

4701 ROCKVILLE RD

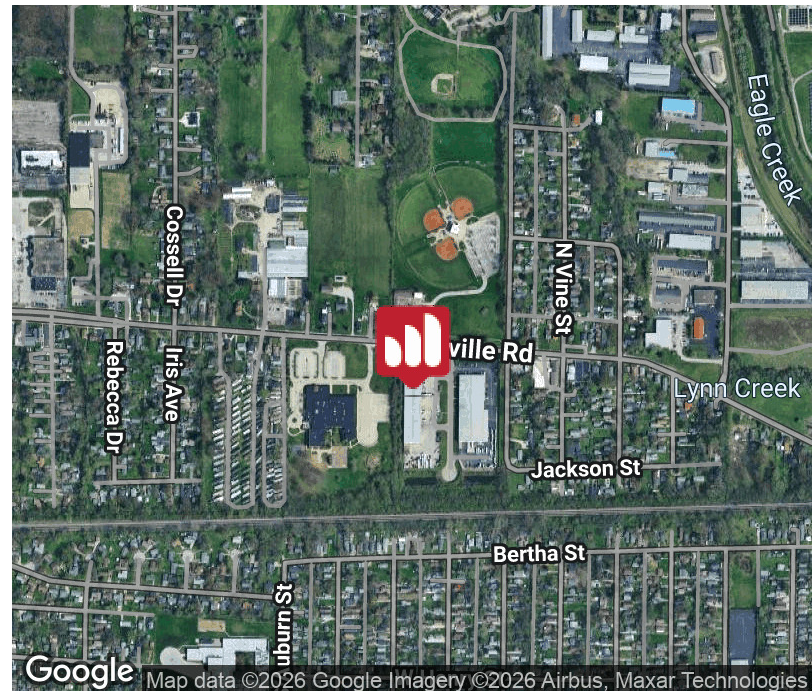
Indianapolis, IN 46222

FOR LEASE



PROPERTY HIGHLIGHTS

- 2,500 SF industrial space available
- Lease rate \$10.25/PSF/NNN
- 24' clear height
- (1) 16'x14' drive-in door
- Additional trailer/truck parking available for lease, \$75/month
- Prime west-side location situated on Rockville Road with quick access to I-465, I-70, and major transportation corridors



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PROPERTY DESCRIPTION

Industrial space available near the Indianapolis Motor Speedway, offering excellent access, visibility, and flexible operational support. This location is well-suited for small industrial users, contractors, logistics operations, or businesses needing both functional space and additional outdoor parking options.

LOCATION DESCRIPTION

Located in the heart of Indianapolis, this prime industrial location offers easy access to major highways, simplifying distribution and transportation for manufacturing and industrial tenants. The property is surrounded by a bustling industrial hub, with nearby points of interest including the Indianapolis International Airport and renowned manufacturing facilities such as Allison Transmission, Praxair, and FedEx Express Indy Hub. The area also boasts a qualified labor force, excellent infrastructure, and a business-friendly environment, ideal for a wide range of industrial and manufacturing operations. Join the thriving business community and take advantage of the strategic location and resources that this area has to offer.

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