



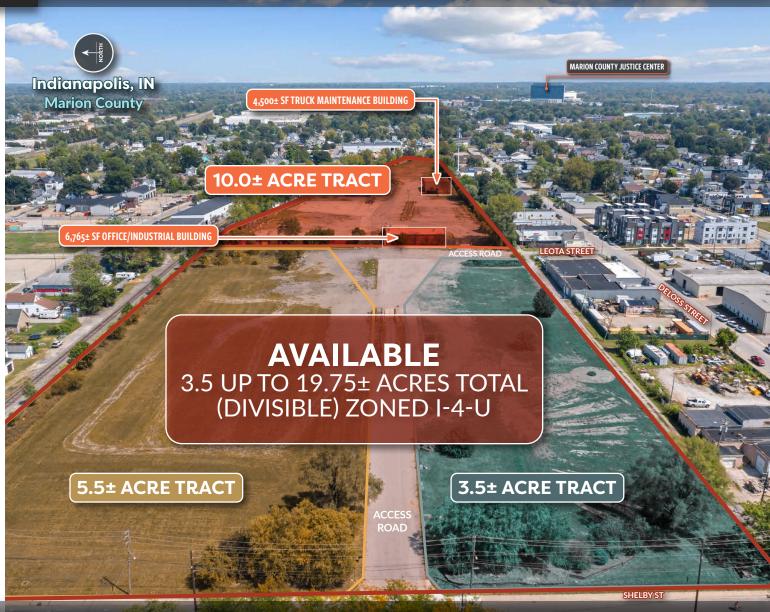
## AVAILABLE FOR LEASE | 3.5-19.75± ACRES 4,500± SF & 6,765± COMMERCIAL/INDUSTRIAL BUILDINGS

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









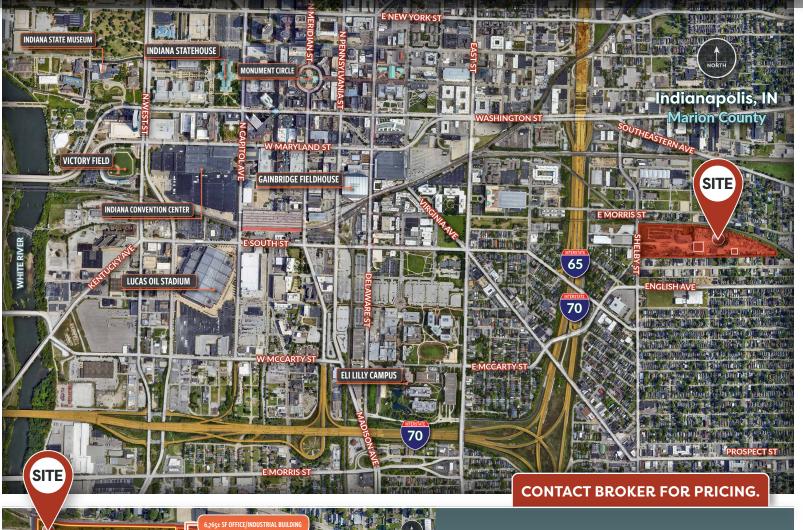




## **AVAILABLE FOR LEASE | 3.5-19.75± ACRES** 4,500 ± SF & 6,765 ± COMMERCIAL/INDUSTRIAL BUILDINGS SEQ OF 1-70/65 & E WASHINGTON STREET | 311 SHELBY ST | INDIANAPOLIS, IN 46202 (MARION COUNTY)

## 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 utilites 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.



## **PROXIMITY TO SITE:**