



3205 N Mitthoefer Rd
Indianapolis, IN

Property Highlights

- ±22.3 Acres (Divisible to ±5 acres)
- ±9.4 Acres of paved, secured outdoor storage with lighting and electric fencing
- Flexible build-to-suit opportunities, ranging from 5,000 SF - 30,000 SF buildings
- Zoned I-3 (Heavy Industrial)
- Excellent east side location with immediate proximity to I-70 and Indianapolis' interstate network

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PROPERTY SPECIFICATIONS

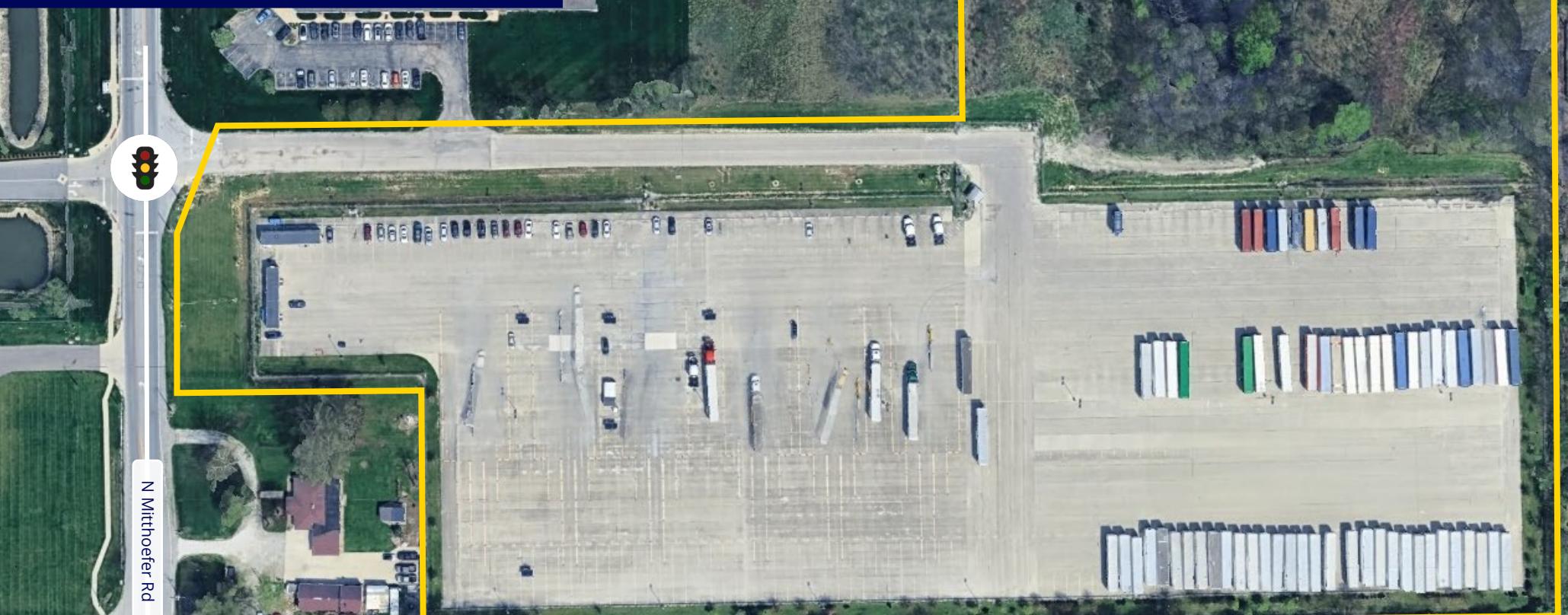
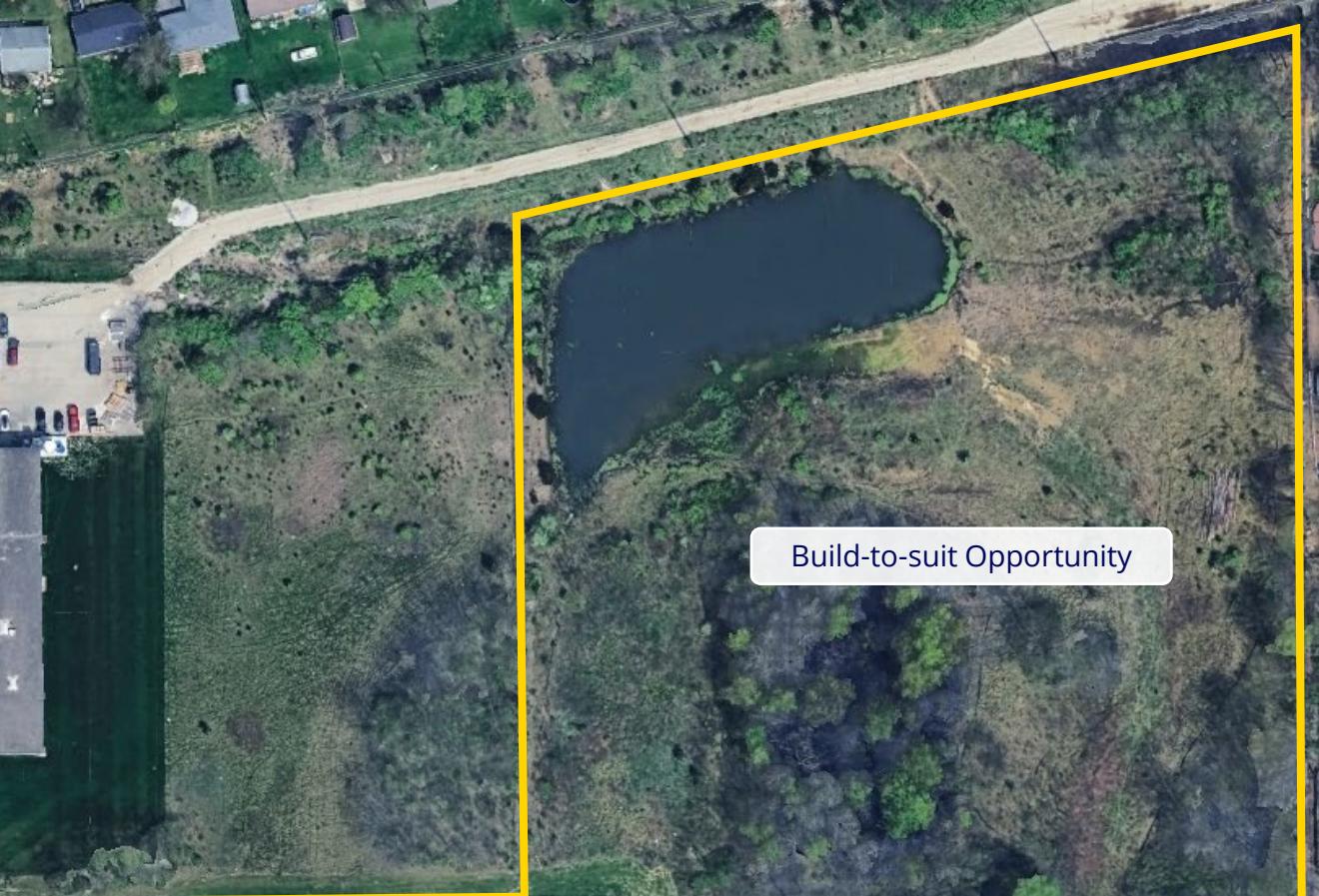
Total Land **±22.3 Acres**
(Divisible to ±5 acres)

