

AVAILABLE FOR LEASE | 3.5-19.75± ACRES

4,500± SF & 6,765± COMMERCIAL/INDUSTRIAL BUILDINGS

SEQ OF I-70/65 & E WASHINGTON STREET | 311 SHELBY ST | INDIANAPOLIS, IN 46202 (MARION COUNTY)



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PROPERTY FEATURES:

- **AVAILABLE FOR LEASE:** 3.5 up to 19.75± Acres of I-4-U zoned land (heavy industrial)
- **3.5± Acre Tract** southwest on site
- **5.5± Acre Tract** northwest on site
- **10.0± Acre Tract** east side of site is enclosed by a fence and includes two buildings
 - **4,500± SF Truck Maintenance Building** included on 10.0± Acre Tract
 - Two (2) overhead doors: 20' x 20' and 14' x 16'
 - Clear height of 24'
 - **6,765± SF Office/Industrial Building** included on 10.0± Acre Tract
 - One (1) overhead door
- **Total Site 19.75± available**
- All tracts are level land consisting of asphalt, gravel and grass
- City utilities and CSX rail possible
- Additional perimeter fencing and gravel/paving possible
- Zoned heavy industrial use; ideal site for truck maintenance, trailer storage and any other outdoor storage use.
- Easy access to I-70/65 just north of the Fountain Square area with Downtown Indianapolis west of site
- 75% of all businesses are within a 1½ days drive and more interstate highways intersect in Central Indiana than any other metro area.



CONTACT BROKER FOR PRICING.

PROXIMITY TO SITE:

- I-70/65 & Downtown // <.5 miles
- I-465 // 10 miles
- I-74 // 7 miles
- Indianapolis Intl. Airport // 13 miles
- Cincinnati, OH // 101 miles
- Louisville, KY // 114 miles
- Fort Wayne, IN // 129 miles
- Columbus, OH // 179 miles
- Chicago, IL // 182 miles
- St. Louis, MO // 241 miles
- Detroit, MI // 290 miles