

FOR LEASE: 600,195 SF INDUSTRIAL SPACE AVAILABLE DOWNTOWN INDIANAPOLIS



202 S. Belmont Avenue, Indianapolis, IN
Strategic Central Indianapolis Location
Just Minutes from Downtown

PROPERTY SPECIFICATIONS

• TOTAL SQUARE FOOTAGE

600,195 SF

• OFFICE AREA

3,328 SF Main Office
3,815 SF Shipping Office
696 SF Receiving Office
7,839 SF Total

• SITE ACREAGE

± 41.64 AC

• COLUMN SPACING

50' x 50'

• CEILING HEIGHT

32'8" - 33'10"

• EXTERIOR WALLS

Load-bearing precast concrete panels

• BUILDING CONFIGURATION

Cross Dock

• DOCK DOORS

61 (9' X 10')

• DRIVE-IN DOORS

2 (12' X 14')

• SPRINKLER SYSTEM

ESFR

• ZONING

Heavy Industrial (I-4)

• FLOOR THICKNESS

7" Reinforced

• SECURITY

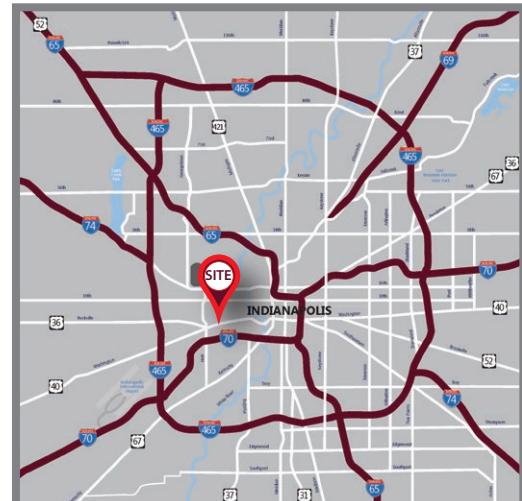
Fully fenced with security gate entrance

