

FOR LEASE

+/- 8,200 SF Industrial Building w/ Outdoor Storage

1091 KENTUCKY AVE

Indianapolis, IN 46221

PRESENTED BY:

WADE WILSON

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8,500/month NNN Opex: \$1.67/SF
BUILDING SIZE:	8,230 SF 1,270 SF Office
ZONING:	I4 - Outdoor Storage Permitted
CLEAR HEIGHT:	15'
POWER:	3-Phase 400amp
DRIVE-INS:	(2) 14' Doors (1) 10' Door
LOADING DOCKS:	One (1) Exterior Dock Well
LOT SIZE:	0.58 Acres

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PROPERTY HIGHLIGHTS

- +/- 8,200 SF freestanding industrial building
- Many renovations underway - roof, siding, LED lighting, HVAC, fencing, etc.
- Fully climate-controlled warehouse w/ LED lighting
- Finished office space with private bathroom
- Heavy industrial zoning (I4) - outdoor storage permitted
- Heavy 3-Phase 400 amp power
- Excellent access to I-70, I-465, and downtown Indy

ADDITIONAL PHOTOS - WAREHOUSE



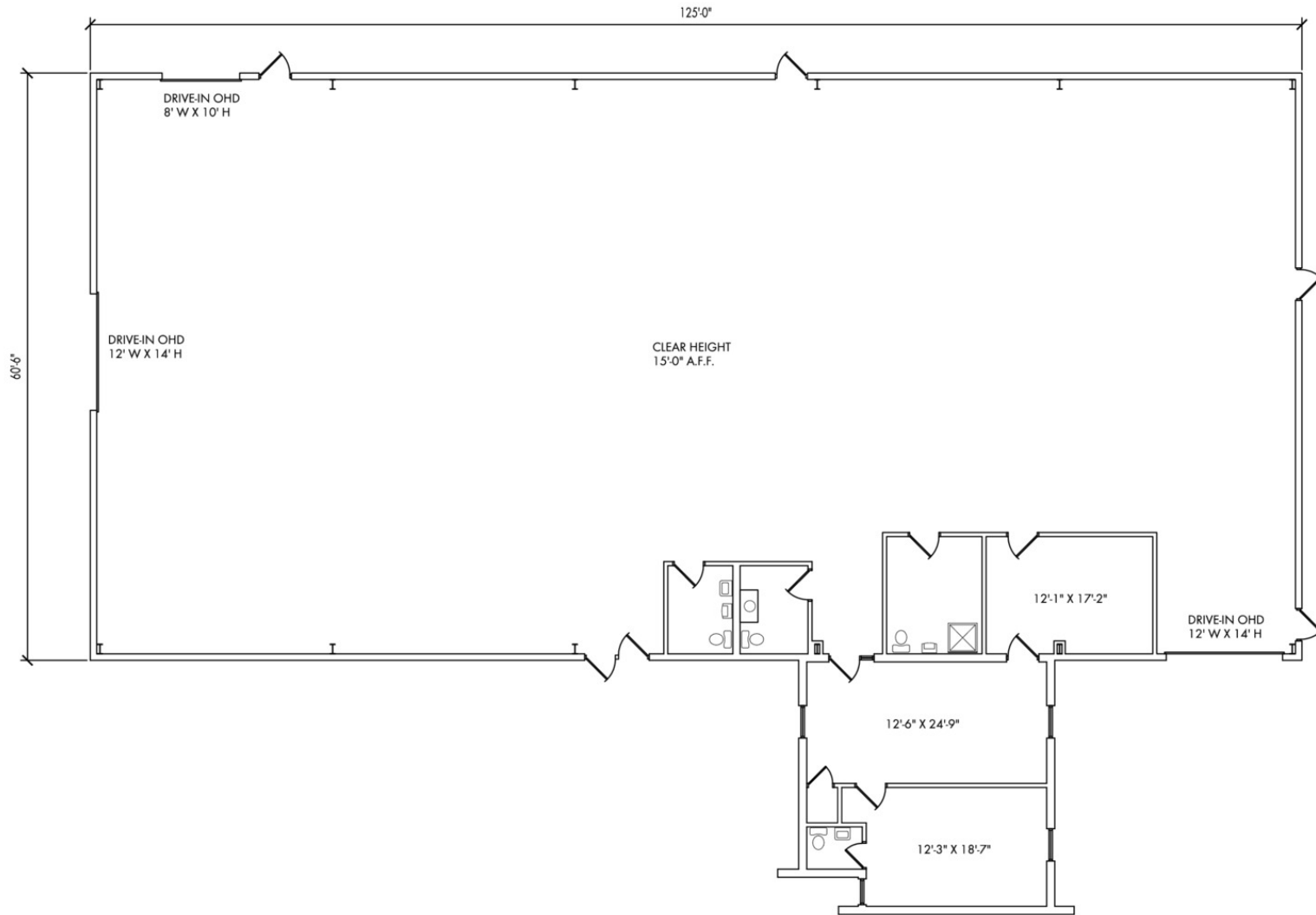
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ADDITIONAL PHOTOS - OFFICE



