

For Sale

Flex Property with 7,128 SF Available



225 E. 10th Street

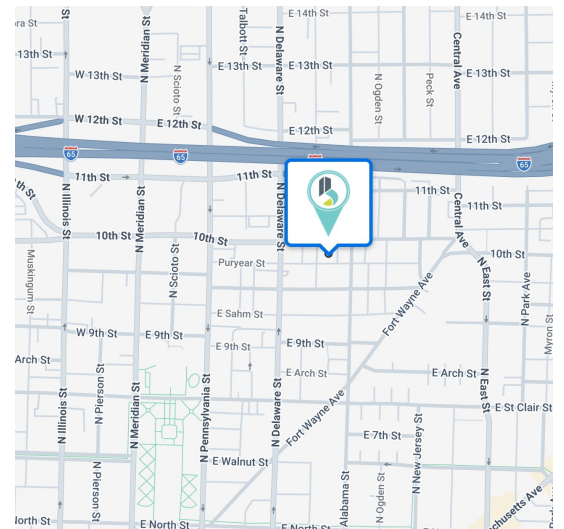
Indianapolis, IN, 46202

Price Summary \$1,100,000

Size Summary 7,128 SF

Highlights

- Freestanding Masonry Industrial Flex
- Well-suited for light industrial, flex, contractor, or service-oriented owner-users.
- Vacant Delivery with Immediate Occupancy
- Dense Infill Location with Downtown Proximity
- 7,300 RSF of single-story masonry construction
- 4 Drive-In doors
- Potential multi-tenancy configuration provides the owner-user the flexibility to lease surplus space to a co-tenant
- Phase III power



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Broker

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Property Overview

225 E. 10th St. presents a rare opportunity to acquire a freestanding, single-story masonry industrial flex building totaling 7,300 rentable square feet on an 8,925 SF infill lot. The building features four (4) drive-in doors and Phase III power, making it well-suited for a wide range of light industrial, flex, contractor, or service-oriented owner-users seeking functional, move-in ready space at an attractive basis.

Delivering vacant with immediate occupancy, the property offers an owner-user the ability to close and take possession without lease encumbrances or holdover risk. The potential multi-tenant configuration further enhances the investment profile, providing the flexibility to lease surplus space to a co-tenant and offset debt service during the hold period. Located in the dense St. Joseph neighborhood of Marion County, the asset sits within minutes of downtown Indianapolis, Monument Circle, and the Mass Ave Arts District — offering the connectivity and urban infill access that owner-users in the trades, logistics, and service sectors demand.



