



ALLIES  
COMMERCIAL  
REALTY

FOR SALE

## Functional industrial facility near downtown Indianapolis



ASKING PRICE  
\$725,000



TOTAL BUILDING SF  
+/- 7,719 SF



ZONING  
I-3; Medium industrial



PRIME LOCATION  
1.4 miles from Downtown  
Indianapolis

NEAR DOWNTOWN  
INDUSTRIAL PROPERTY

## 1505 SOUTHEASTERN AVE. INDIANAPOLIS, IN 46201

VIEW THIS  
LISTING ONLINE



We are introducing a premier sale opportunity nestled in the heart of Indianapolis. This expansive property, situated at 1505 Southeastern Ave., offers approximately **+/- 7,719 SF of versatile space** ideal for various industrial activities. This property boasts a **zoning classification of I-3 for medium industrial use** and provides ample flexibility to accommodate multiple business needs. The space features two private offices and ensures a conducive environment for administrative tasks while facilitating seamless warehouse operations.

Enjoy optimal working conditions with **100% temperature-controlled heating and cooling systems**. The building benefits from heavy power capabilities, boasting 480V/600 amps to support machinery and equipment requirements. Access to the property is convenient, located just 1.2 miles from the junction of major highways I-65 and I-70, facilitating easy transportation and logistics. This prime location is 1.4 miles from Downtown Indianapolis and offers unparalleled accessibility to vital commercial hubs. The property includes **two 12'x10' drive-in doors**, facilitating efficient loading and unloading processes. With additional amenities such as two restrooms and the availability of forklifts, office furniture, and racking, this property presents a rare opportunity for businesses seeking a strategic and well-equipped industrial space. Don't miss out on the chance to elevate your operations in this highly desirable location.



