



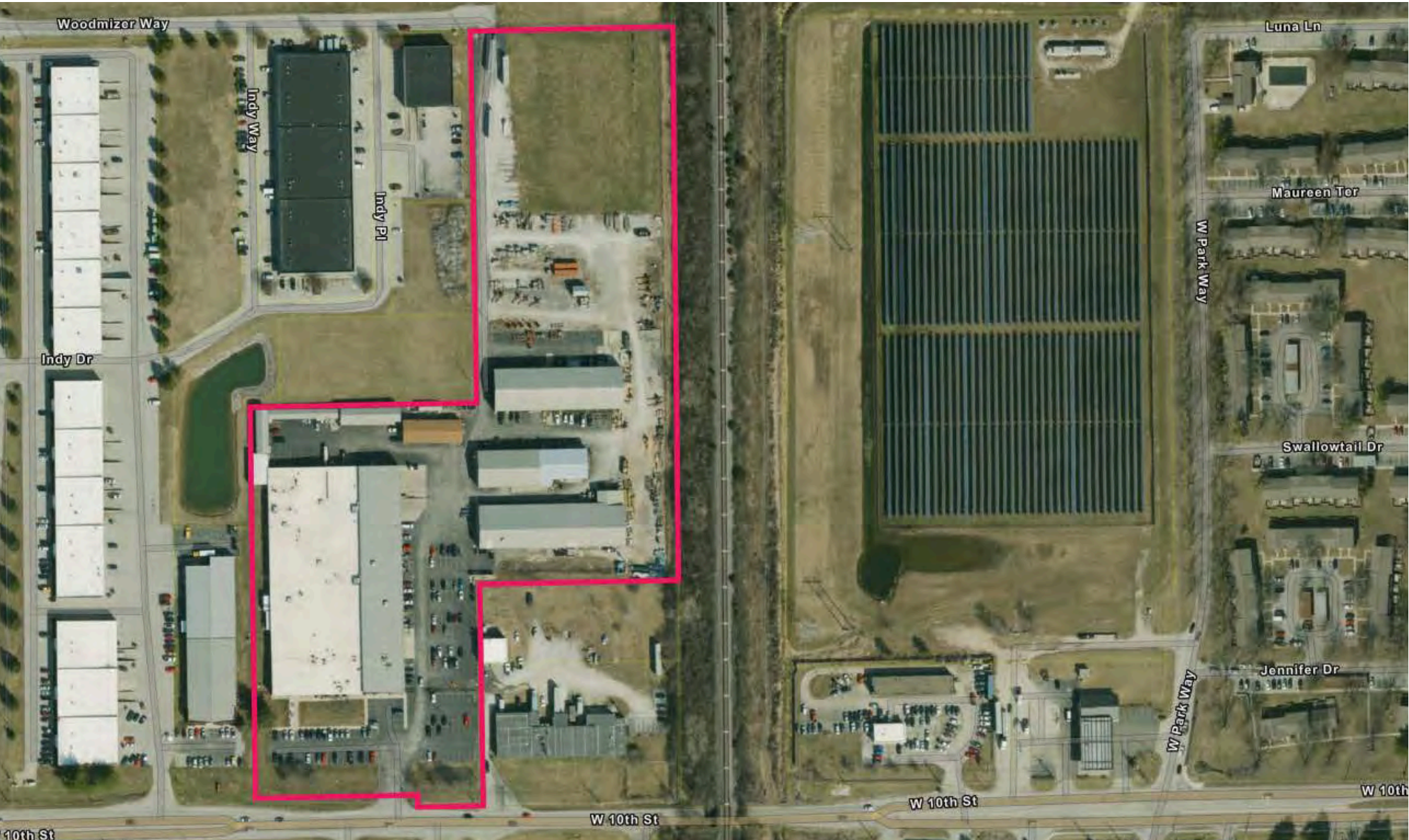
Available For Lease

**8180 W 10th St,
Indianapolis, IN 46214**



Property Summary

8180 W 10th St, Indianapolis, IN 46214 offers 151,540 SF of industrial warehouse space on a 12.58-acre site, including approximately 33,430 SF of office space. The facility features 8 dock-high doors and 21 drive-in doors, along with a 20' clear height, providing excellent flexibility for distribution, manufacturing, or service operations. Built in 1980 and renovated in 2002, this Class B industrial asset offers a functional layout with ample space for truck circulation, parking, and outdoor



PROPERTY SPECS

Address: 8180 W 10th St, Indianapolis, IN 46214

Type: Industrial Warehouse

Total SF: 151,540 (33,430 Office)

Acreage: 12.58

Dock Doors: 8

Drive In Doors: 21

Clear Height: 20'

