



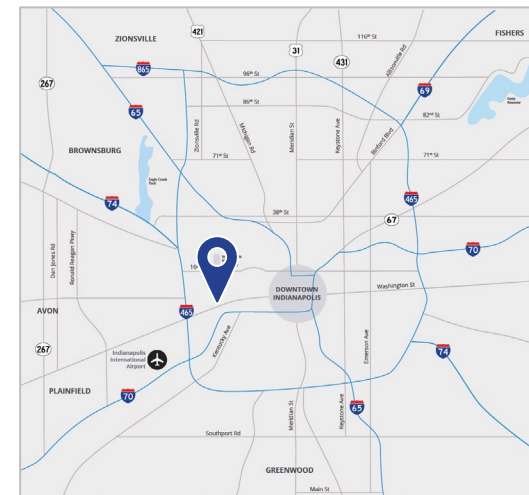
FOR SALE OR LEASE

4201 W Morris St

Indianapolis, IN 46241

Property Highlights

- ±10.12 AC | Zoned I-4 / C-7: Rare, heavy-industrial paved site in the SW submarket
- Prime Connectivity: A+ location with unparalleled I-70 visibility and immediate access
- ±51,515 SF Total: 4-building complex (Truck Maintenance, Warehouse, Storage, Office)
- 30 Total OHDs: (10) High Capacity 16'x14' and (20) 10'x10' grade-level doors
- Mission-Critical Infrastructure: Dedicated Wash Bay and multi-fuel Fuel Island
- Electrified Yard: Power hook-ups installed throughout parking islands
- Fortified Security: Fully paved with perimeter electric fencing and automated gate
- Ready for Occupancy: Immediately available for Lease
- BTS / Flexibility: Ownership will modify site or demo buildings to suit tenant needs



