

7522 E. PENDLETON PIKE

POSITION YOUR BUSINESS
FOR EFFICIENCY & GROWTH.



Versatile flex space designed for companies that need warehouse functionality + professional office presence, all in a high-access northeast Indianapolis location.

FOR SALE

\$4,250,000



7522 E. PENDLETON PIKE
INDIANAPOLIS, IN 46226

FOR LEASE

21,456 - 28,972 TOTAL SF
BUILT FOR OPERATIONS.



Flex Industrial Layout:
Showroom + warehouse
configuration



Three (3) offices, a conference
room, kitchenette, & open work
area w/ cubicles



Located on Pendleton Pike,
providing strong access to I-465,
I-70, & the northeast
Indianapolis area



Two (2) Drive-In Doors & One (1)
Dock Door



Bonus: **Existing racking** &
functional buildout reduce
tenant improvement costs



2,650 SF of office w/ furniture,
6,155 SF showroom, and 11,500
SF warehouse



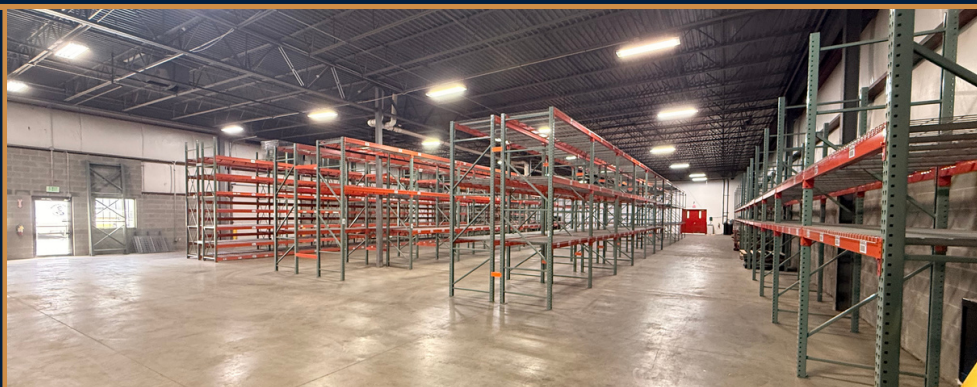
Existing digital signage on
building facing I-465

MATTHEW FERGUSON

 **317.679.4046**

STEVE MONNOT

 **260.444.7194**



IDEAL USERS

- Contractor suppliers
- Building product distributors
- Service-based businesses
- Companies needing showroom + warehouse flexibility

LOCATION HIGHLIGHTS

- Located in northeast Indianapolis on Pendleton Pike
- Excellent connectivity to I-465 and I-70
- Surrounded by industrial users, suppliers, and service providers
- Close proximity to major industrial hubs.
- Strong logistics access and networking opportunities in a high-demand industrial corridor