Developed Land **±9.4 Acres (fully paved)**

Security Electric fence & LED lighting

Zoning Industrial - 3

Built-to-Suit Flexible (5,000-30,000 SF)



Access & Connectivity

Key Distances

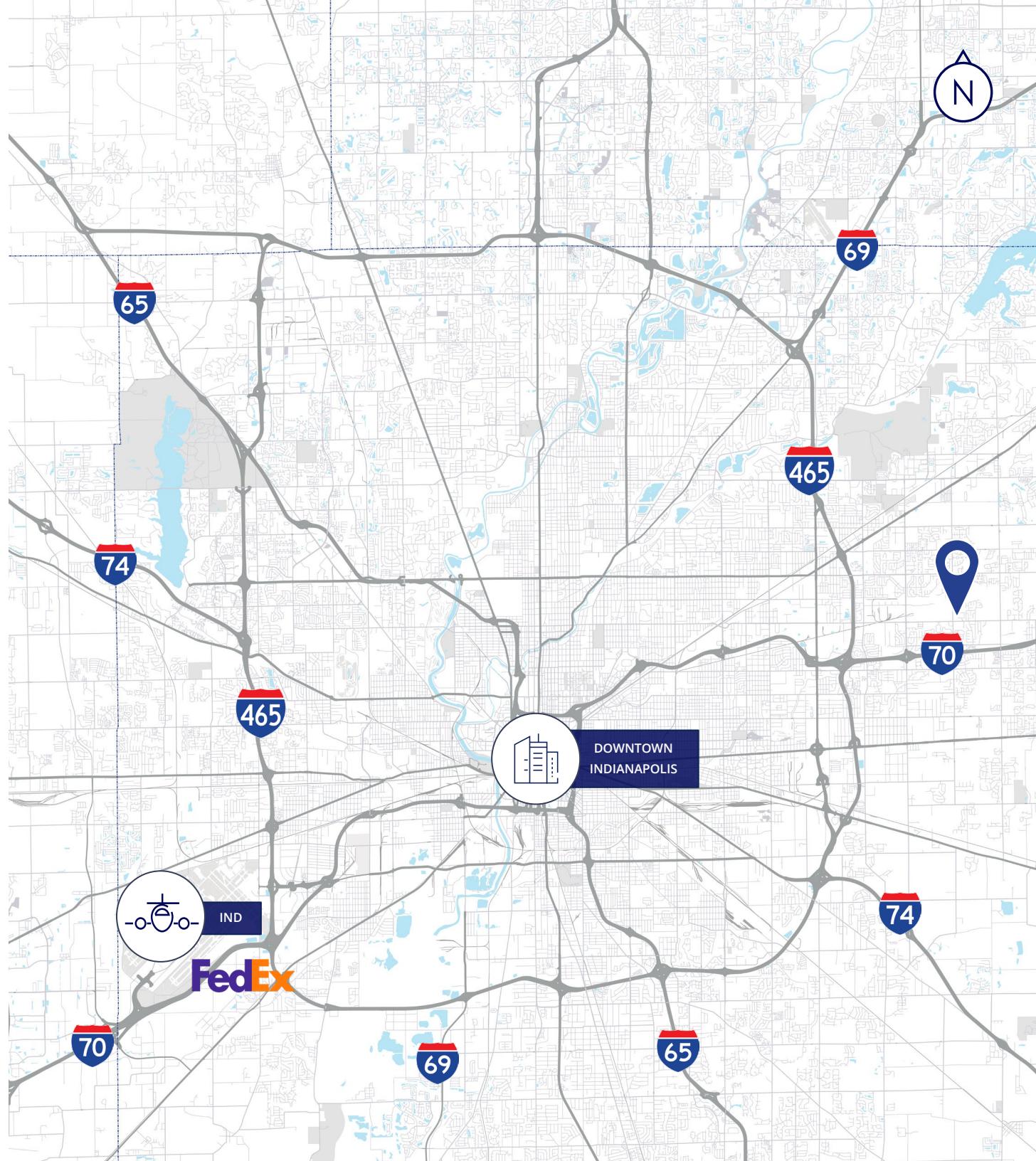
Mt. Comfort	5.3 mi
Downtown Indianapolis	11 mi
Greenwood	22 mi
Indianapolis Int'l Airport	24 mi
Park 100	24 mi
Plainfield	30 mi
Whitestown	30 mi

