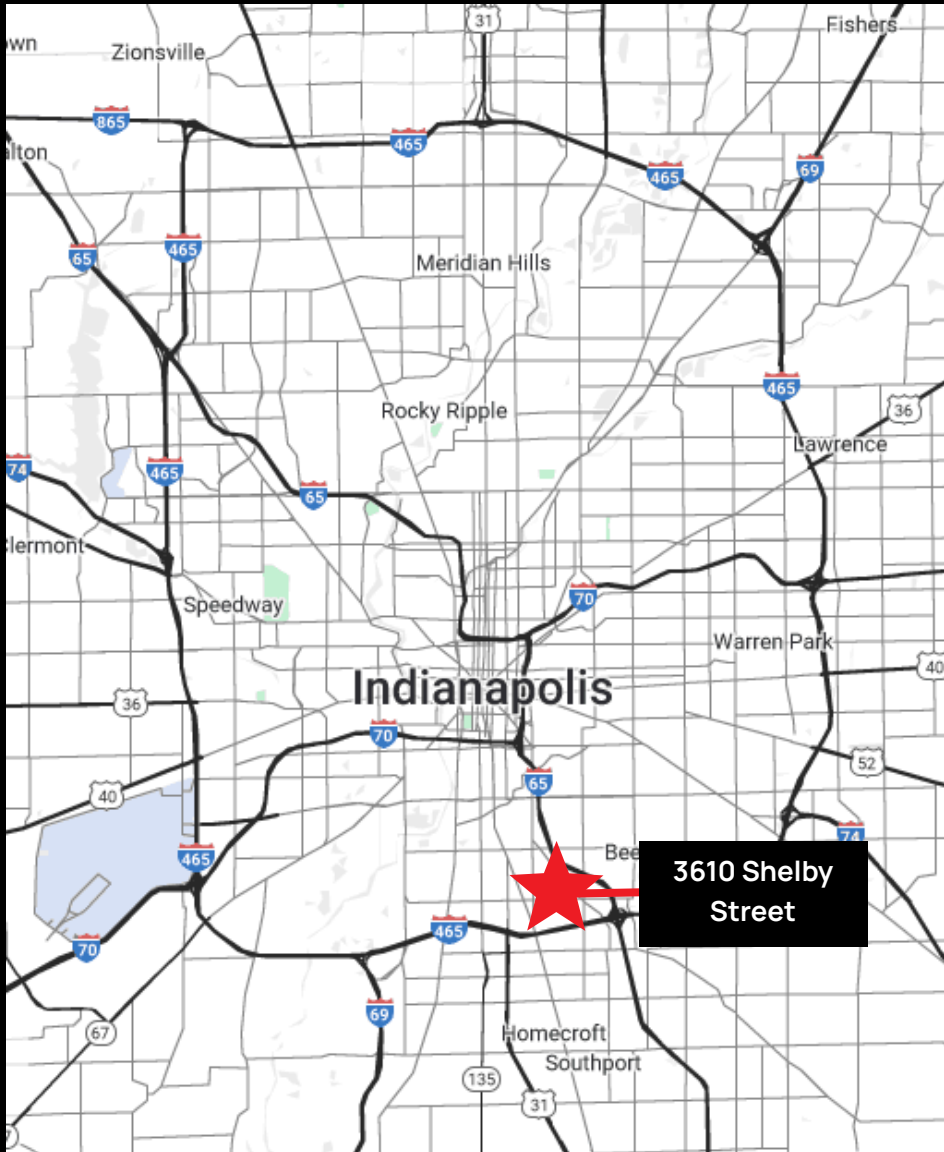
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# Access & Connectivity



## Key Distances

Indianapolis Int'l Airport (IND)	13.8 mi
Downtown Indianapolis	4.8 mi
I-65	2.2 mi
I-70	3.1 mi
I-465	2.7 mi

**Rarely available I-3-zoned industrial property in the heart of Indianapolis. 3610 Shelby Street offers a standalone facility designed for maximum operational flexibility - perfect for manufacturing, service, fleet, or industrial users that need real zoning power.**

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