• POWER

2,400 A, 480V, 3-Phase

• CAR PARKING

99

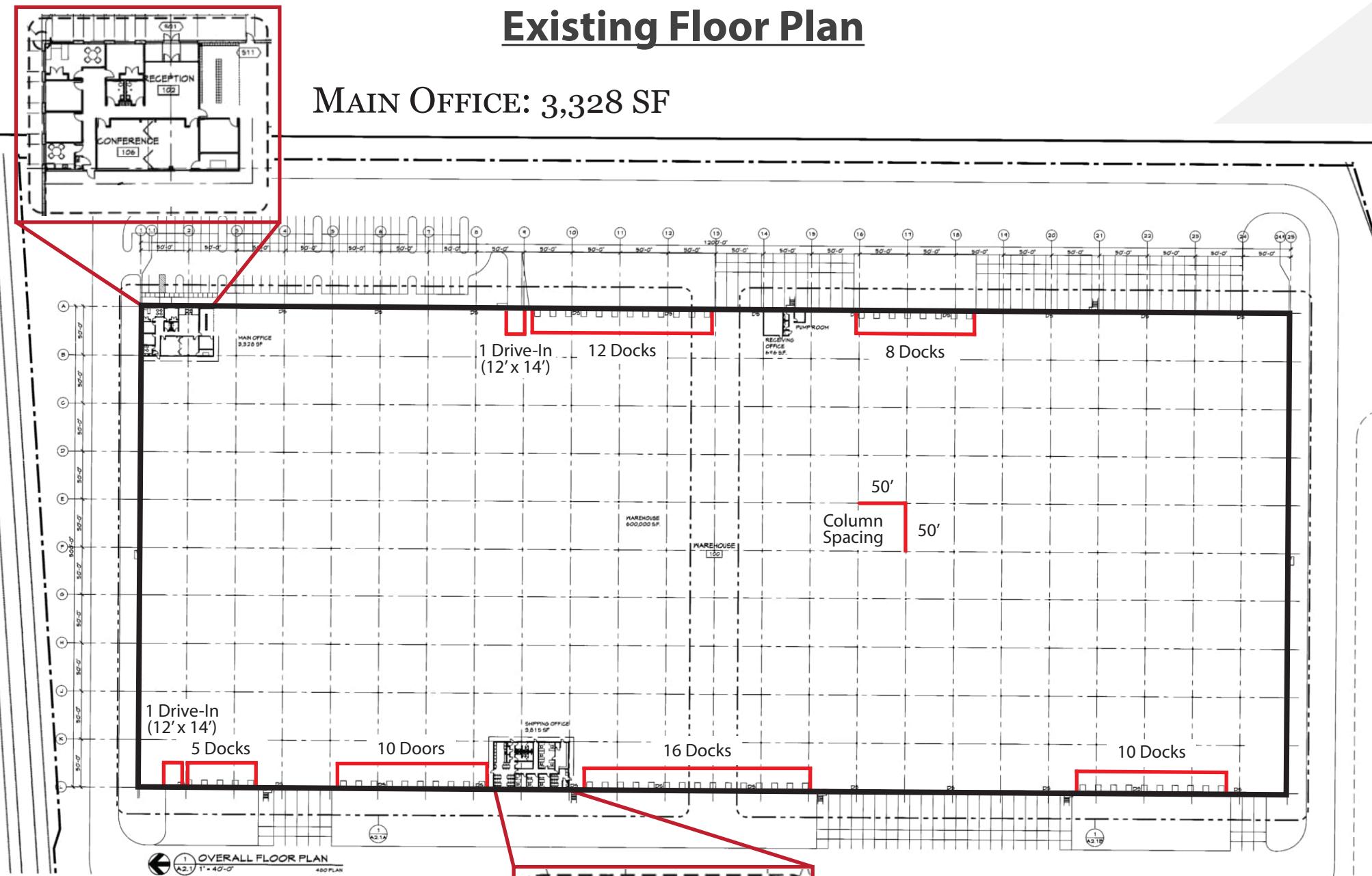


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Existing Floor Plan