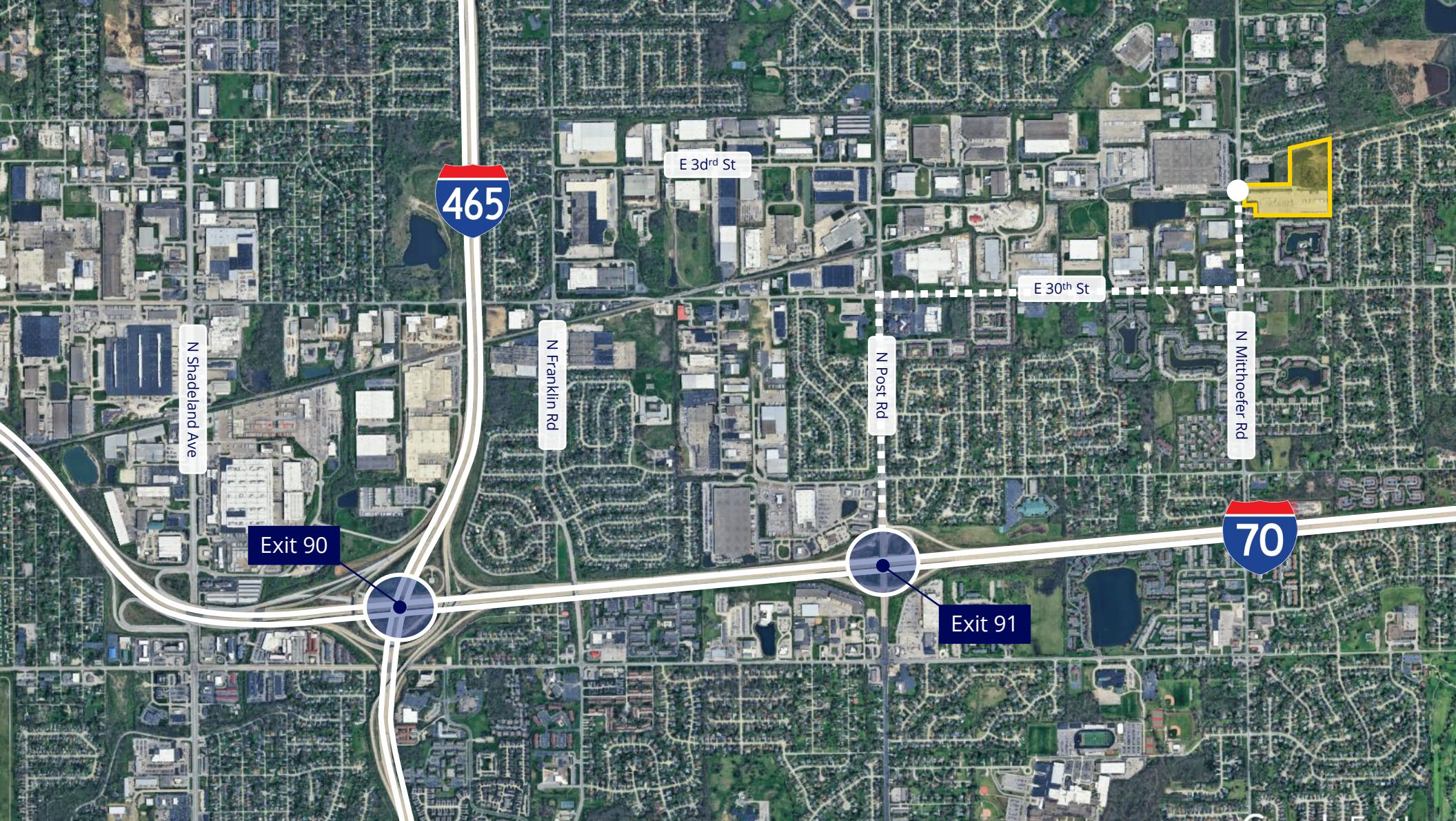
Local Connectivity

I-70	2.1 mi
I-465	5.6 mi
I-69	9.2 mi
I-74	12 mi
I-65	13 mi

Regional Connectivity

Cincinnati, OH	110 mi
Louisville, KY	122 mi
Columbus, OH	168 mi
Chicago, IL	193 mi
St. Louis, MO	255 mi
Detroit, MI	283 mi





A strategic location with
exceptional highway access.

Located just 2.1 miles from I-70, one of the nation's primary east-west corridors, providing efficient connectivity to regional and national distribution networks.

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