

For Sale

Flex Property with 7,128 SF Available



225 E. 10th Street

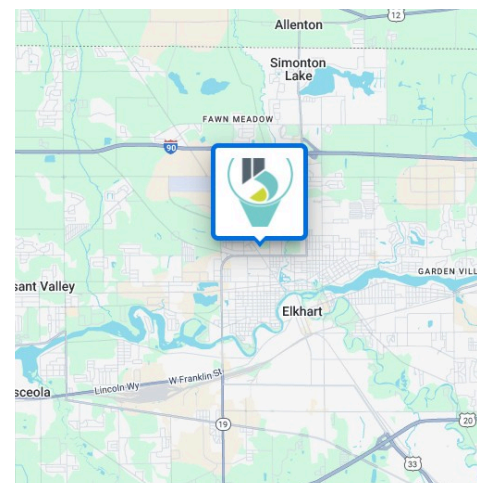
Indianapolis, IN, 46202

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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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.



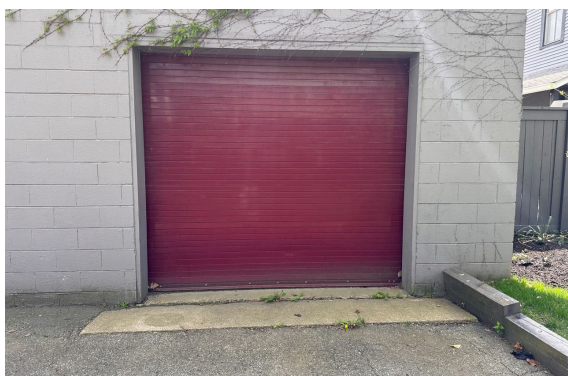
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Aerial Map

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