ALLIES  
COMMERCIAL  
REALTY

For Sale | 1505 Southeastern Ave., Indianapolis, IN 46201



## PROPERTY HIGHLIGHTS



**ASKING PRICE**  
\$725,000



**TOTAL BUILDING SF**  
+/- 7,719 SF



**ZONING**  
I-3; Medium industrial



**PRIVATE OFFICES**  
2 private offices



**HEATING & COOLING**  
100% temperature controlled



**POWER**  
Heavy power (480V/600 amps)



**DRIVE-IN DOOR**  
Two 12'x10' doors



**HIGHWAY ACCESS**  
1.2 miles from I-65 & I-70



**PRIME LOCATION**  
1.4 miles from Downtown Indianapolis

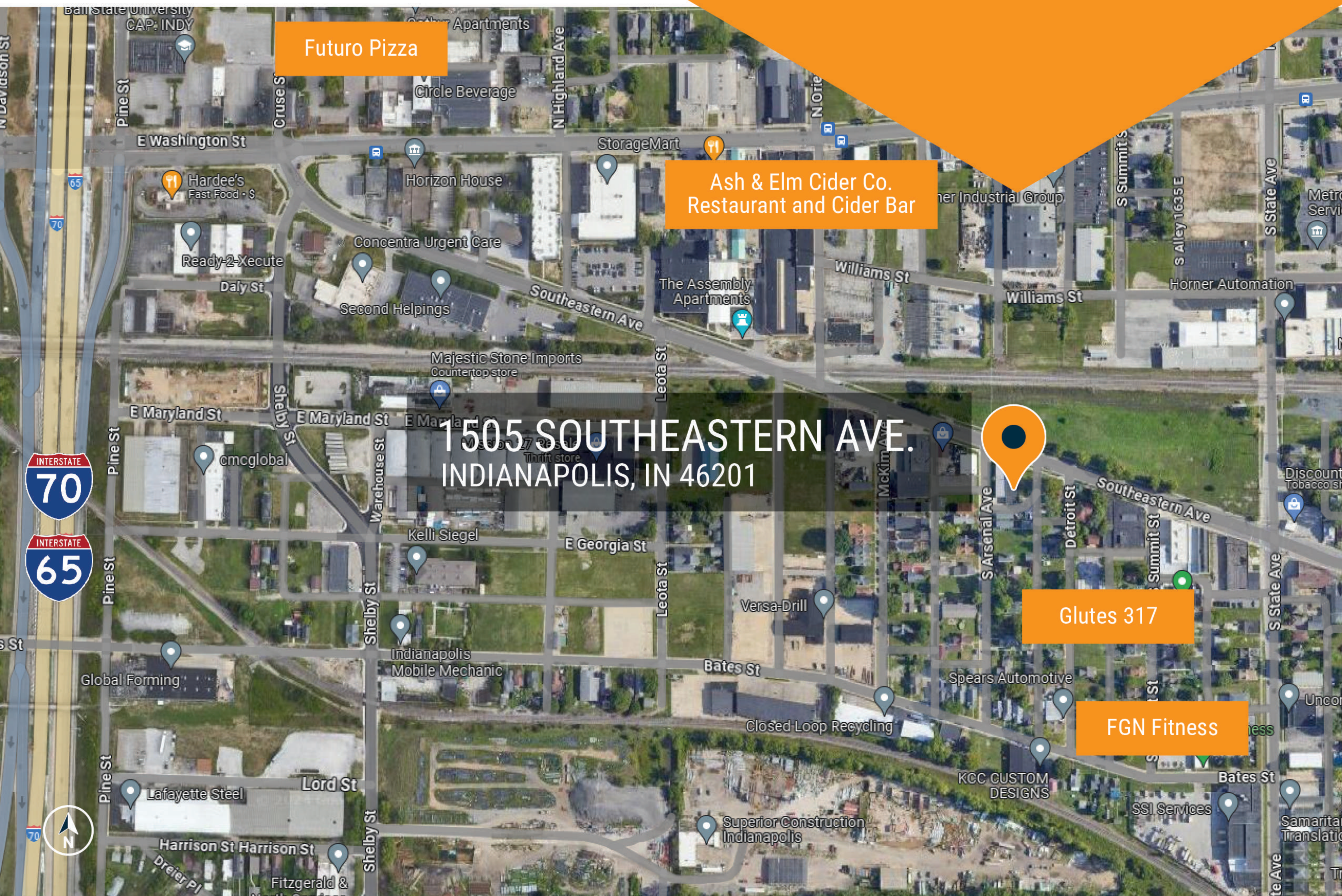


**OTHER SPECIFICATIONS**  
2 restrooms  
Forklift, office furniture, and racking available



**ALLIES**  
COMMERCIAL  
REALTY

For Sale | 1505 Southeastern Ave., Indianapolis, IN 46201



**1505 SOUTHEASTERN AVE.  
INDIANAPOLIS, IN 46201**

## DEMOGRAPHICS

Area Demographics	1 Mile	3 Mile	5 Mile
2023 Total Population	17,095	115,240	259,307
Estimated 2028 Population	17,834	118,598	263,205
2023 Total Households	8,053	51,814	110,623
Estimated 2028 Households	8,454	53,755	113,090
2023 Median Household Income	\$61,979	\$52,777	\$49,362
Estimated 2028 Median Household Income	\$73,272	\$60,664	\$55,740



TOTAL BUILDING SF  
+/- 7,719 SF



**ADAM STEPHENSON**  
Owner & Managing Director

[adam@alliescommercialrealty.com](mailto:adam@alliescommercialrealty.com)  
317-908-6479



**MITCHELL AYERS**  
Broker

[mitchell@alliescommercialrealty.com](mailto:mitchell@alliescommercialrealty.com)  
317-440-3337

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales or leases, withdrawal from the market or change in price. Owner and broker make no representations as to the environmental condition of the property and recommend interested parties independent investigation. ©Allies Commercial Realty. All Rights Reserved.



**ALLIES**  
COMMERCIAL  
REALTY

For Sale | 1505 Southeastern Ave., Indianapolis, IN 46201