



AVAILABLE SF
10,325 SF

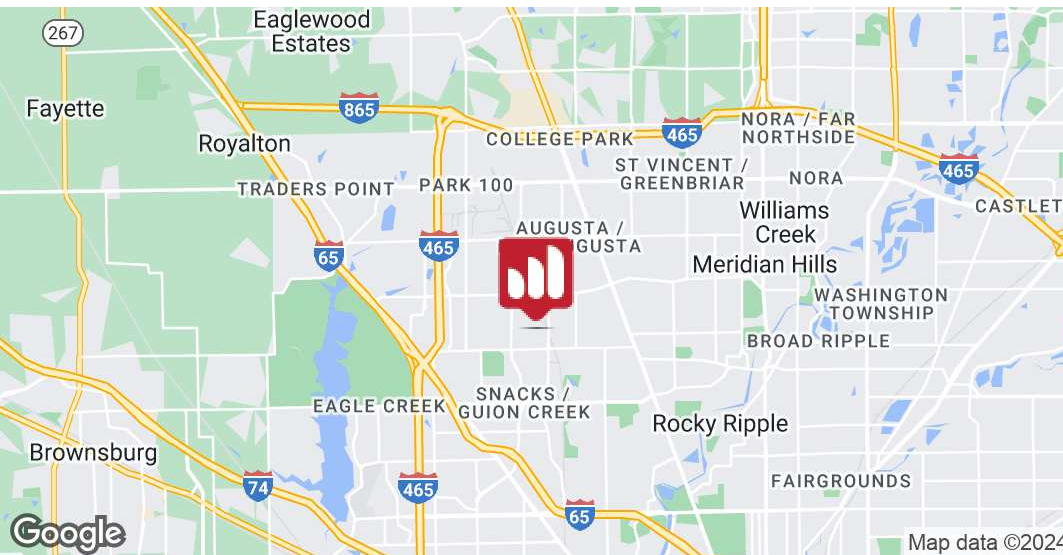
LEASE RATE
CONTACT BROKER

PROPERTY HIGHLIGHTS

- 10,325 SF warehouse/distribution, flex, industrial showroom building for lease - approx. 6,500 SF warehouse & 3,825 SF of office
- 15' clear height in warehouse
- One grade-level door, LED lighting, & heavy power
- Quick access to multiple interstate systems
- Current tenant vacates 4/1/2025

FOR LEASE

**4495 SAGUARO
TRL.
Indianapolis, IN
46268**



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FOR LEASE

Lease Rate

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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	Z001
APN #	6013497
Available	4/1/2025

LOCATION INFORMATION

Street Address	4495 Saguaro Trl.
City, State, Zip	Indianapolis, IN 46268
County	Marion

BUILDING INFORMATION

Building Size	10,325 SF
Number of Floors	1
Tenancy	Single
Ceiling Height	15'
Office Space	3,825 SF
Power	600 amp, 120/240v, 3 phase
Grade-level Door	1 10' x 8'
Lighting	LED



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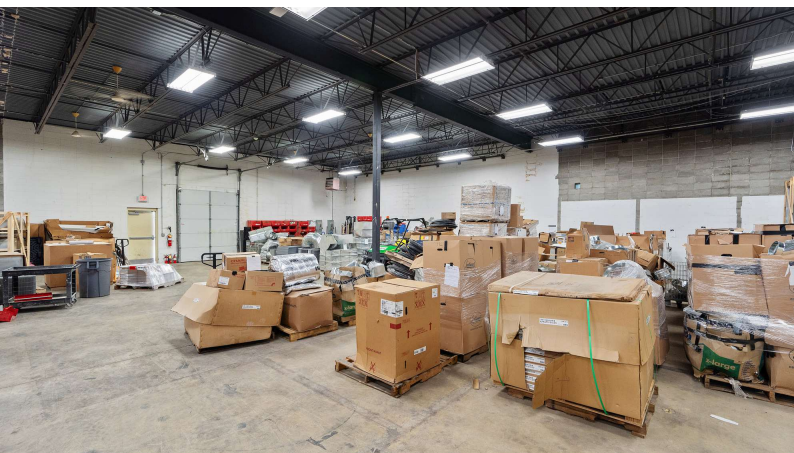
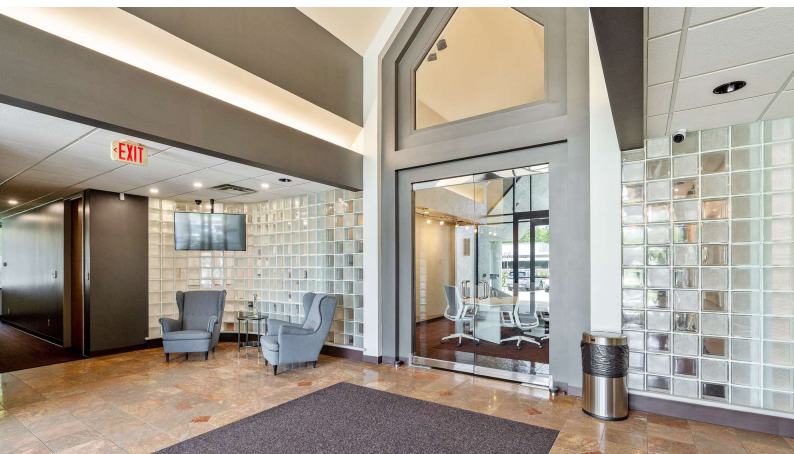
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PROPERTY DESCRIPTION