Building Class: B

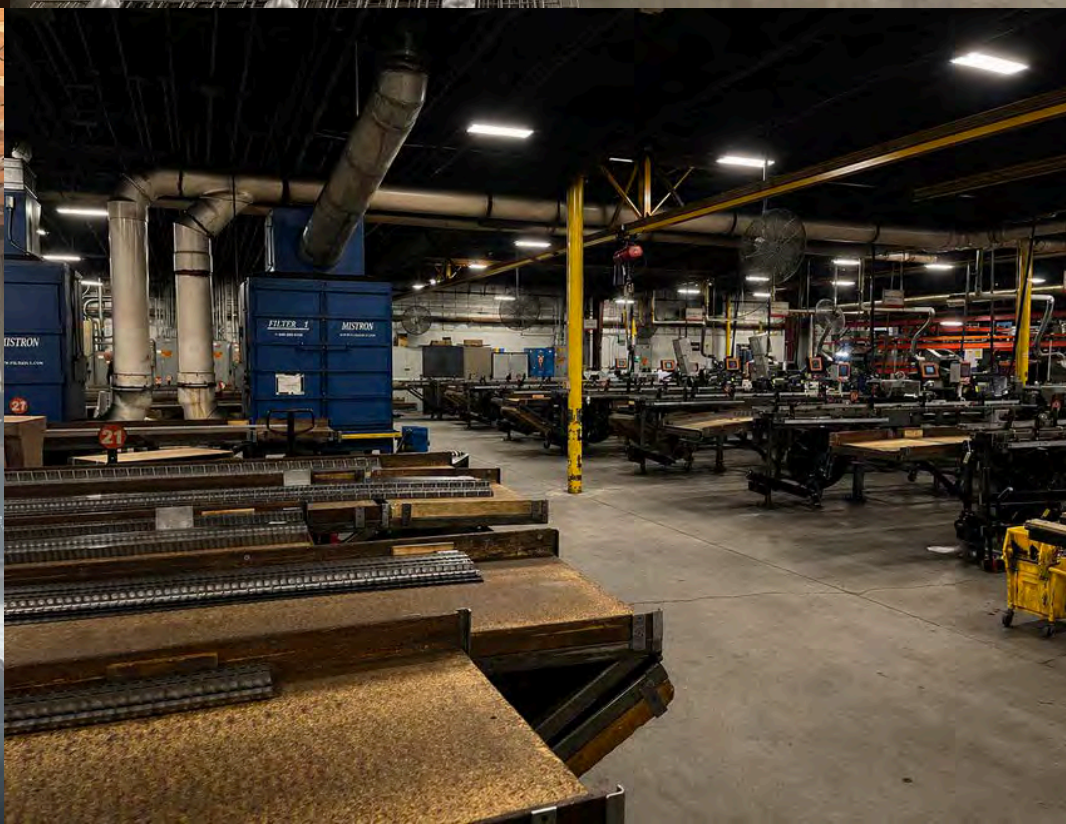
Year Built/Renevotation: 1980/2002



	BLDG A/B	BLDG C	BLDG D	BLDG E	BLDG F	BLDG G	BLDG H
Total SF	96,940	2,595 (600 SF - 2nd Floor)	2,147	3,585	17,422	9,951	18,900
Office SF	28,270 (2 floors)	0	0	0	0	960	4,200 (second floor)
Ceiling Height	14' & 19'	10'	10'	12'	17'	18'	10'/20'
Docks / Drive-In Doors	5/5	0/0	0/7	0/3	0/5	1/3	2/3
Column Spacing	N/A	Free span	Free span	Free span	Free span	Free span	Free span
Power	2400A, 480V, 3 Ph; 2000A, 240V, 3 Ph	N/A	Minimal	225A, 240V, 3 Ph	800A, 480V, 3 Ph	225A, 480V, 3 Ph	400A, 480V, 3 Ph
HVAC	Heat & A/C Throughout (Rooftop Units)	Heat & A/C Throughout	Unheated	Gas Unit Heaters	Gas Unit Heaters	Gas Unit Heaters	A/C - Front Whse Area & Offices; Gas Unit Heaters
Roof	Rubber Membrane	Metal	Metal	Metal	Metal	Metal	Metal
Construction	Pre-Engineered Steel	Post & Beam	Post & Beam	Post & Beam	Post & Beam	Post & Beam	Post & Beam
Sprinkler	Wet	None	None	None	None	None	None
Year Built	1980/1995	1988	1988	1988	1988	1988/2002	1993







Building A / B

- 28,270 SF two-story office + rear warehouse, featuring executive offices, conference rooms, reception, and full staff workspace
- Industrial space with 5 dock doors, 5 overhead doors, HVAC, gas heat, and sprinklered steel construction

Building C

- 2,595 SF metal building with 600 SF mezzanine, primarily open shipping space
- Concrete floors, drop ceilings, and forced air HVAC

Building D

- Metal storage building with 3 overhead doors
- Includes 1,360 SF covered exterior storage (not in GSF)

