



INTERSTATE  
**70**

W Ray St

**For Lease**

**1401 W Ray St, Indianapolis, IN 46221**

11,760 SF Truck Terminal On 4.36 Acres Near Downtown Indianapolis

**Karan Cheema**

Managing Broker

Rize Commercial Realty

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Outline is an estimate





Truck Terminal Located Right Off Of Exit 78 of I-70, Just 3 Miles From Downtown Indianapolis. The 4.36 Acre Lot Is Fully Fenced With Electronic Gate Access And 24-Hour Camera Surveillance.

The Recently Renovated 11,760-Square-Foot Building Has 22 Dock Doors, 2 Door Drive-Through Bay Repair Shop, And 3,000 Square Feet Of Office Space.



## Property

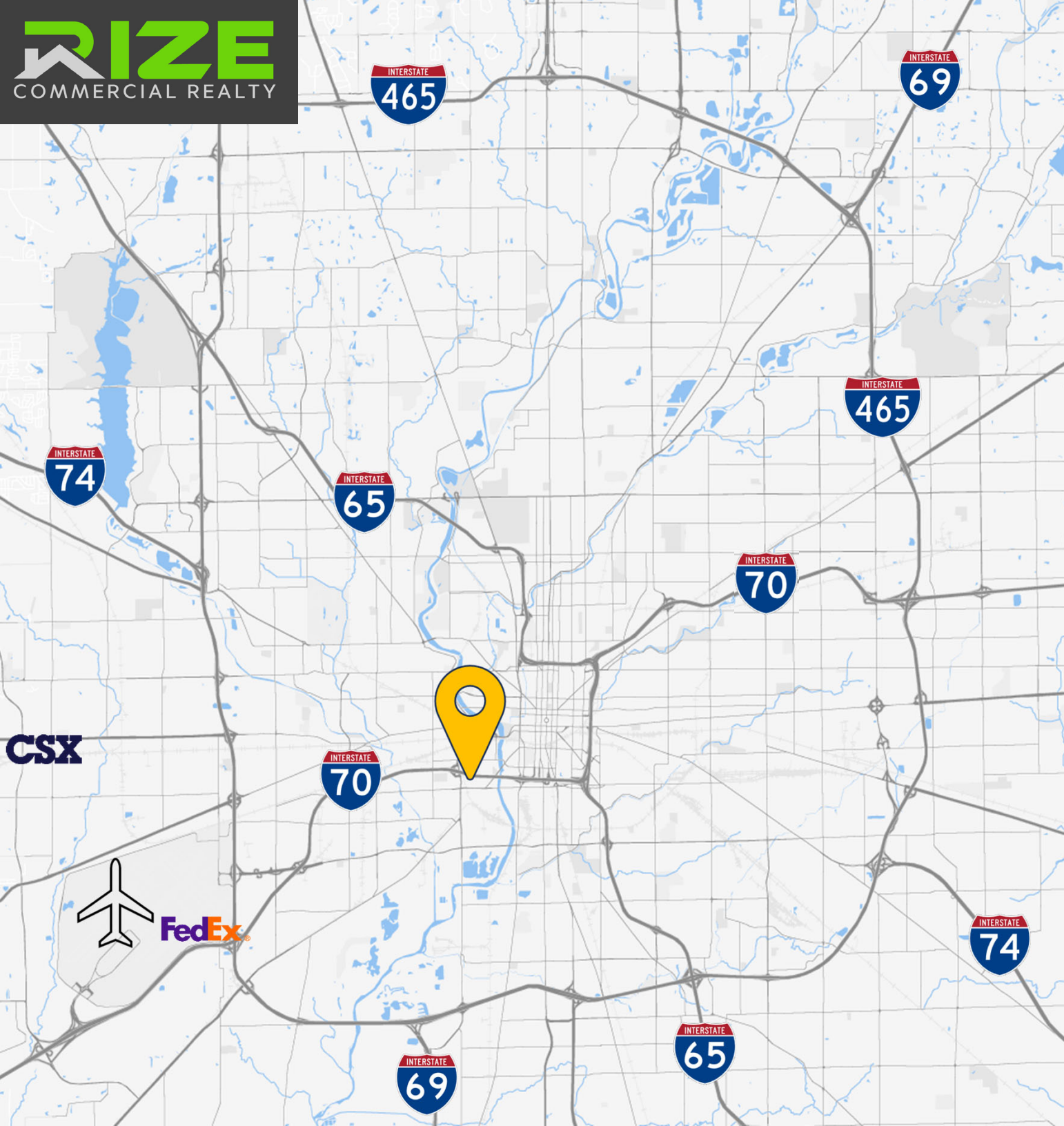
Address	1401 W Ray St, Indianapolis, IN 46221
Acreage	±4.36
Zoning	I-3 (allows for outdoor storage)

