

**FOR LEASE**

# +/- 12,000 Freestanding Industrial Building

**115 NORTH 2ND AVENUE**

Beech Grove, IN 46107

**PRESENTED BY:**

**WADE WILSON**

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**NICK O'PATTERSON**

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## PROPERTY SUMMARY



### VIDEO

<b>ASKING RATE:</b>	\$8/SF NNN
<b>BUILDING SIZE</b>	11,754 SF   +/- 1,500 SF Office
<b>ZONING:</b>	C7 - outdoor storage permitted
<b>POWER:</b>	3-Phase   400amp
<b>DRIVE-INS:</b>	(2) 9' drive-in doors
<b>LOT SIZE:</b>	0.57 acres
<b>PARKING:</b>	+/- 24 parking spaces

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### PROPERTY HIGHLIGHTS

- +/- 12,000 SF freestanding industrial building
- C7 zoning - outdoor storage permitted
- New roof (2021), parking lot (2025), furnace (2024)
- Ample office buildout (6 offices, break room, 3 bathrooms)
- Heavy 3-phase 400 amp power
- Fully climate-controlled warehouse
- +/- 24 parking spaces on site
- Flexible layout w/ two separate warehouse bays
- Access to I-465, I-65, and downtown Indy

**ADDITIONAL PHOTOS**



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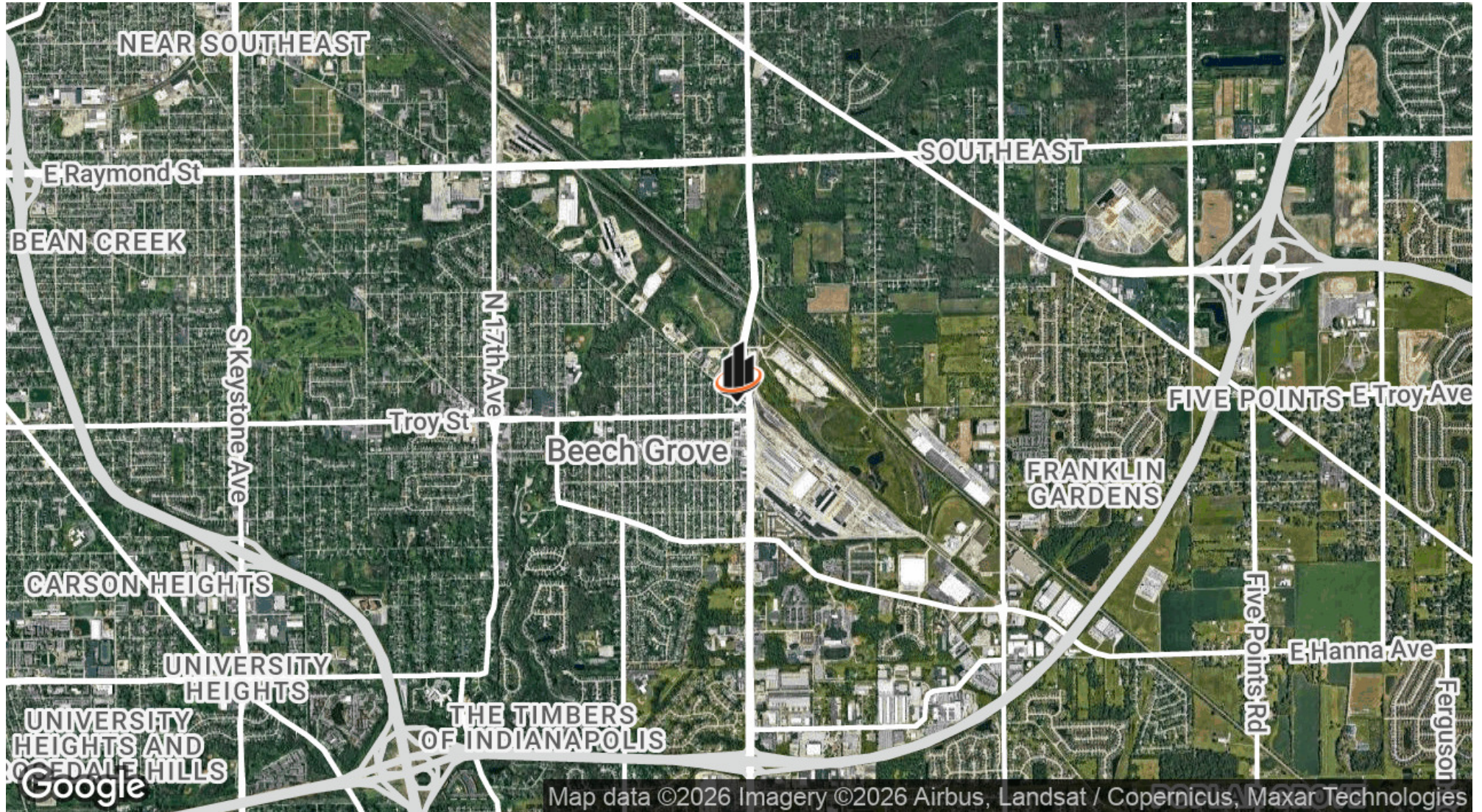
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Emerson Ave

# LOCATION MAP



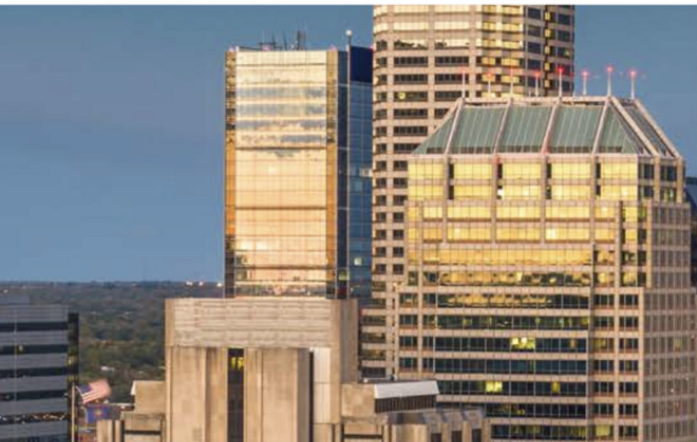
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**#1**  
 State in Site Selection Magazine's 2025 Global Groundwork Index  
*(Infrastructure Readiness & Corporate Facility Investment)*

**2 Million+ Workforce**  
 including top talent from Purdue, IU, Notre Dame, and Butler University



**#2** in the nation for manufacturing employment share

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**#10** best business tax climate *(Tax Foundation 2024)*

**WHY COMPANIES CHOOSE INDY**

Consistent top rankings for infrastructure, business climate, and workforce make Indiana a magnet for logistics, advanced manufacturing, and corporate investment. Indianapolis offers the scale, speed, and connectivity national brands need — with Midwest costs and global reach.

# CHOOSE INDIANAPOLIS



**724 million tons** freight travels through Indiana annually, making it the 5th busiest state for commercial freight traffic.



**25 million tons** handled annually by Indiana's three ports, driving \$7.8B in statewide economic impact.



**80% of U.S. / Canadian population** reachable within a 24-hour drive from Indiana, thanks to the state's central location and highway network.



**2nd largest** global hub of FedEx Express at Indianapolis International Airport (IND), underscoring Indiana's air-cargo strength.



**\$55B**  
 in annual goods exports *(2024)*

**60%**  
 forecasted increase in Indiana's freight flow by 2040

**8**  
 major interstates intersect Indiana, connecting 75% of the U.S. population within one-day's drive

**Built in Indiana. Connected to the world.**