



ALLIES
COMMERCIAL
REALTY

FOR LEASE

Prime Truck/Trailer Parking Site Located in Park Fletcher



ASKING RATE
\$16,500/month NNN



SIZE
3.33 acres of land area



TOTAL BUILDING SF
4,411 SF Total
· 871 SF of office
· 1,540 SF of storage
· 2,000 SF of covered storage



PARKING SPACES
50 truck/trailer spaces
10 car spaces

2360 DISTRIBUTORS DR. INDIANAPOLIS, IN 46241

VIEW THIS
LISTING ONLINE



Available for lease, 2360 Distributors Dr, Indianapolis, offers a strategic industrial site ideal for truck and trailer parking. This 3.33-acre property features 4,411 SF of total building space, including 871 SF of office area, 1,540 SF of storage, and an additional 2,000 SF of covered storage. Zoned I-3 for heavy industrial use, the site is equipped with 50 truck/trailer spaces and 10 car spaces, plus two drive-in doors (10'x12' and 8'x12') for easy loading and unloading.

Secure and accessible, the property is fully fenced, gated, and well-lit, with four curb cuts for efficient entry. Located just 1.5 miles from Indianapolis International Airport and 0.4 miles from the I-70/Executive Drive Interchange, this prime location offers unparalleled access to key transportation routes.



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PROPERTY HIGHLIGHTS



ASKING RATE
\$16,500/month NNN



TOTAL BUILDING SF
4,411 SF Total
· 871 SF of office
· 1,540 SF of storage
· 2,000 SF of covered storage



SIZE
3.33 acres of land area



ZONING
I-3; heavy industrial



PARKING
50 truck/trailer spaces
10 car spaces



DRIVE-IN DOORS
One (1) 10'x12'
One (1) 8'x12'



SITE SECURITY
Fully fenced, gated entry,
and well-lit site



PRIME LOCATION
Located in Park Fletcher
1.5 miles to Indianapolis Int'l Airport

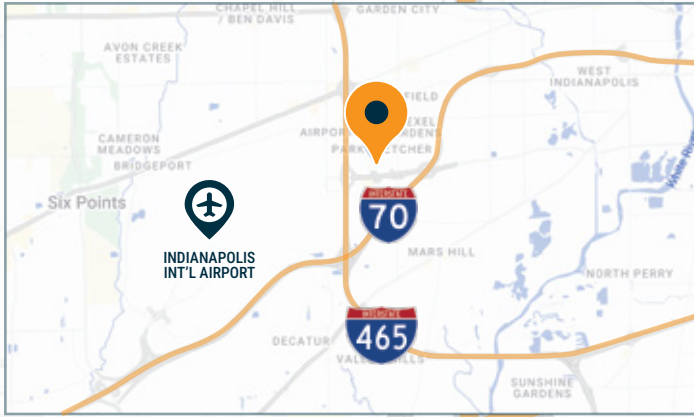


HIGHWAY ACCESS
0.4 miles to I-70/Executive
Drive Interchange



OFFICE SPACE
Ideal site for truck/trailer parking
Four (4) curb cuts into the property

LOCATION





ADAM STEPHENSON
Owner & Managing Director

adam@alliescommercialrealty.com
317-908-6479

MITCHELL AYERS
Broker

mitchell@alliescommercialrealty.com
317-440-3337

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