



INTERSTATE
70



W Ray St

For Lease

1401 W Ray St, Indianapolis, IN 46221

8,460 SF & 2 Acres Of Outdoor Storage Remaining

Outline is an estimate

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Truck terminal located just off Exit 78 on I-70, only 3 miles from downtown Indianapolis. The 2-door drive-thru bay repair shop, 1,500 sq. ft. of office space, and 2.36 acres of the lot have been leased.

The remaining 6,960 sq. ft. of warehouse space, 1,500 sq. ft. of office space, and 2 acres of outdoor storage are still available. The lot is fully fenced and features electronic gate access with 24-hour camera surveillance.

Property

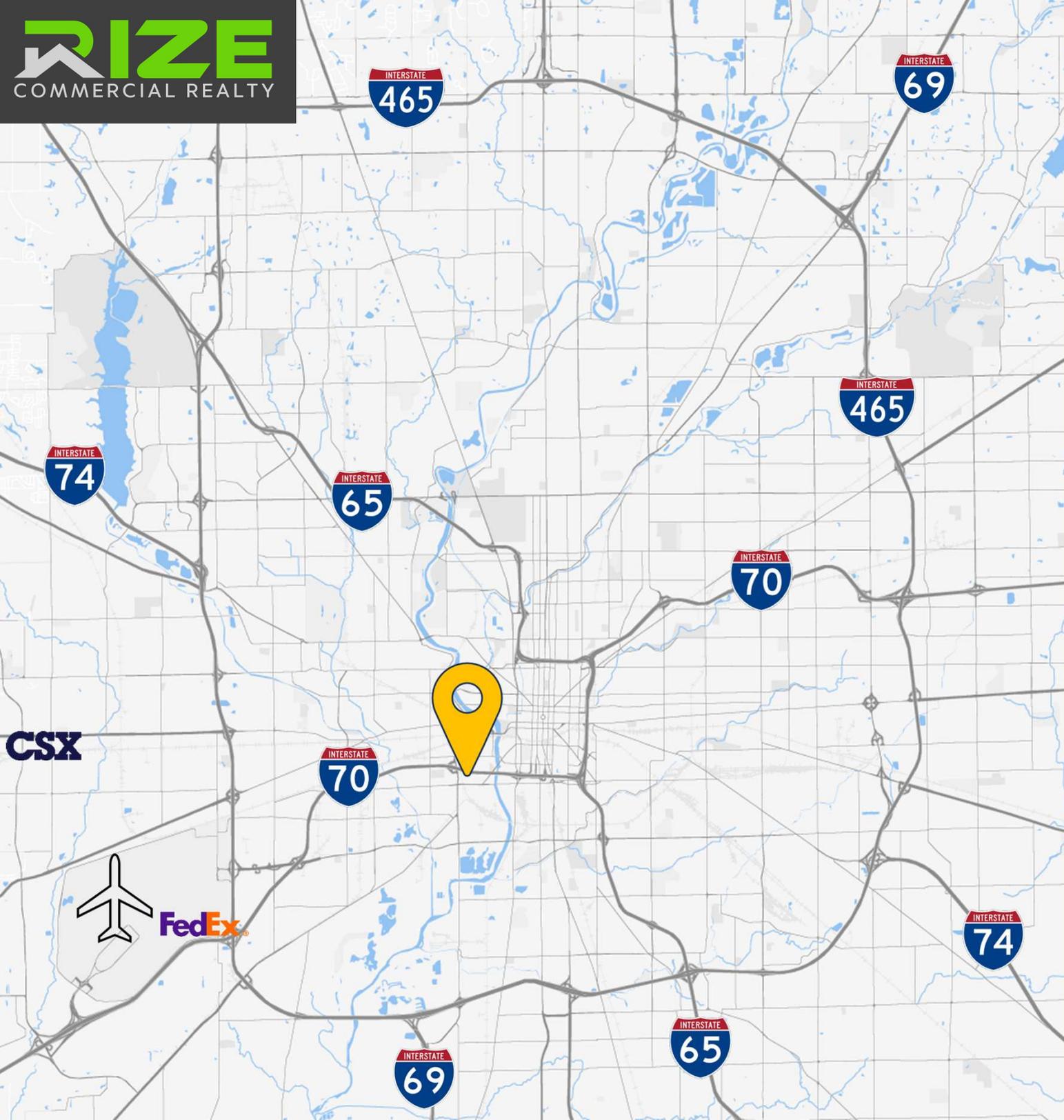
Address	1401 W Ray St, Indianapolis, IN 46221
Acreage	±2 (remaining)
Zoning	I-3 (allows for outdoor storage)

