

PROPERTY WEBSITE



AVAILABLE SF

3,589 SF

LEASE RATE

\$9.65 SF/YR (NNN)

## PROPERTY HIGHLIGHTS

- Sublease term expires 8/31/2026
- Zoned I-2-S
- Ample parking for employees and customers
- excellent accessibility to I-465 and I-65

FOR LEASE

7301  
GEORGETOWN  
RD

Ste. 203,  
Indianapolis, IN  
46268



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## 7301 GEORGETOWN RD

7301 Georgetown Rd, Indianapolis, IN 46268

**FOR LEASE**



### PROPERTY DESCRIPTION

7301 Georgetown Road offers a versatile industrial lease opportunity in a prime northwest Indianapolis location. This functional space features a mix of warehouse and office areas, ideal for light manufacturing, distribution, or service operations. The property provides excellent accessibility to I-465 and I-65, allowing efficient regional connectivity. With ample parking, multiple loading options, and flexible floor layouts, tenants can easily tailor the space to meet operational needs. With a sublease term that expires on 8/31/2026, the property provides flexibility for businesses of all sizes. Situated in an established industrial corridor, 7301 Georgetown Road combines convenience, functionality, and visibility—making it an excellent choice for businesses seeking a strategic location in the Indianapolis market.

### LOCATION DESCRIPTION

Discover the dynamic commercial landscape surrounding 7301 Georgetown Rd in Indianapolis, IN 46268. This thriving area offers a variety of amenities and resources to support industrial and flex space tenants. Enjoy proximity to major transportation arteries, providing easy access for logistics and distribution operations. Nearby, you'll find established business parks, manufacturing facilities, and industrial centers that contribute to the area's robust economic activity.

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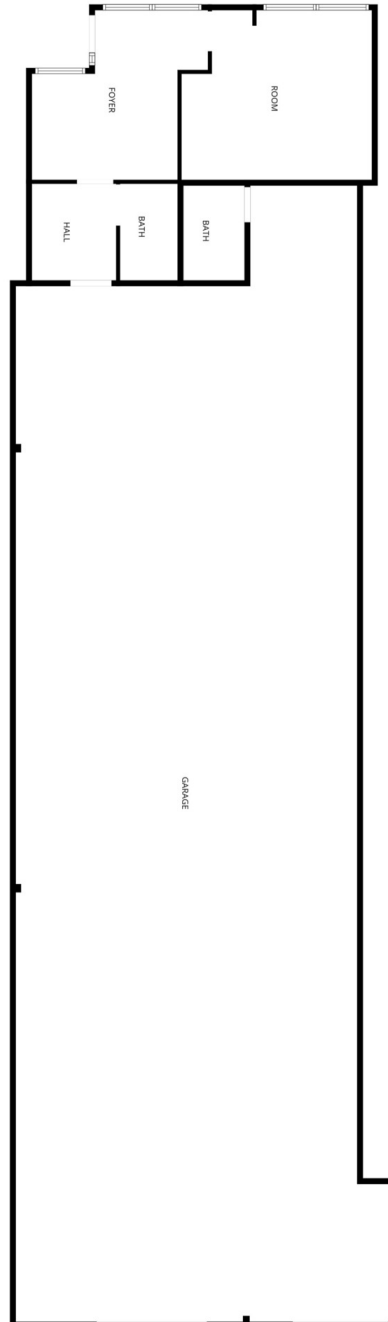
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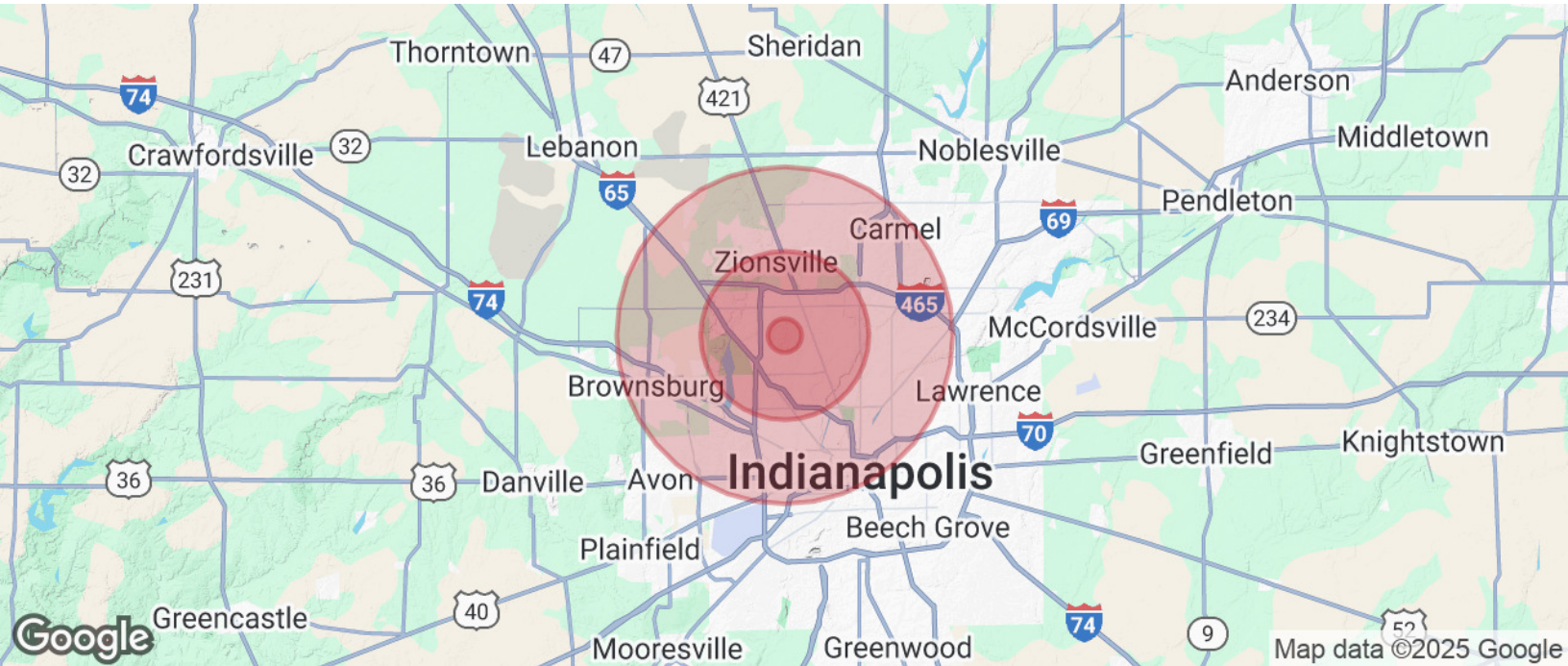
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**FOR LEASE**



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,139	155,467	591,471
Average Age	37	39	38
Average Age (Male)	36	37	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,426	63,431	243,696
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$81,747	\$107,387	\$118,133
Average House Value	\$239,069	\$329,827	\$363,209

Demographics data derived from AlphaMap

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