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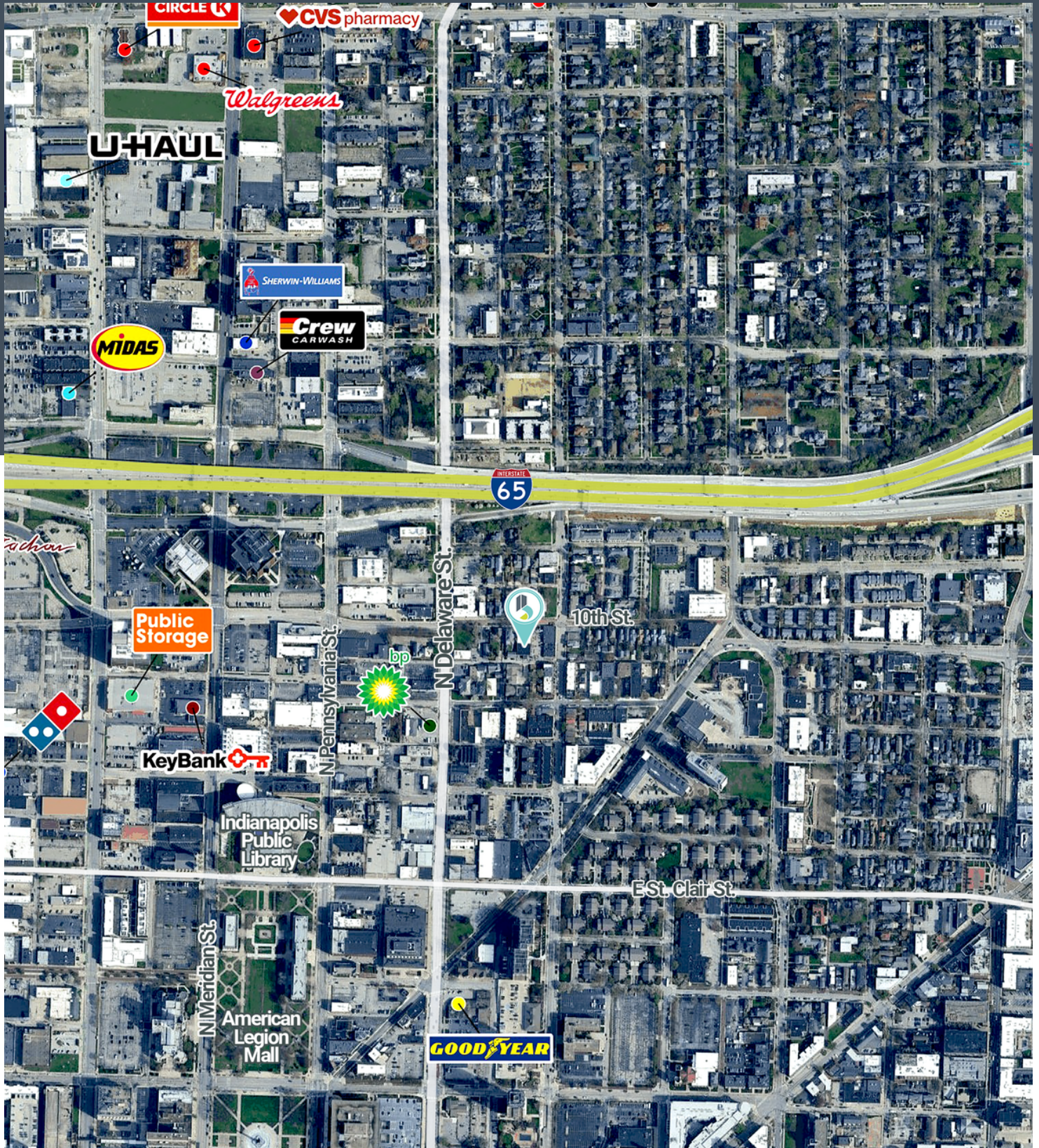
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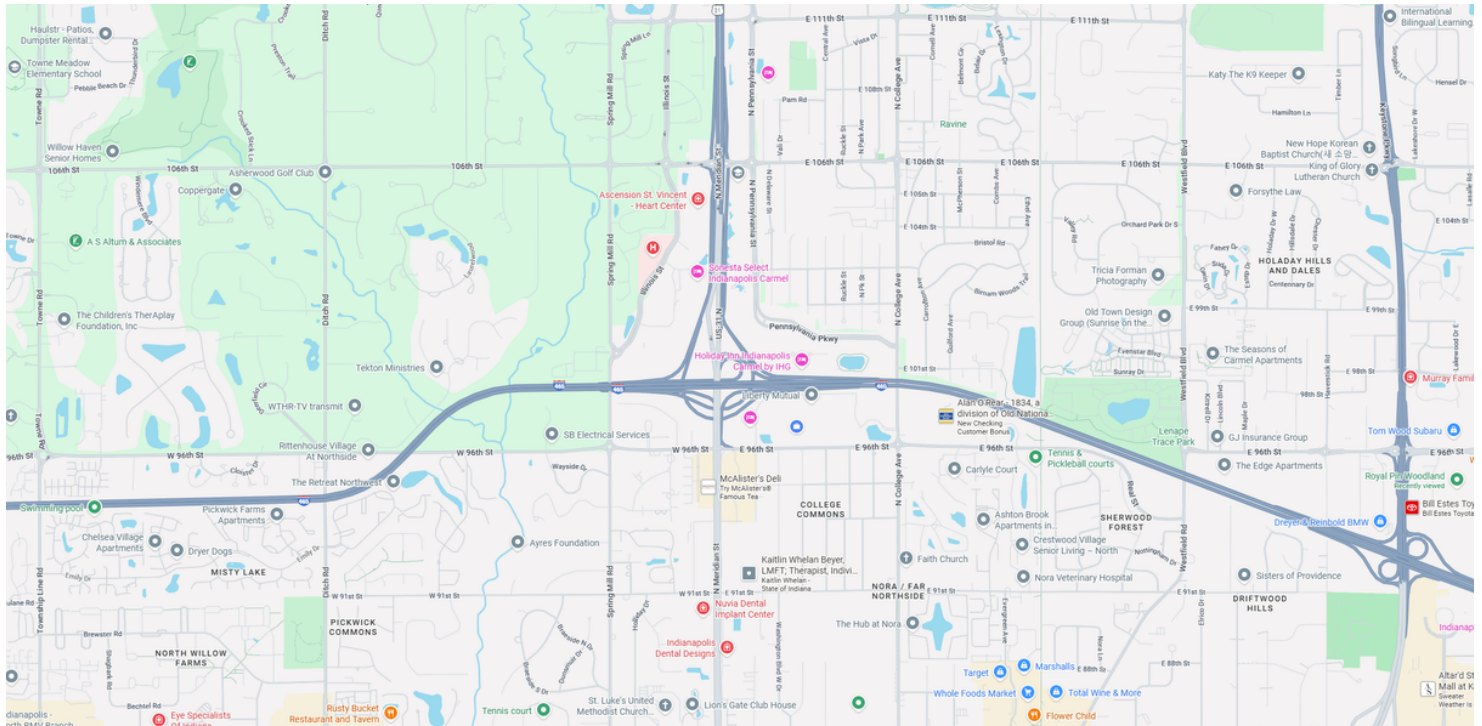
Aerial Map

225 E. 10th Street, Indianapolis, IN 46202



Demographics

225 E. 10th Street, Indianapolis, IN 46202



Demographics

1 Miles

5 Miles

10 Miles

Total Population

Average Age

Average Age (Male)

Average Age (Female)

Total Households

of Persons per HH

Average HH Income

Average House Value

Area Overview

225 E. 10th Street, Indianapolis, IN 46202



About South Bend

Built around the St. Joseph River, South Bend is a historic university town known for its low cost of living, prevalence of non-profit organizations, and family-oriented culture. Home to the University of Notre Dame, St. Mary's College, Holy Cross, Bethel, and Indiana University, the area is notable for its high concentration of students and diverse academic culture. Famous for being the home of the former Studebaker Corporation, South Bend is home to notable corporations such as AM General, Honeywell, and Crowe. Often grouped with the surrounding counties, including southern Michigan, South Bend is the central seat of what is known as "Michiana", an area defined by its connection to St. Joseph County for work and pleasure.

Highlights

- List Item 1
- List Item 2
- List Item 3