Building

Year Built	1950 (Renovated In 2025)
Square Feet (available)	±8,460 Total ±6,960 SF Warehouse ±1,500 SF Office
Warehouse	22 Dock Doors - 9'x10' (wxh) 12'6" Clear Height Dock To Floor Ramp
Office	1,500 SF 1 Bathroom
Cameras	Interior Of Building & Parking Lot

Construction

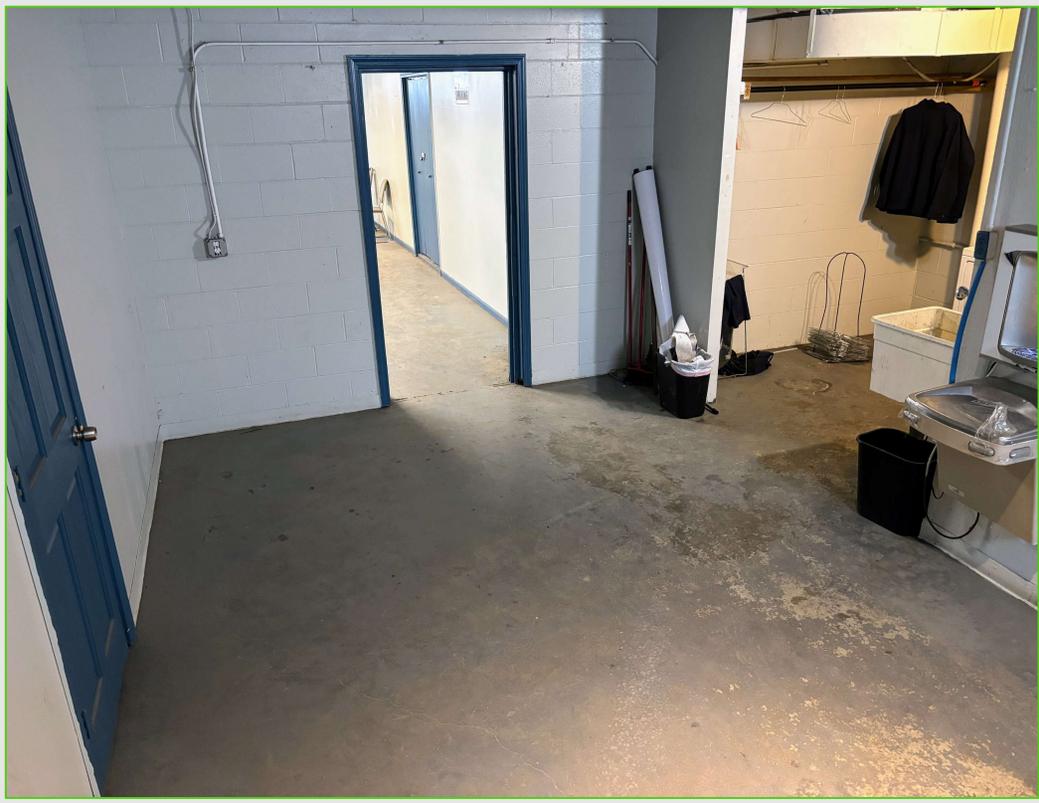
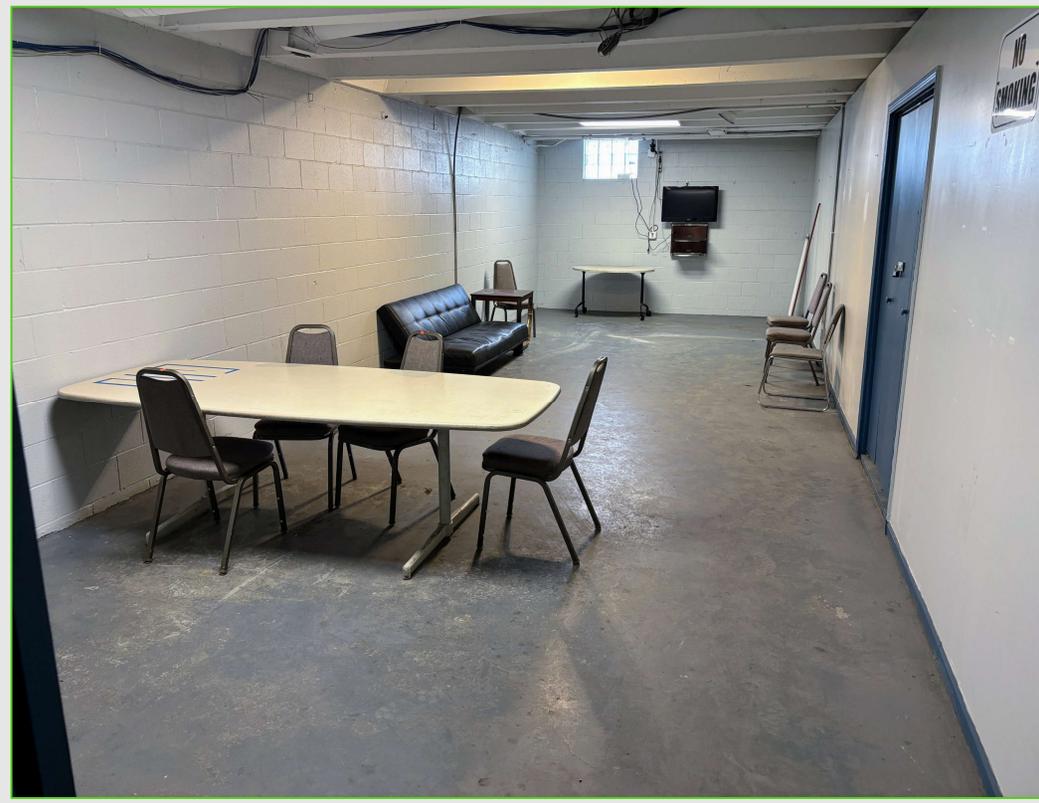
Foundation	Concrete Slab
Exterior Walls	Warehouse – Metal Office - Brick
Roof	Warehouse – Rubber Office – Rubber
Parking Area	Gravel Fenced With An Automatic Gate
Utilities	Electricity – AES Indiana Gas, Water, Sewer – Citizens Energy Group



