



FOR LEASE OR SALE

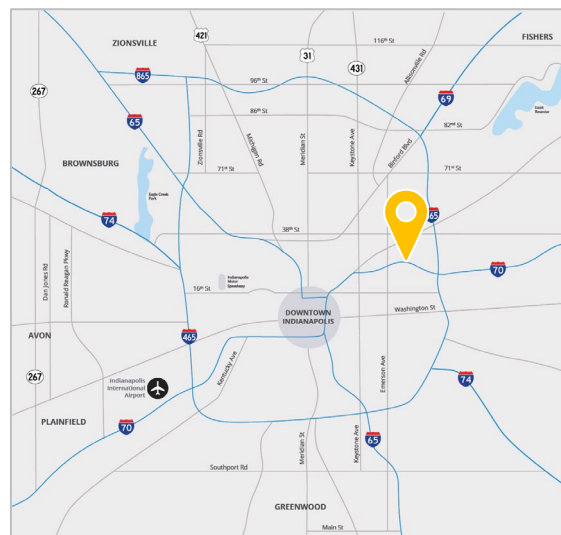
2851 N Webster Ave

Indianapolis, IN 46219

Freestanding Industrial Facility on Indy's East Side

Property Highlights

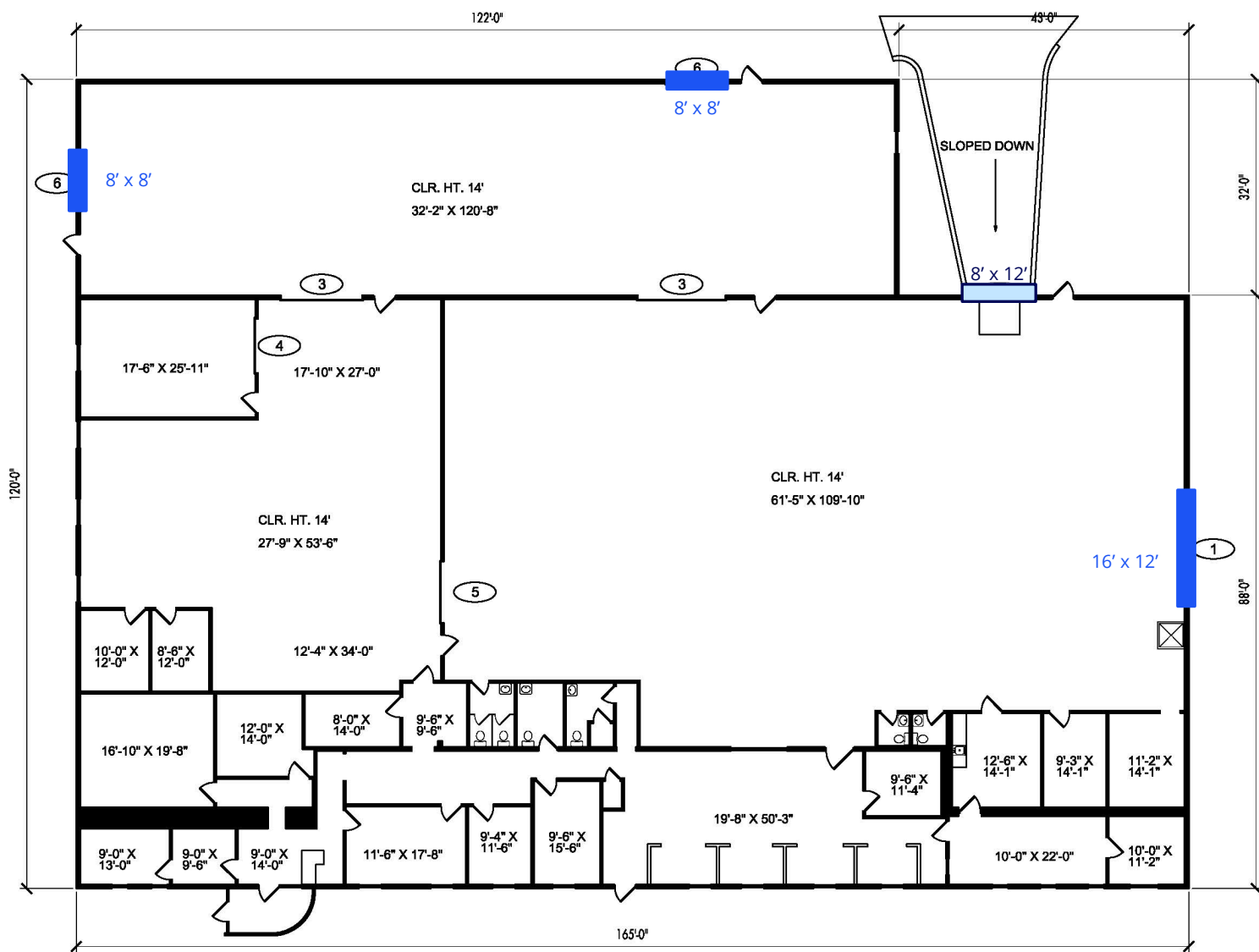
- 18,508 SF total building
- 4,642 SF office space
- (1) dock door
- (3) drive-in doors
- 14' clear height
- Fully secured truck court
- LED lighting throughout
- Power: 400 amps | 240 v | 3-phase
- Zoned I-2
- Immediate access to I-70 and I-465
- Available for occupancy March 1, 2026
- Lease Rate: \$8.75/SF NNN
- Taxes: \$0.60/SF
- Sale Price: \$2,299,000



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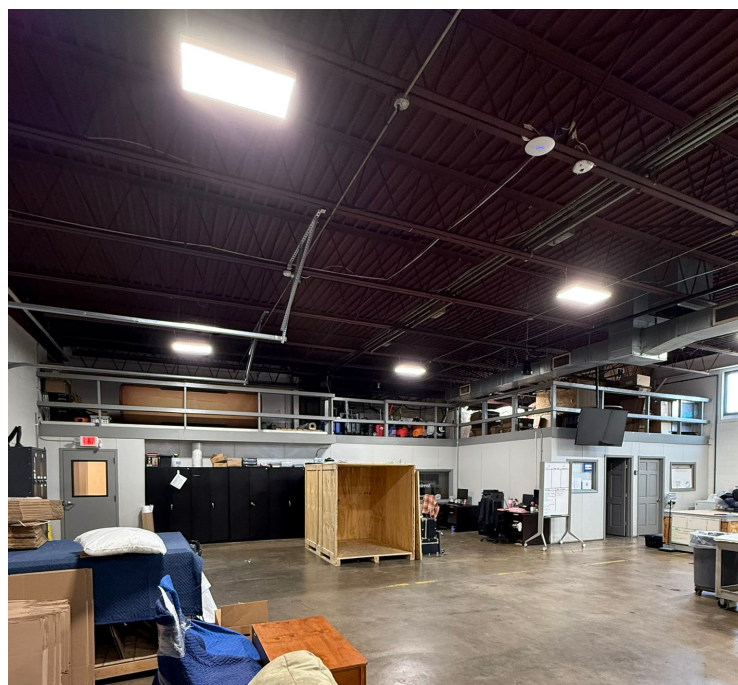
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□ = dock door ■ = drive-in doors





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