This property provides the ideal setting for industrial, warehouse, or distribution needs. With a generous 15' clear height in the warehouse, a convenient 10' x 8' grade-level door, energy-efficient LED lighting, & heavy power capacity (600 amp, 120/240 volt, 3 phase), this facility is ready to support your operations. Enjoy seamless logistical access with quick reach to multiple interstate systems, ensuring efficient transportation & distribution. Take advantage of this space as the current tenant vacates on 4/1/2025. This is an unparalleled opportunity to elevate your industrial operations in an unbeatable location.

LOCATION DESCRIPTION

Explore the vibrant city of Indianapolis from the convenience of the property's prime location. Situated in a bustling industrial & distribution hub, the area offers easy access to major transportation routes, including I-465 & I-65, facilitating seamless logistics operations. Also close to I-74 & US 421. Nearby, businesses benefit from a skilled labor force, state-of-the-art industrial parks, & a supportive business climate. With a strategic location & access to essential amenities, the property serves as an ideal base for industrial, warehouse, or distribution operations in northwest Indianapolis.

INTERIOR DESCRIPTION

High-efficiency LED Lighting

UTILITIES DESCRIPTION

Power- 600 amp, 120/240 volt, 3 phase

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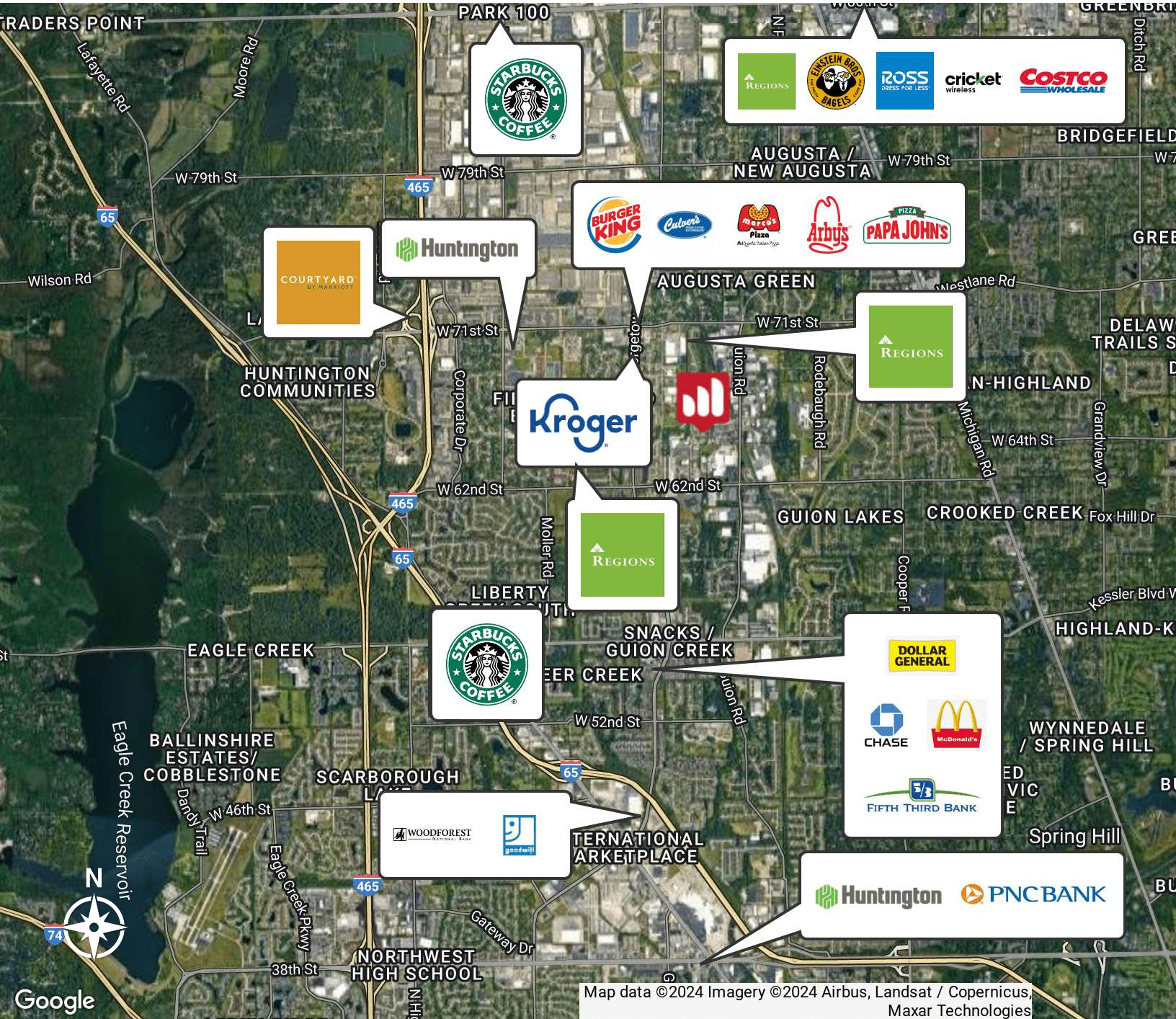
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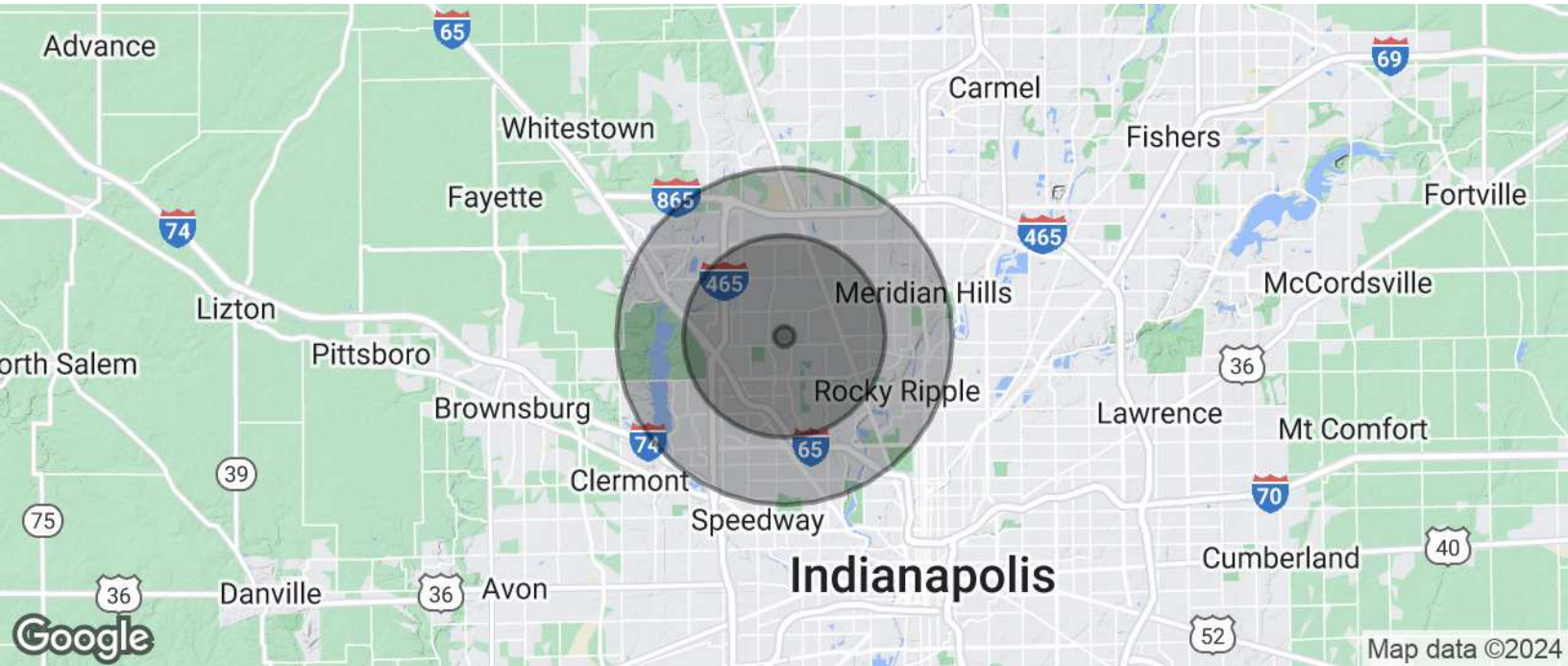
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POPULATION	0.3 MILES	3 MILES	5 MILES
Total Population	166	72,462	196,155
Average Age	36	38	38
Average Age (Male)	34	36	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	0.3 MILES	3 MILES	5 MILES
Total Households	60	29,264	80,228
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$85,615	\$83,219	\$102,509
Average House Value	\$235,738	\$256,549	\$305,276

Demographics data derived from AlphaMap

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