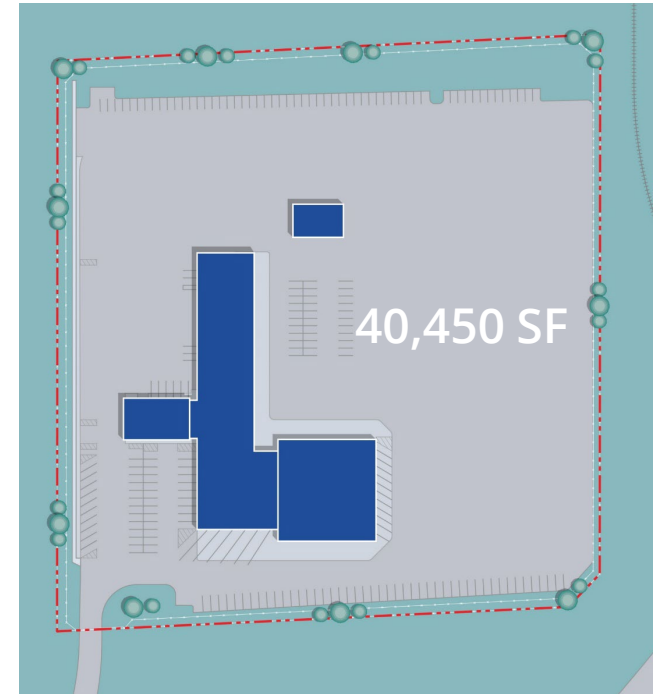
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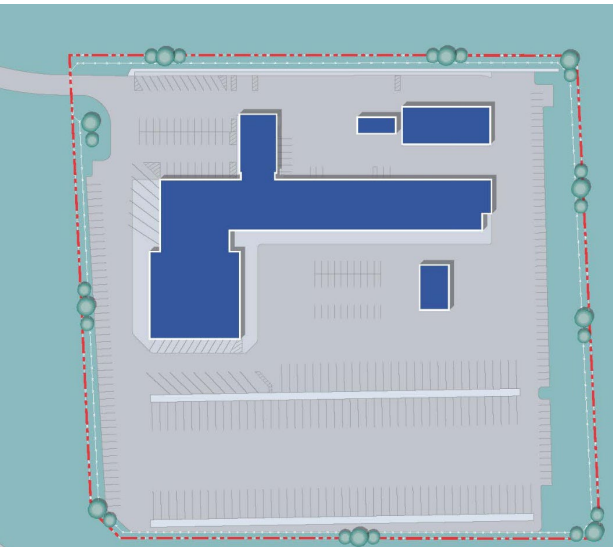
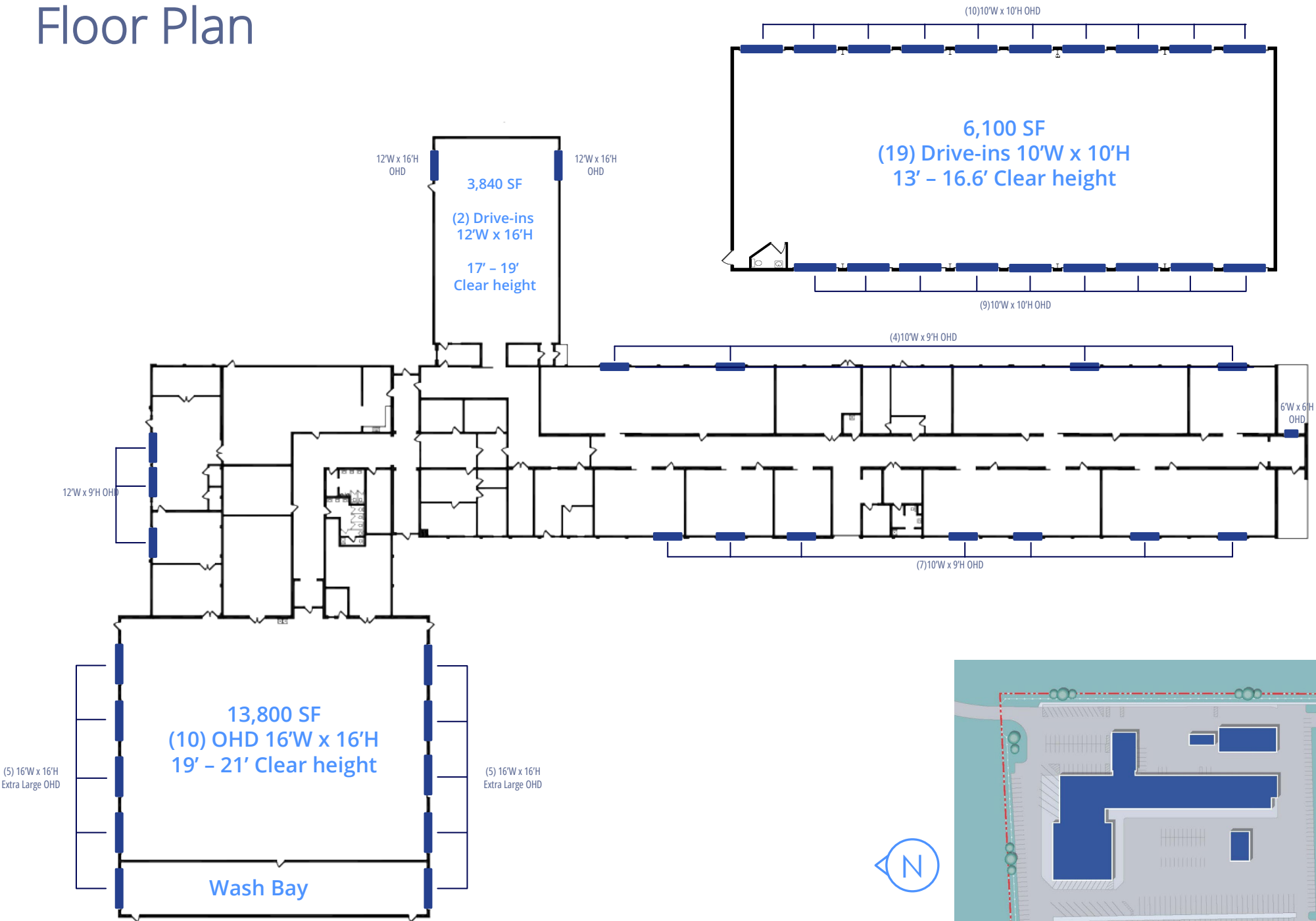
Site Plan



