

RENOVATIONS COMPLETE!

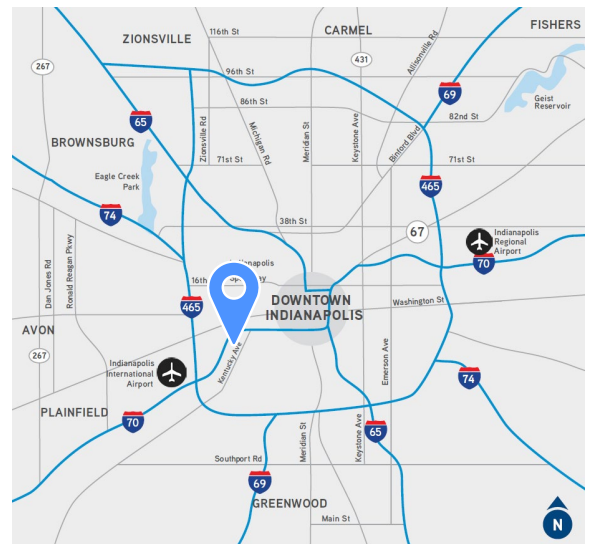
Colliers

FOR LEASE

3510 Sam Jones Expressway
Indianapolis, IN 46241

Rare Infill Site – Zoned for Industrial Outdoor Storage

- 10,815 SF maintenance facility situated on ±4.50 AC site
- Zoned C-S, which allows heavy industrial and outdoor storage uses
- (8) grade-level OHDs
- 1,000 SF office | 1,000 SF mezzanine
- 16'2" clear height
- Fully Paved
- Gated, fully secured site
- High visibility location with signage
- Minutes from Indianapolis International Airport and Global FedEx Hub
- Immediately Available



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SAM JONES EXPY



Location & Connectivity

I-70 2.5 mi

I-465 1.0 mi

I-69 7.9 mi

Downtown Indianapolis 6.5 mi

FedEx Hub 4.9 mi

Indianapolis Int'l Airport 4.5 mi

SITE & BUILDING SPECS

Site Area ±4.50 AC

Maintenance Facility 10,815 SF

Clear Height 16'2"

Loading (6) 12' x 14' grade-level OHDs
(2) 14' x 14' grade-level OHDs

Office SF ±1,000 SF office space
±1,000 SF mezzanine

Misc. Wash bay with floor drain