Building E

- Maintenance building with 3 overhead doors
- Unfinished space with gas-fired unit heaters

Building F

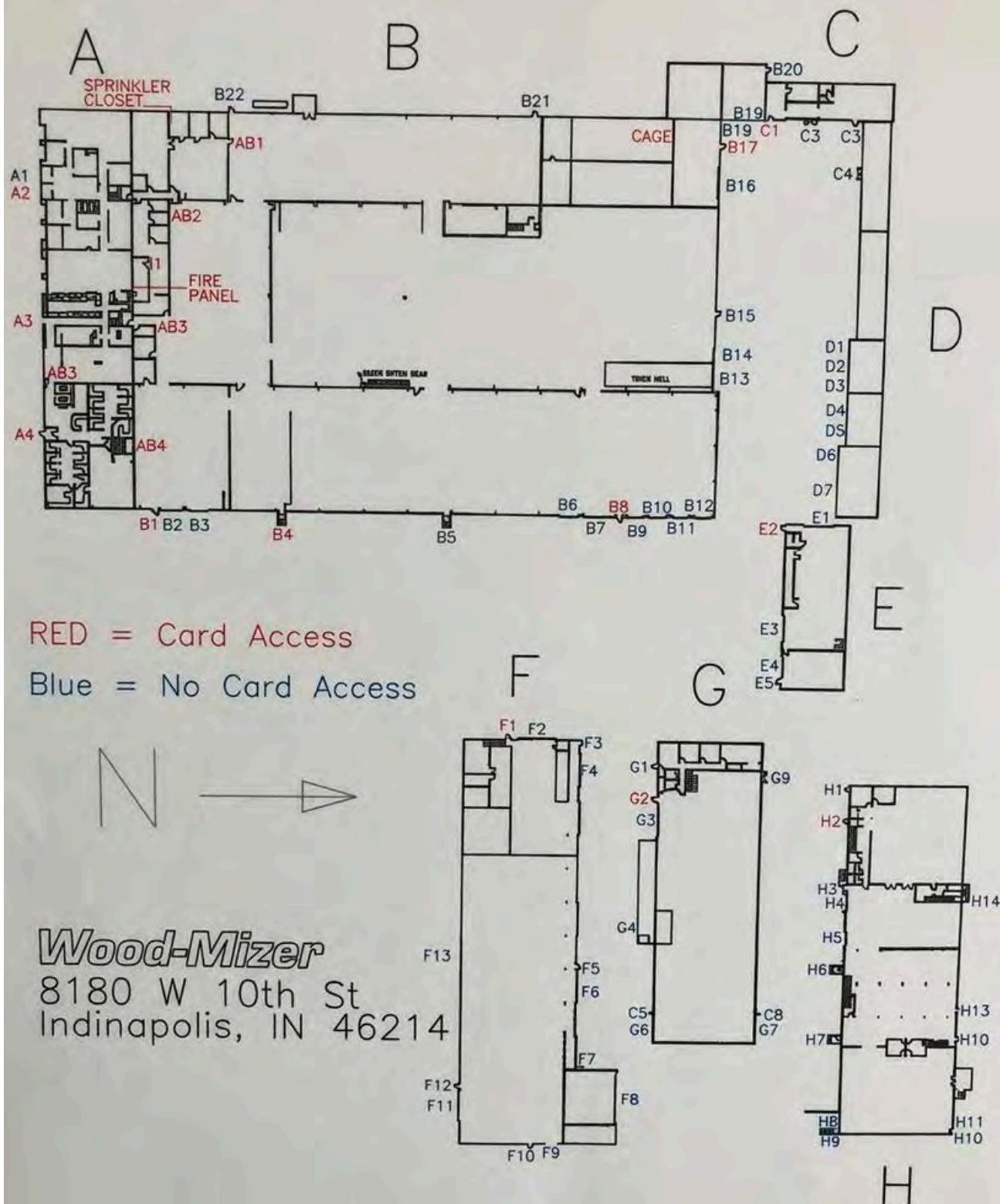
- Warehouse with 3 overhead doors and 1,800 SF mezzanine (not in GSF)
- Unfinished space with gas-fired unit heaters

Building G

- Warehouse with 1 dock door, 3 overhead doors, and 960 SF office space
- Includes 1,100 SF mezzanine storage and gas heat

Building H

- Warehouse with 2 dock doors, 3 overhead doors, and 4,200 SF second-floor office
- Includes 4,130 SF mezzanine storage and gas heat



Prime Industrial Location - Indianapolis, IN

8180 W 10th Street is strategically positioned within Indianapolis' highly active west-side industrial corridor, offering premier access to one of the Midwest's most important logistics and distribution hubs. The property benefits from immediate proximity to I-465, with direct connectivity to I-70, I-74, and I-65, enabling efficient regional and national distribution across the Midwest and beyond. Located just minutes from Downtown Indianapolis and Indianapolis International Airport (IND)—one of the nation's top cargo airports—the site is ideally suited for warehousing, logistics, light manufacturing, and last-mile distribution. Surrounded by major distribution centers, industrial parks, and a strong labor base, this location provides exceptional accessibility, visibility, and operational efficiency within a premier industrial submarket.