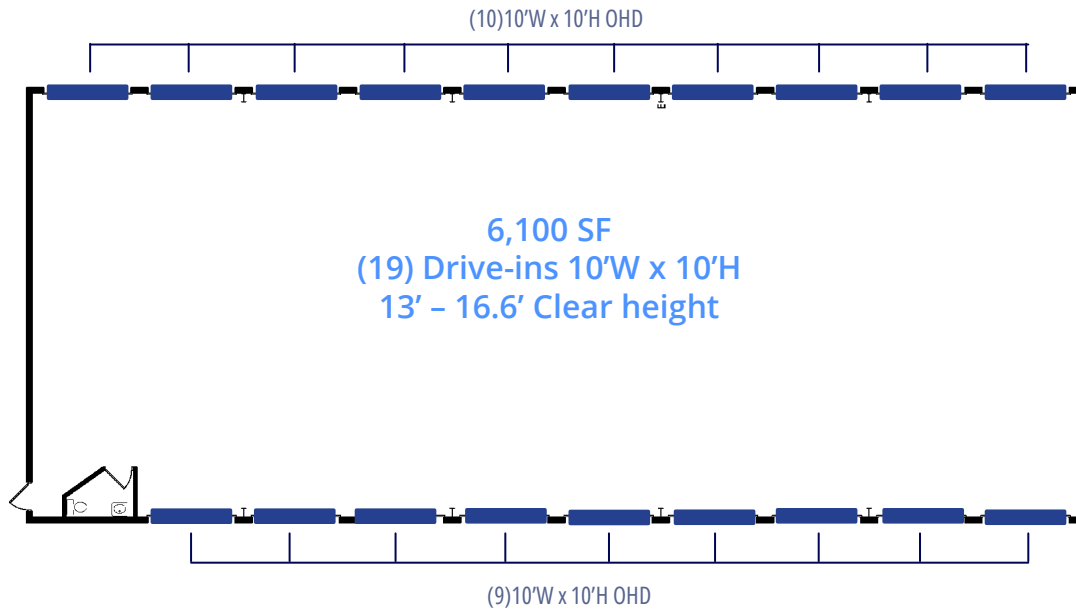
Conceptual Site Plans



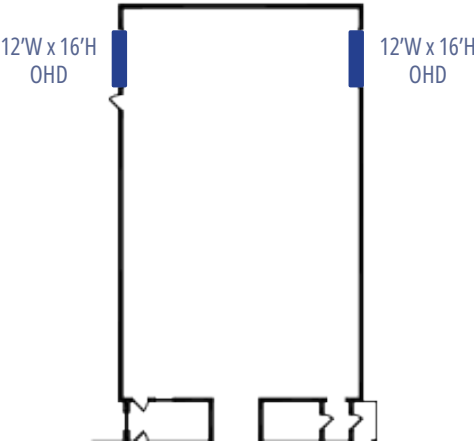
Floor Plan



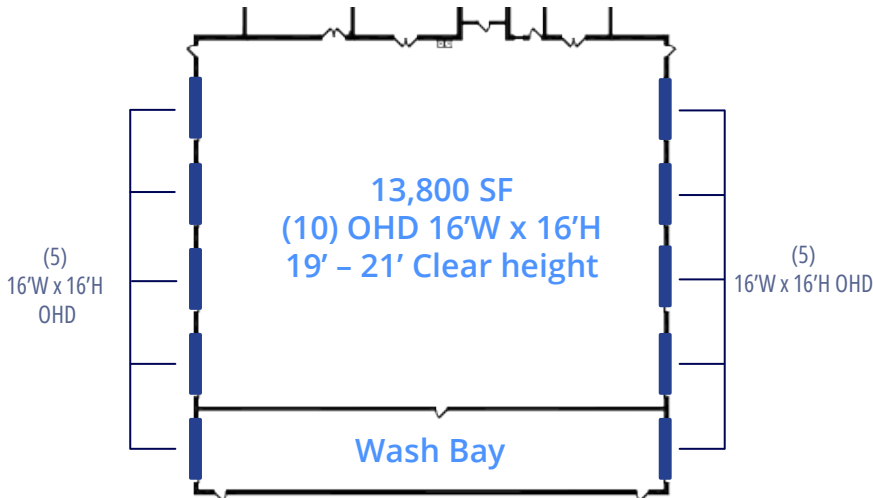
Freestanding Maintenance Building



Maintenance Buildings



3,840 SF
(2) Drive-ins 12'W x 16'H
17' - 19' Clear height





Strategic Use & Rare Zoning (I-4 / C-7)

The site's dual I-4 and C-7 zoning is specifically designed to accommodate high-intensity industrial and commercial operations, including:

- Truck & Heavy Equipment: Sales, rental, major repair, and long-term storage.
- Industrial Outdoor Storage (IOS): Secured, paved yard for fleet staging, containers, or bulk material.
- Logistics & Distribution: Freight terminals and carting/hauling facilities.
- Contractor Operations: Ideal for excavation, utility, or construction companies requiring heavy yard and maintenance infrastructure.

Premier Fleet & Logistics Infrastructure

- A+ Industrial Location: High-visibility site in the SW Indy submarket with immediate access to I-70 and the logistics corridor.
- Mission-Critical Site: ±10.12 AC fully paved and engineered for high-capacity heavy-duty fleet traffic.
- Turn-Key Fleet Services: Dedicated on-site Fuel Island (Diesel/Unleaded/Propane) and specialized Vehicle Wash Bay.

Strategic Building Footprint (±51,515 SF Total)

- Maintenance Building: ±13,800 SF garage with 4 drive-through bays and (10) 16' x 14' OHDs.
- Accessory Maintenance Building: ±6,100 SF high-access facility featuring (20) 10' x 10' OHDs.
- Support Buildings and Office: ±26,700 SF of integrated office, training, mechanical, and storage space.
- Total Door Count: 30+ grade-level overhead doors across the campus.

Elite Yard & Security Features

- Dedicated staging for ±150 trailers and ±120 personal vehicles.
- Extensive electrical hook-ups/block heater stations installed throughout all parking islands.
- Tier 1 Security: Fortified perimeter with a triple-fence system (Interior, Exterior, and Electric) and automated gate.

Development & Lease Flexibility

- Ownership will consider site modifications and building demolition.

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