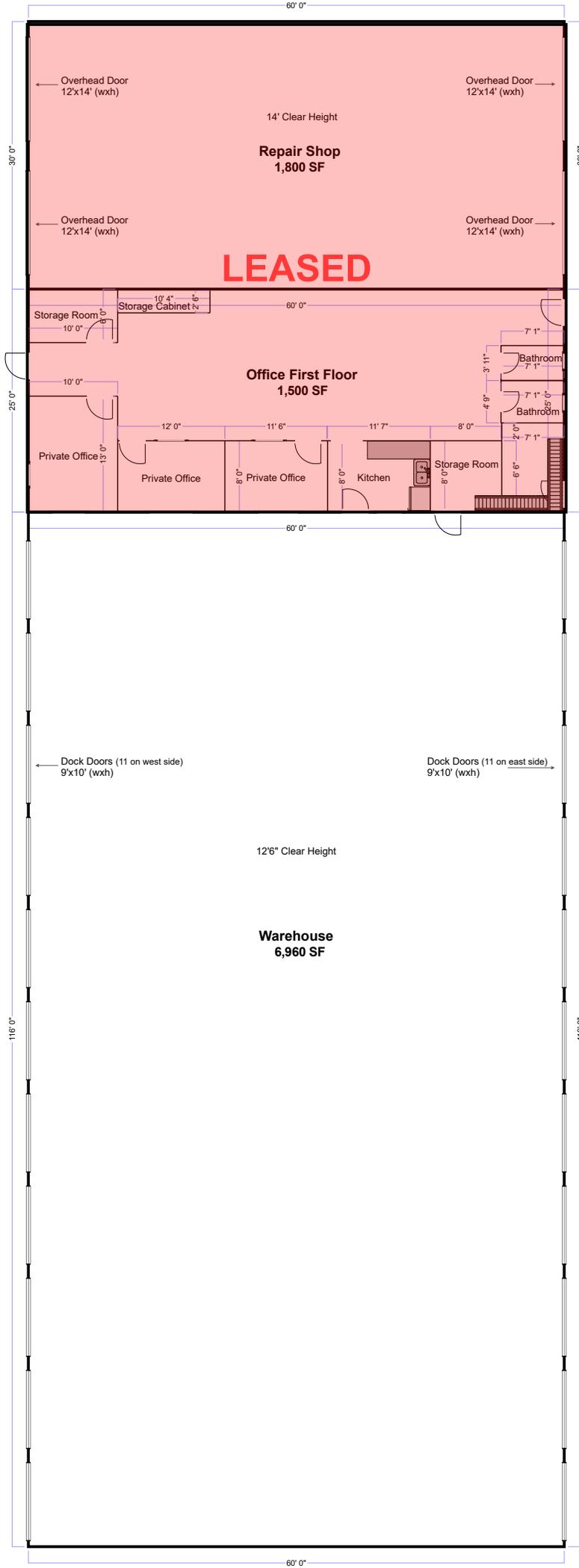
Local Connectivity	
	.3 Miles
	2.8 Miles
	4.3 Miles
	10.5 Miles
	10.9 Miles
FedEx World Hub	7.0 Miles
Indianapolis Int'l Airport	9.8 Miles
CSX Rail Yard	11.8 Miles
Regional Connectivity	
Cincinnati, OH	113 Miles
Louisville, KY	116 Miles
Columbus, OH	177 Miles
Chicago, IL	187 Miles
St. Louis, MO	245 Miles
Detroit, MI	290 Miles



RIZE
COMMERCIAL REALTY



Floor Plan



Floor Plan