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1091 Kentucky Avenue

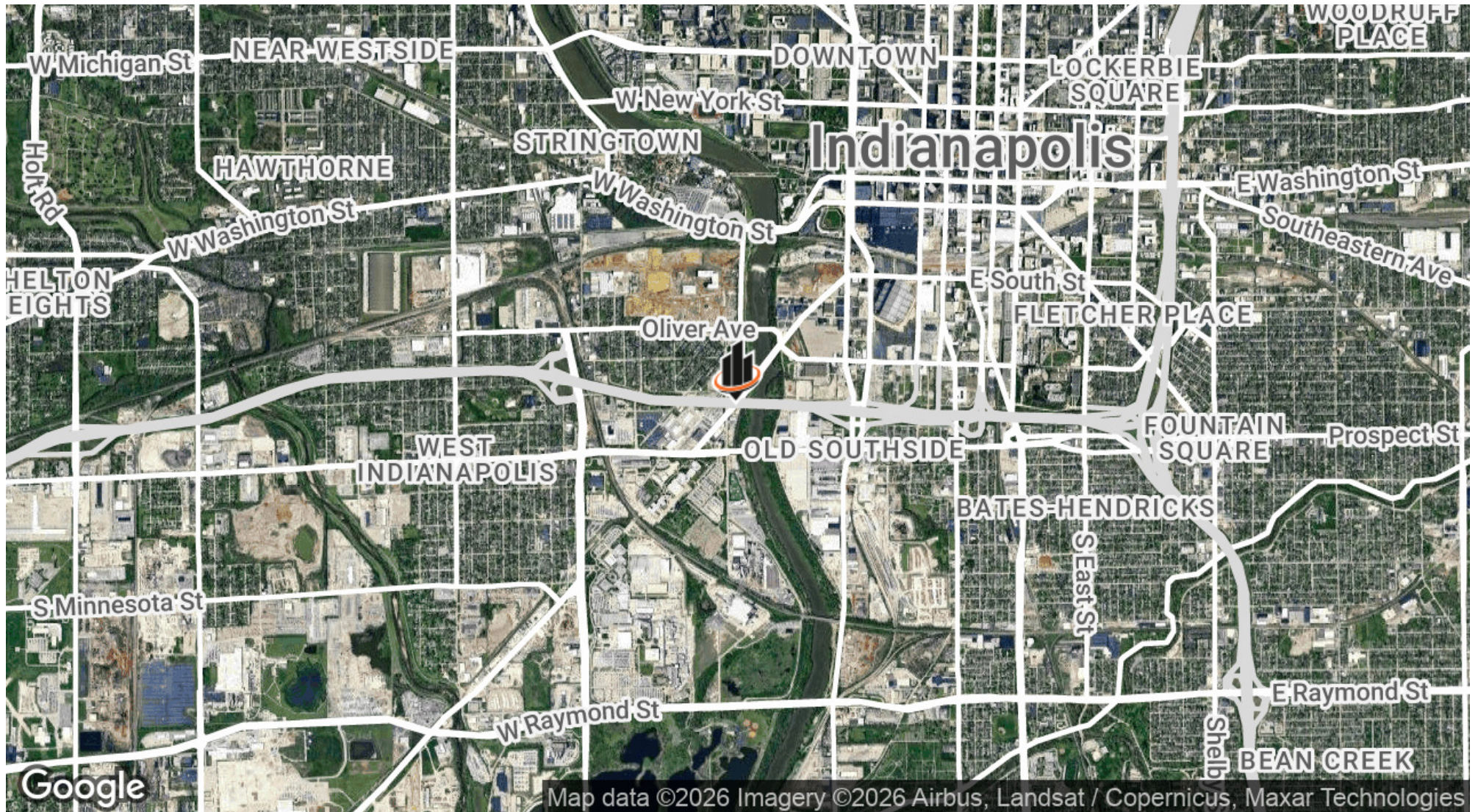
11.22.2025 VERIFIED

Indianapolis, Indiana

OFFICE:	1,270
WAREHOUSE:	6,960
TOTAL:	8,230 S.F.



LOCATION MAP



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INTERSTATE
70

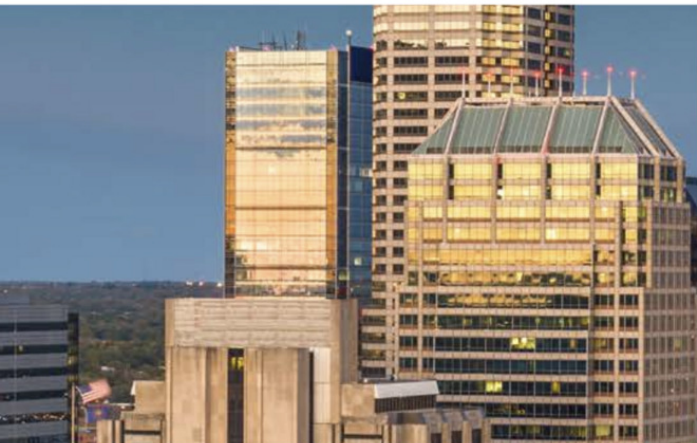


#1

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

#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.