



**AVAILABLE SF**  
9,440 SF

**LEASE RATE**  
\$8.00 SF/YR (MG)

### PROPERTY HIGHLIGHTS

- 9,440 SF flex space
- One dock
- Clear height 16'4"
- 1,310 SF office, w/ one private office
- Ample storage areas

**FOR LEASE**

**6299 GUION RD.**  
Indianapolis, IN  
46268



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## 6299 GUION RD.

Indianapolis, IN 46268

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### PROPERTY DESCRIPTION

This 9,914 SF flex space features ideal functionality & is tailored to meet your business needs. In a prime industrial/flex location & surrounded by amenities. This 9,914 SF flex space has a generously sized 1,310 SF office area with one private office.



### LOCATION DESCRIPTION

With frontage on 62nd St., this property is in close proximity to interstates I-65 & I-465. Guion Rd. on the northwest side of Indianapolis is in the Park 100 market. This thriving industrial & flex space hub offers unparalleled access to key points of interest. With convenient proximity to major transportation routes, including interstates & highways, the area provides seamless connectivity for logistical operations. Nearby industrial parks & distribution centers underline the area's status as a prime industrial & flex space location.



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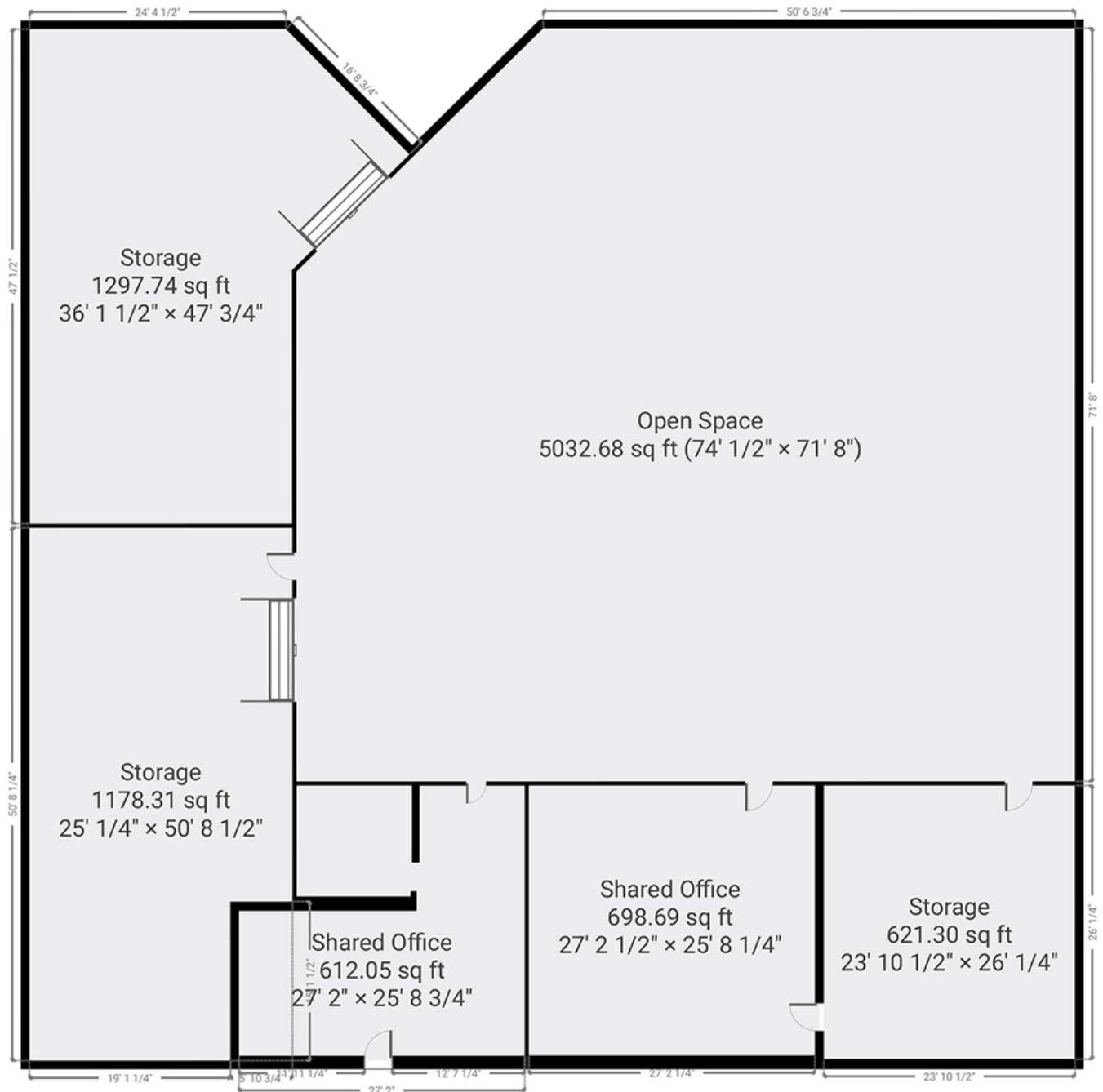
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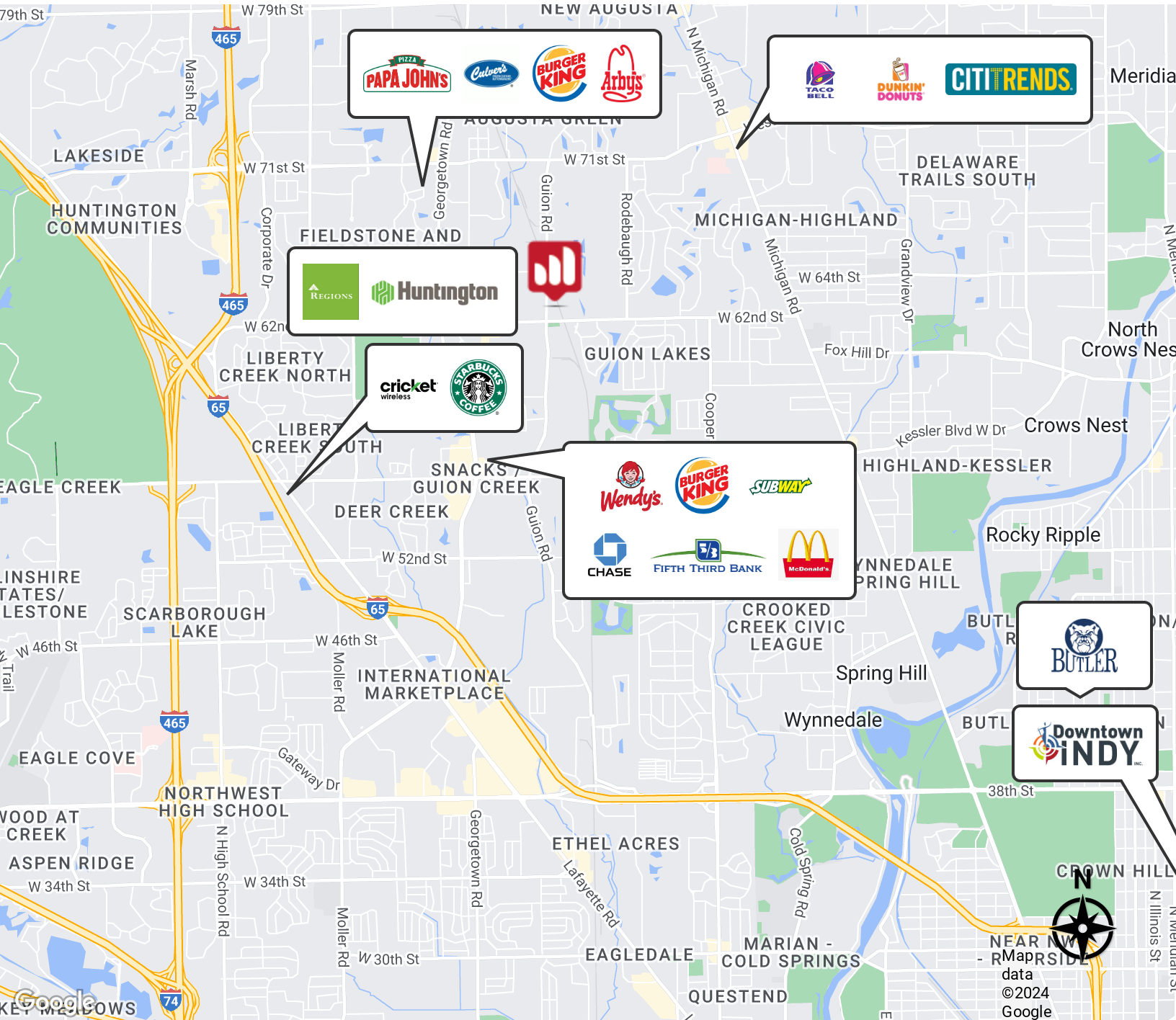
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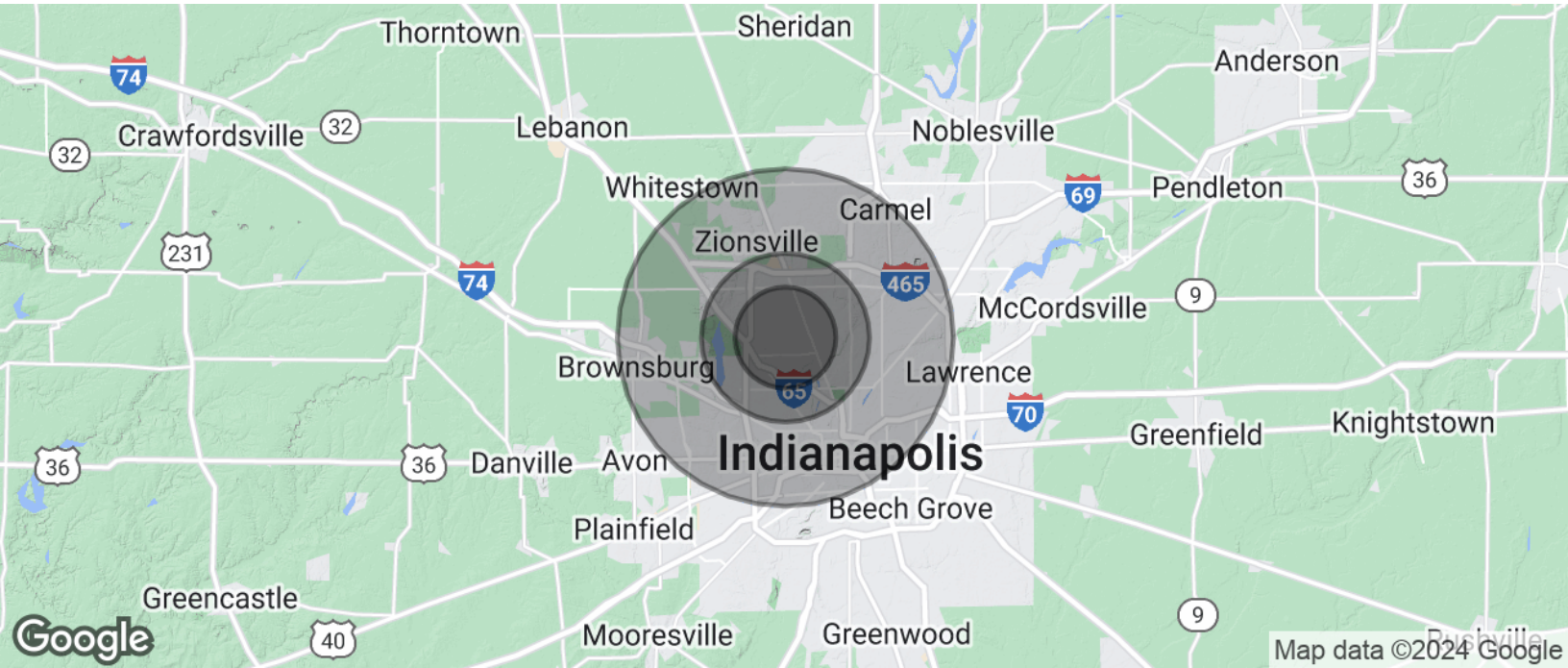
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	76,172	197,338	712,100
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	30,661	80,682	294,823
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$83,927	\$101,111	\$108,833
Average House Value	\$252,524	\$302,751	\$334,098

*Demographics data derived from AlphaMap*

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