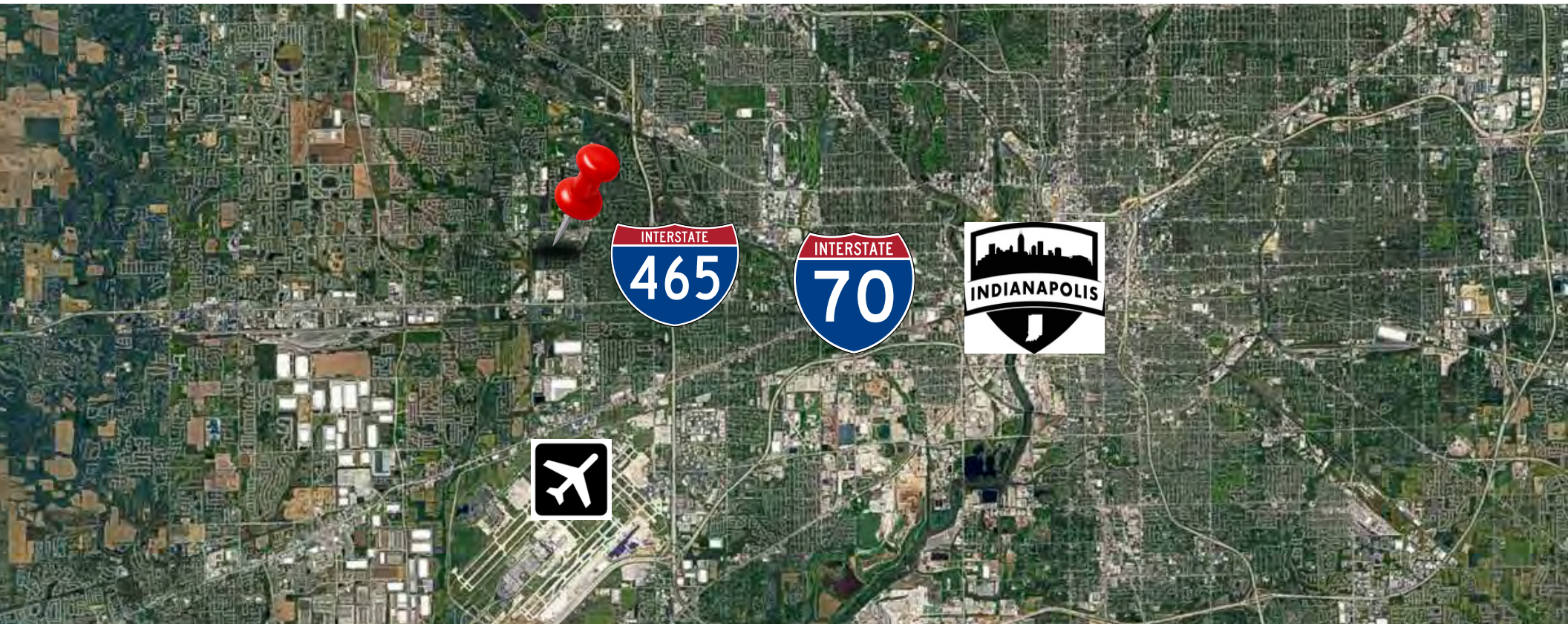
Distances

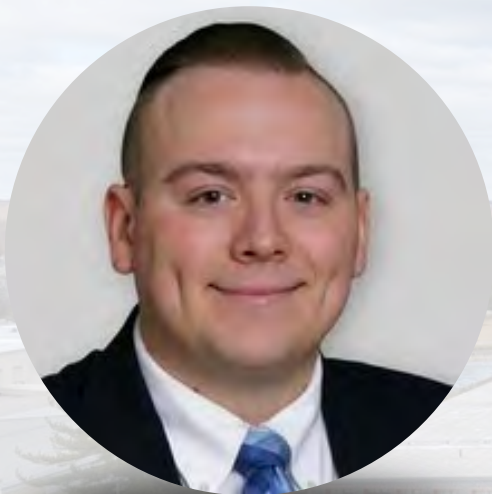
I-465: 1.0 mile

I-70: 2.5 miles

Indianapolis Airport: 6.0 miles

Downtown Indianapolis: 9.0 miles





Danny Miles



Vice President of Acquisitions



(315) 378-9921



Danny@ironhornenterprises.com

Available For Lease

**8180 W 10th St,
Indianapolis, IN 46214**

