



AVAILABLE JULY 1, 2026 · WASHINGTON SQUARE SUBMARKET

8135 E 30th Street

Indianapolis, Indiana 46219 · I-3 Zoning

4,400

SQ FT AVAILABLE

\$15/SF

ASKING RATE MG

3 Yr

MIN. LEASE TERM

I-3

ZONING

PROPERTY HIGHLIGHTS

- Flex and light industrial space with a shop, warehouse and office combination
- 3 drive-in overhead doors at 10 feet clear, giving direct access for vehicles and equipment
- Clear ceiling heights of 12 and 18 feet in the warehouse areas
- Just minutes from the I-465 interchange with solid distribution access to the east side
- The building is divisible and can accommodate smaller tenants or office-only configurations
- Sits on a 0.58 acre lot with plenty of room for commercial vehicle maneuvering

IDEAL USES

- MEP Contractors
- Tool & Die
- Auto / Fleet
- Light Industrial
- Distribution
- Construction Trades
- Warehouse / Storage
- Office + Shop
- Outdoor Storage
- Small Business HQ

PROPERTY PHOTOS



TRAFFIC COUNTS

E 30th St at N Franklin Rd	18,246 VPD
E 30th St at Shadeland Ave	14,857 VPD
N Franklin Rd at E 33rd St	11,092 VPD

LEASE TERMS

LEASING INFORMATION	
ASKING RATE	\$15.00 /SF
LEASE TYPE	MODIFIED GROSS
MIN. TERM	3 YEARS
EST. MONTHLY	~\$5,500 /MO
AVAILABLE	JULY 1, 2026
TENANCY	SINGLE OR SPLIT

SMALLER SUITE OR OFFICE-ONLY CONFIGURATION MAY BE AVAILABLE. CONTACT BROKER TO DISCUSS.

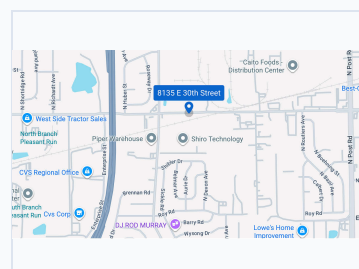
BUILDING SPECS

AVAILABLE SF	4,400 SF	SITE AREA	0.58 AC
CLEAR HEIGHTS	12' & 18'	DRIVE-INS	3 @ 10'
PARKING	10 Spaces	ZONING	I-3
OUTDOOR STORAGE	Underhang	TENANCY	Flex / Split

DEMOGRAPHICS (3-MILE)

Population	96,158
Households	37,296
Avg HH Income	\$60,004
Daytime Employees	32,014
Total Consumer Spend	\$820M

LOCATION



Near I-465 & I-70 interchange · East Indianapolis
40 min to Indianapolis Intl Airport

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