



COMMERCIAL REAL ESTATE

INDUSTRIAL WAREHOUSE OPPORTUNITY

1285 Indianapolis Road

Columbus, Indiana — Multi-Building Industrial Asset

A rare multi-building industrial opportunity in Columbus, Indiana's established industrial corridor. Offering functional warehouse infrastructure, flexible layout, and significant value-add potential for investors and owner-users alike.

30,919 SF

Total rentable area across three warehouse buildings and a finished office component

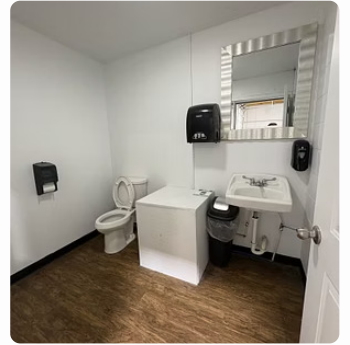
8.46 Acres

Large site with paved yard, outdoor storage capability, and room for truck circulation

3 Structures

Two warehouse buildings plus a standalone office — single or multi-tenant flexibility

\$1,695,000.00





10.63 Ac (G)

Com Rd 1958-596 985
Com Rd 1958-597

Columbus

0.04 Ac

8.46 Ac(c)

P/134A

1992-11827

Gas 1992-14849

15' WT 1967-6147

TEGEMAN RD

ver 1967-5680

Sewer 1968-738

INDIANAPOLIS RD

16.37 A

2.46 Ac (S)

48



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EXECUTIVE SUMMARY

The Opportunity at a Glance

1285 Indianapolis Road represents a well-positioned, functional industrial asset in one of Southern Indiana's most established manufacturing and distribution corridors. The property combines immediate operational utility with meaningful upside for both investors and owner-occupants.

Established Industrial Corridor

Located within Columbus, IN's core industrial zone with strong regional access, proximity to US-31, and an entrenched industrial user base supporting stable occupancy demand.

Functional Dock & Logistics Infrastructure

Three-bay covered loading dock, multiple grade-level doors, and 14'-18' clear heights provide turnkey logistics capability for distribution, manufacturing, or flex users.

Flexible Multi-Building Layout

Two warehouse buildings plus office allow for single-tenant owner-user occupation, multi-tenant leasing, or phased repositioning – uncommon flexibility at this price point.

Value-Add Income Potential

Lease-up opportunity, rent optimization, and office component repositioning offer multiple paths to increased NOI with ~11% market cap rate benchmarks.

Owner-User Ready

Immediate occupancy potential with integrated office and warehouse on a single campus – scalable for a growing business seeking to control its real estate.

Investment Highlights

- Multi-building flexibility for single or multi-tenant strategies
- Below-replacement-cost acquisition pricing
- ~11% market cap rates in Columbus secondary market
- Three-bay dock + grade-level doors – turnkey logistics
- 8.46-acre site with outdoor storage premium
- Limited new competing supply pipeline
- Strong logistics connectivity via US-31

PROPERTY OVERVIEW

Property Specifications & Infrastructure

The subject property at 1285 Indianapolis Road is a multi-building industrial campus offering warehouse scale, functional infrastructure, and office amenity in a single contiguous site — maintained and partially upgraded for immediate occupancy.

Total Building SF	30,919 SF
Land Area	8.46 Acres
Number of Buildings	3 Structures
Primary Use	Warehouse / Office / Flex Industrial
Construction Type	Concrete / Industrial
Year Built	1950 / 1958 / 1991
Zoning	Industrial (I3)
Address	1285 Indianapolis Rd, Columbus, IN
Asking Price	\$1,695,000

Site Highlights

- Large paved yard with outdoor storage capability
- Dedicated truck circulation and maneuvering area
- Building separation allows independent operation
- Ample on-site parking for employees and visitors
- Dock access concentrated on functional warehouse structures
- Contiguous campus supports single or multi-tenant configurations

Building & Infrastructure Breakdown

1

Warehouse 1

~12,740 SF

Clear span construction, ~18' clear height, grade-level doors, gas heaters + LED lighting.

2

Warehouse 2

~13,475 SF

Flex/two-section layout, 14'–17' clear heights, dock + covered canopy, multiple electrical configurations, newest construction (1991).

3

Office Building

~4,704 SF

Finished office + meeting space, suitable for admin or showroom, repositioning optionality.

4

Key Infrastructure

Three-bay covered loading dock, 200–400A heavy power service, spray foam insulation, LED lighting, concrete floors in good condition.



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LOCATION & MARKET

Columbus, Indiana — Market & Location Overview

Columbus, Indiana is a mid-size industrial market anchored by a deep manufacturing heritage and a diversified employer base. The subject property sits within an established industrial corridor with strong regional access and proven occupancy fundamentals.

Market Context

Columbus has sustained consistent demand from industrial users across automotive supply, logistics, and precision manufacturing sectors. The property benefits from proximity to US-31, connecting Columbus to Indianapolis to the north and Louisville-area logistics infrastructure to the south.

i Columbus, IN is home to Cummins Inc. global headquarters and a deep tier-1 and tier-2 supplier ecosystem — sustaining long-term industrial demand.

Access & Workforce

- Proximity to US-31 supporting regional logistics connectivity
- Access to established industrial workforce in Bartholomew County
- Nearby industrial users create complementary tenant and buyer demand
- Regional highway network supports last-mile and regional distribution models

9.9%

Overall Vacancy

Total industrial vacancy across the Columbus submarket

6.0%

Logistics Vacancy

Tighter vacancy within the logistics/distribution subset

\$7.15

Avg. Asking Rent/SF

Average asking rents ranging \$6.64–\$7.15/SF NNN

\$60

Avg. Sale Comp/SF

Comparable industrial sales averaging approximately \$60/SF

~11%

Market Cap Rate

Secondary market cap rates near 11% — attractive for income-focused investors

ⓘ Market data sourced from available submarket reports and comparable transaction evidence. Prospective buyers are encouraged to conduct independent market due diligence.