MAIN OFFICE: 3,328 SF

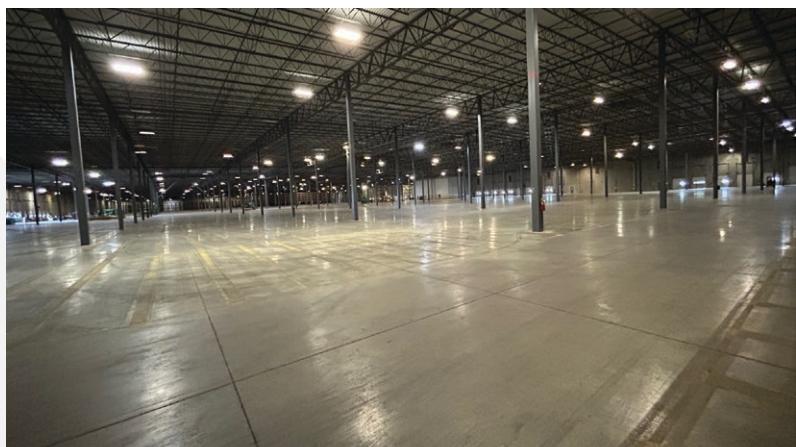
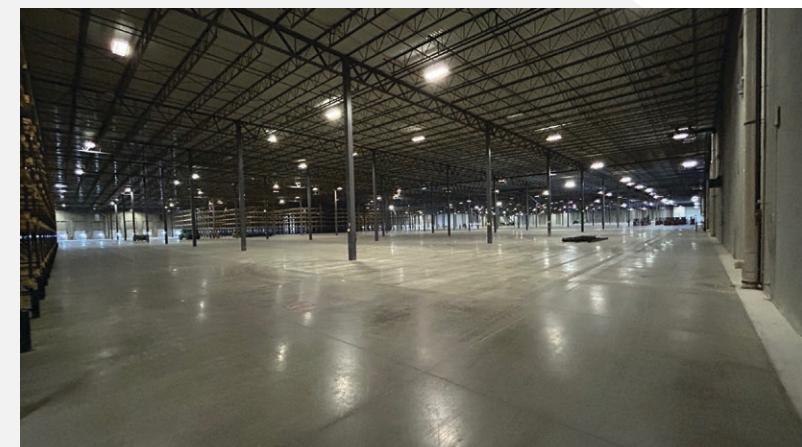
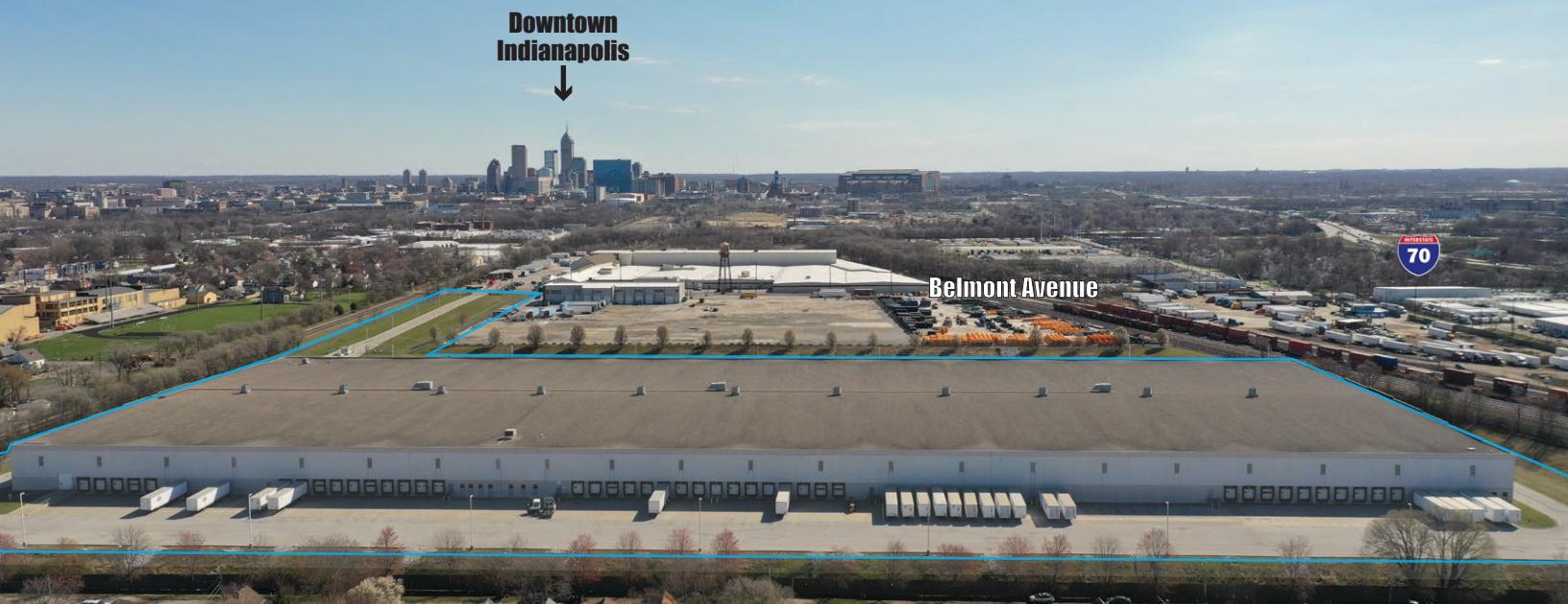


