



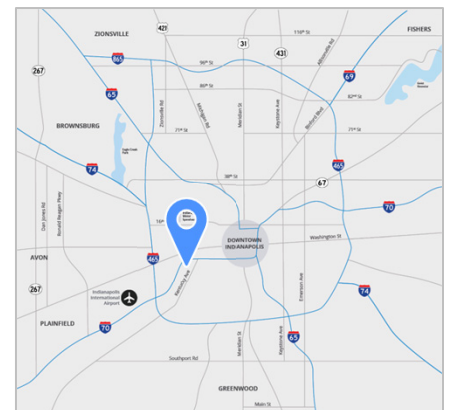
FOR LEASE

4201 W Morris St

Indianapolis, IN 46241

Property Highlights

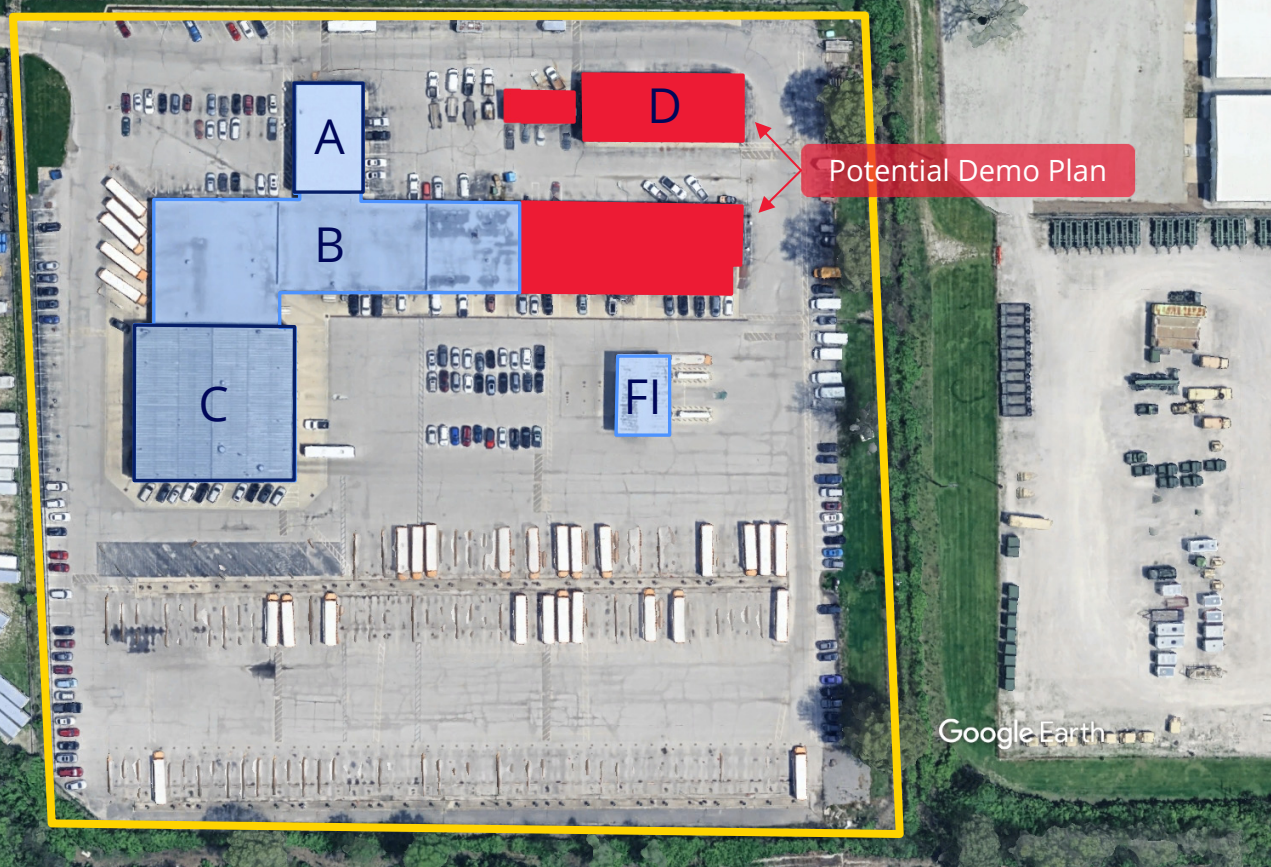
- ±10.12 AC | Zoned I-4 / C-7: Rare, heavy-industrial paved site in the SW submarket
- Prime Connectivity: A+ location with unparalleled I-70 visibility and immediate access
- ±47,000 SF Total: 4-building complex (Truck Maintenance, Warehouse, Storage, Office)
- 30 Total OHDs: (10) High Capacity 16'x14' and (20) 10'x10' grade-level doors
- Mission-Critical Infrastructure: Dedicated Wash Bay and multi-fuel Fuel Island
- Electrified Yard: Power hook-ups installed throughout parking islands
- Fortified Security: Fully paved with perimeter electric fencing and automated gate
- Ready for Occupancy: Immediately available for Sale or Lease
- BTS / Flexibility: Ownership will modify site or demo buildings to suit tenant needs



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Proposed Site Reconfiguration for Enhanced Site Circulation



Strategic Use & Rare Zoning (I-4 / C-7)

The site's dual I-4 and C-7 zoning is specifically designed to accommodate high-intensity industrial and commercial operations, including:

- Truck & Heavy Equipment: Sales, rental, major repair, and long-term storage.
- Industrial Outdoor Storage (IOS): Secured, paved yard for fleet staging, containers, or bulk material.
- Logistics & Distribution: Freight terminals, carting/hauling facilities, and cross-dock operations.
- Contractor Operations: Ideal for excavation, utility, or construction companies requiring heavy yard and maintenance infrastructure.

Premier Fleet & Logistics Infrastructure

- A+ Industrial Location: High-visibility site in the SW Indy submarket with immediate access to I-70 and the logistics corridor.
- Mission-Critical Site: ± 10.12 AC fully paved and engineered for high-capacity heavy-duty fleet traffic.
- Turn-Key Fleet Services: Dedicated on-site Fuel Island (Diesel/Unleaded/Propane) and specialized Vehicle Wash Bay.

Strategic Building Footprint ($\pm 47,000$ SF Total)

- Unit A (Main Maintenance): $\pm 14,160$ SF garage with 4 drive-through bays and (10) 16' x 14' OHDs.
- Unit D (Warehouse): $\pm 6,100$ SF high-access facility featuring (20) 10' x 10' OHDs.
- Units B & C (Support): $\pm 26,700$ SF of integrated office, training, mechanical, and storage space.
- Total Door Count: 30+ grade-level overhead doors across the campus.

Elite Yard & Security Features

- Fleet-Scale Parking: Dedicated staging for ± 150 large vehicles and ± 120 personal vehicles.
- Electrified Yard: Extensive electrical hook-ups/block heater stations installed throughout all parking islands.
- Tier 1 Security: Fortified perimeter with a triple-fence system (Interior, Exterior, and Electric) and automated gate.

Development & Lease Flexibility

- Redevelopment Options: Ownership will consider site modifications, building demolition, or ground-up construction to meet demand.
- Immediate Availability: Plug-and-play facility ready for immediate occupancy or customized lease-up.