



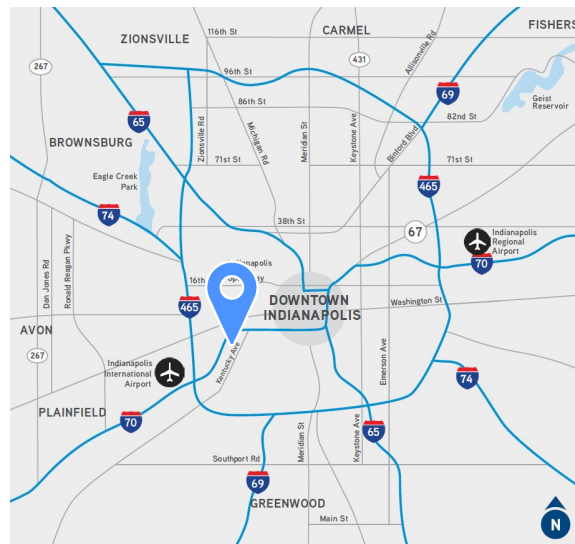
FOR LEASE

3510 Sam Jones Expressway

Indianapolis, IN 46241

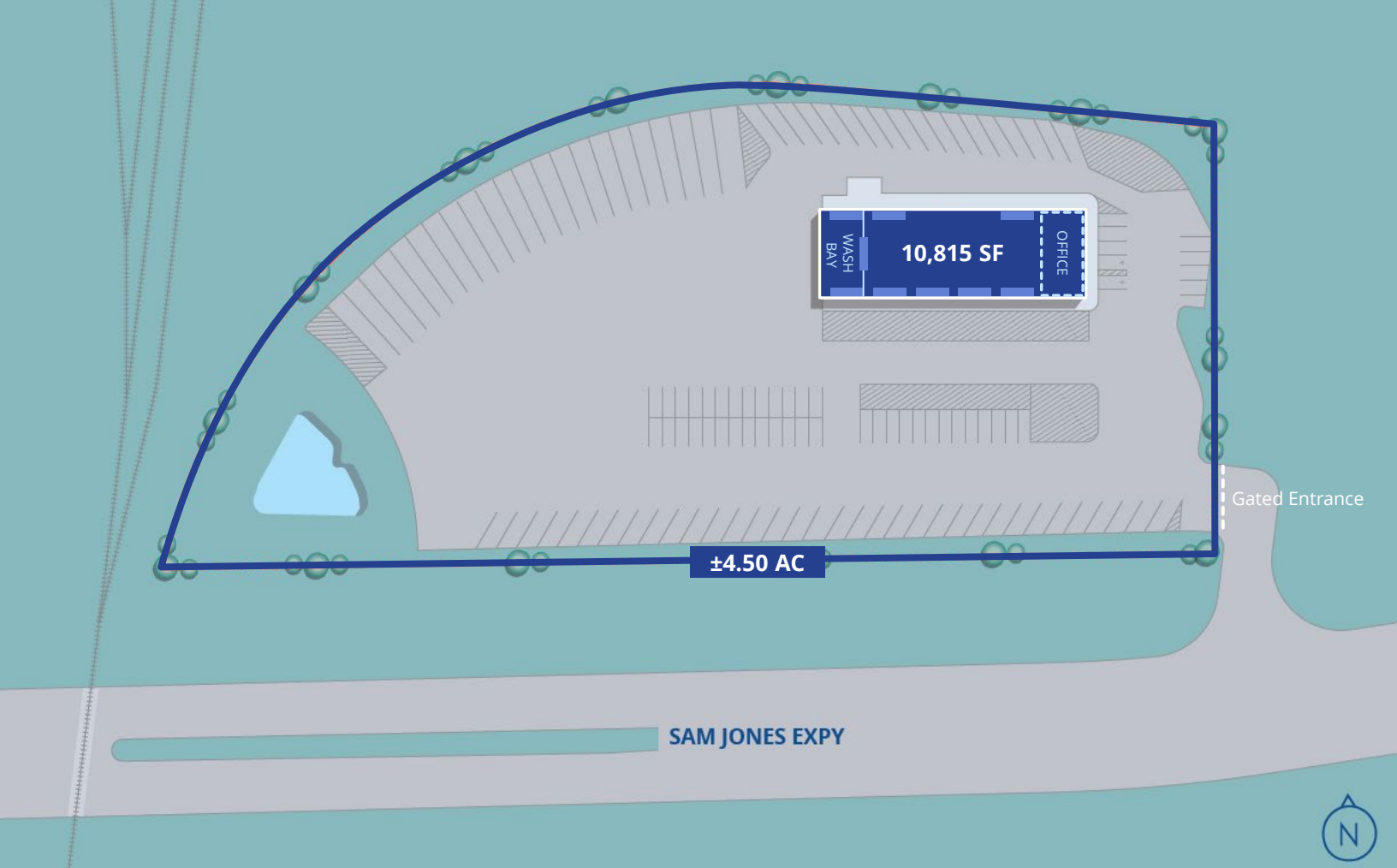
Rare Infill Site – Zoned for Industrial Outdoor Storage

- 10,815 SF maintenance facility situated on ±4.50 AC site
- Zoned C-S, which allows heavy industrial and outdoor storage uses
- (8) 12' x 14' grade-level OHDs
- 1,000 SF office | 1,000 SF mezzanine
- 17' clear height
- Fully Paved
- Gated, fully secured site
- High visibility location with signage
- Minutes from Indianapolis International Airport and Global FedEx Hub
- Immediately Available



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Location & Connectivity

I-70	2.5 mi
I-465	1.0 mi
I-69	7.9 mi
Downtown Indianapolis	6.5 mi
FedEx Hub	4.9 mi
Indianapolis Int'l Airport	4.5 mi

SITE & BUILDING SPECS

Site Area	±4.50 AC
Maintenance Facility	10,815 SF
Clear Height	17'
Loading	(8) 12' x 14' drive-in doors - grade-level
Office SF	±1,000 SF office space ±1,000 SF mezzanine