## Building

Year Built	1950 (Renovated In 2025)
Square Feet	±11,760 Total ±6,960 SF Warehouse ±3,000 SF Office ±1,800 SF Repair Shop
Warehouse	22 Dock Doors - 9'x10' (wxh) 12'6" Clear Height Dock To Floor Ramp
Office	Two Stories – 1,500 SF On Each Level 3 Private Offices 3 Bathrooms
Repair Shop	4 Overhead Doors – 12'x14' (wxh) 14' Clear Height Overhead Heaters
Power	3 Phase – 120/240 Volts
Cameras	Interior Of Building & Parking Lot

## Construction

Foundation	Concrete Slab
Exterior Walls	Warehouse – Metal Office & Repair Shop - Brick
Roof	Warehouse – Rubber Office & Repair Shop – Rubber
Parking Area	2.62 Acres Asphalt, 1.74 Acres Gravel Fenced With An Automatic Gate
Utilities	Electricity – AES Indiana Gas, Water, Sewer – Citizens Energy Group



## Local Connectivity

**INTERSTATE 70** .3 Miles

**INTERSTATE 65** 2.8 Miles

**INTERSTATE 465** 4.3 Miles

**INTERSTATE 69** 10.5 Miles

**INTERSTATE 74** 10.9 Miles

FedEx World Hub 7.0 Miles

Indianapolis Int'l Airport 9.8 Miles

CSX Rail Yard 11.8 Miles

## Regional Connectivity

Cincinnati, OH 113 Miles

Louisville, KY 116 Miles

Columbus, OH 177 Miles

Chicago, IL 187 Miles

St. Louis, MO 245 Miles

Detroit, MI 290 Miles



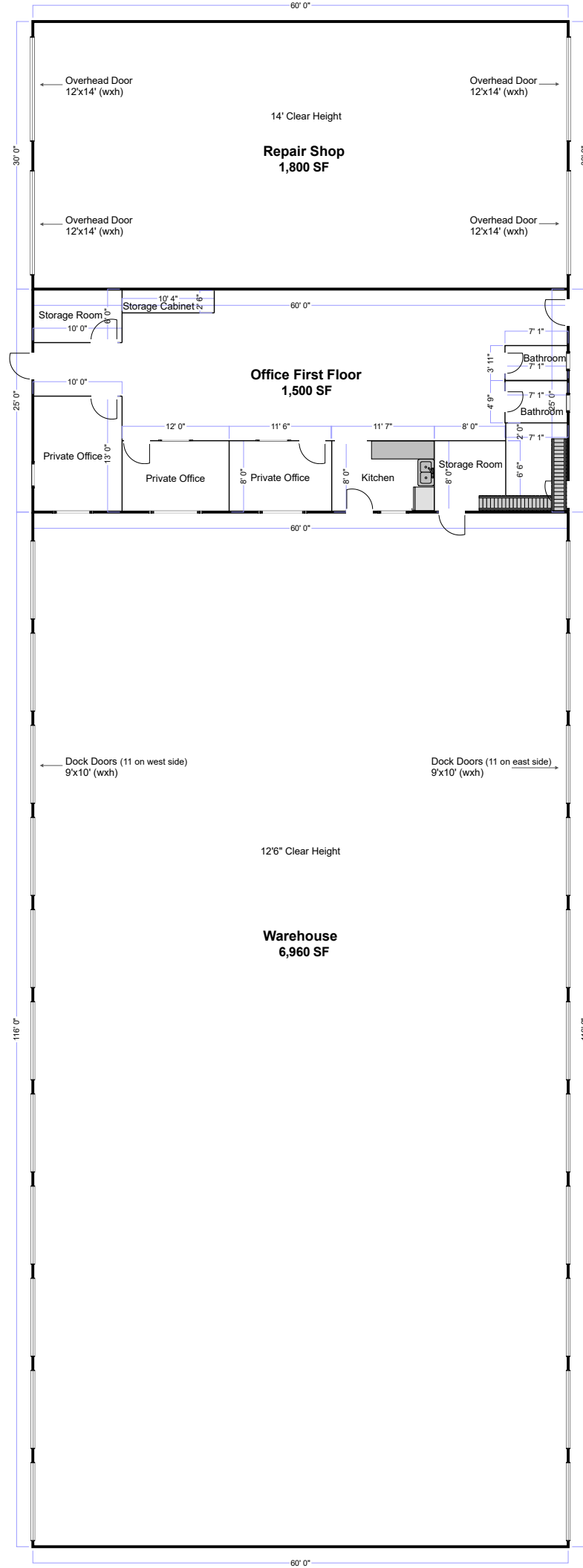


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# Floor Plan





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