SHIPPING OFFICE: 3,815 SF

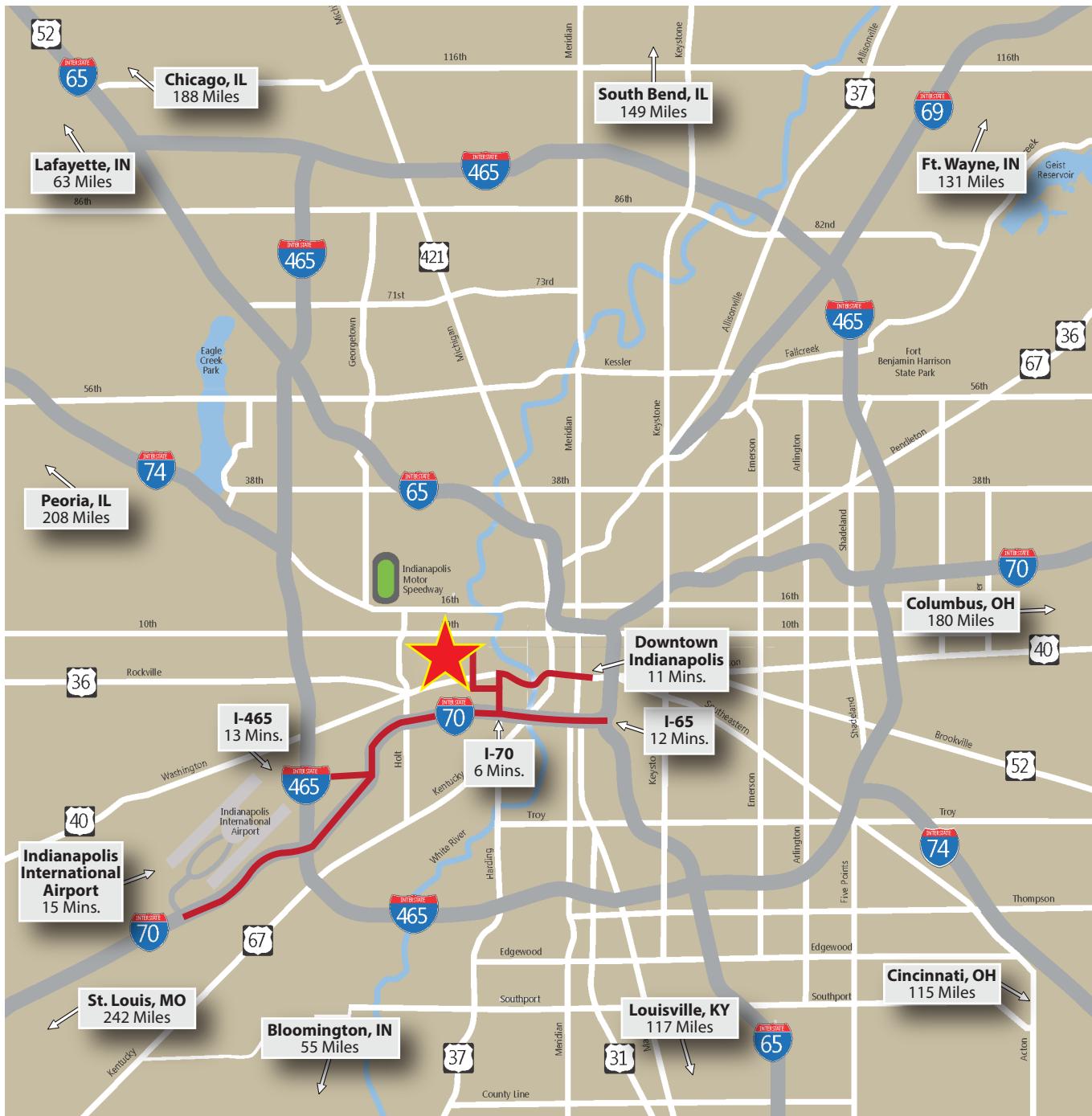


- **Docks:** 61 (9' x 10')
- **Drive-Ins:** 2 (12' x 14')

Downtown
Indianapolis



NATIONWIDE CONNECTIONS



DRIVE TIMES

6 Minutes



12 Minutes



13 Minutes



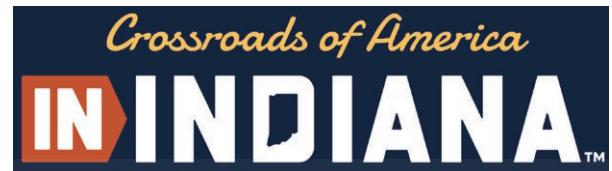
11 Minutes



INDIANAPOLIS
INTERNATIONAL
AIRPORT

15 Minutes
(IND Airport)

WHY INDIANA?



A State of Freedom, Opportunity, and Innovation

Indiana combines a dynamic pace with a strong focus on research and innovation, earning its place among the top business-friendly states in the country. Nicknamed the "Crossroads of America," Indianapolis is the nation's most connected city by interstate highways—offering businesses a powerful logistical advantage to reach North American and global markets.

Indiana has a population of nearly 7,000,000 and its capital city, Indianapolis alone has a dense population of over 2,000,000.



Truck Transportation

1 Day to get to majority of US population

Pass-Through Interstates

Ranked #1 in the US

FedEx Hub

2nd largest Hub in the world - Located at IND

Air Cargo

8th largest Hub in the US

Indianapolis International Airport

Top rated by J.D. Powers



202 S. BELMONT AVENUE

INDIANAPOLIS, IN



HOKANSON
COMPANIES INC.
INVESTMENT & CORPORATE REAL ESTATE



GAINBRIDGE
FIELDHOUSE

LUCAS OIL
STADIUM



10th Street

SITE

Washington Street

Southeastern Avenue

Washington Street

INDIANAPOLIS
INTERNATIONAL
AIRPORT

Google Earth



The information obtained herein was obtained from sources we consider reliable. We cannot be responsible, however, for error, omission, prior sale, withdrawal from the market, or change in price. Broker makes no representation to the environmental condition of the property and recommends purchaser's independent investigation.

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