



901 E MARYLAND ST | INDIANAPOLIS, IN 46202

## Industrial Space Available in Prime Location

### Property Overview

- 901 E Maryland Street offers a well-equipped manufacturing space with robust loading capabilities, a heavy power supply, a 17-ft clear height, and 800 SF of dedicated office space.
- Supported by a two-mile daytime employment of more than 126,000, with 15% working in manufacturing fields, offering a stable workforce pipeline.
- Positioned with easy access to Interstates 65 and 70, with nearby freight rail transport, just 30 minutes from the Indiana International Airport.
- Sitting less than 10 minutes from Downtown Indianapolis, near popular restaurants, national retailers, and quality urban amenities.



## Property Features

Spaces	One Floor
Size	+/- 14,000 SF
Rental Rate	\$10.00/SF/Year
Property Type	Industrial
Clear Height	17'
Drive-In Bays	2
Dock Doors	2
Levelers	2
Condition	Market Ready
Term	Negotiable

## Manufacturing Facility

Building Size	40,500 SF
Lot Size	1.46 AC
Zoning	1-4-U - Industrial
Year Built	1970
Construction	Metal
Power Supply	800 Amps
Heating	Gas
Lighting	Metal Halide



## GILLIAN DOWNHAM

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