

For Sale | Industrial Investment or Owner User Opportunity

48,896 SF Warehouse Facility

[2334 Production Dr, Indianapolis, IN 46241](#)



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Property Facts

» Property Address - **2334 Production Dr, Indianapolis, IN 46241**

- **Total Building Size:** ±48,896 SF
- **Lot Size:** ±3.34 Acres
- **Property Zoning:** I-3 (*Heavy Industrial*)
- **Year Built:** 1968
- **Property Taxes:** \$34,688.76 (2025 Est.)
- **Sale Price:** \$4,350,000

» Highlights

- ±48,896 SF **Industrial Facility** on ±3.34 Acres
- **4 Dock-High Doors + 1 Drive-In Door**
- ±8,390 SF **Office Buildout**
- **30' x 30' Column Spacing**
- **Clear Height:** ±16'4"
- **Ample On-Site Parking** with Truck Circulation
- **Ideal for Single-Tenant, Owner-User or Corporate Facility**
- **Immediate Access to I-465 (Less Than 1 Mile)**
- **Located Near Indianapolis International Airport**



Aerial View with Property Boundary

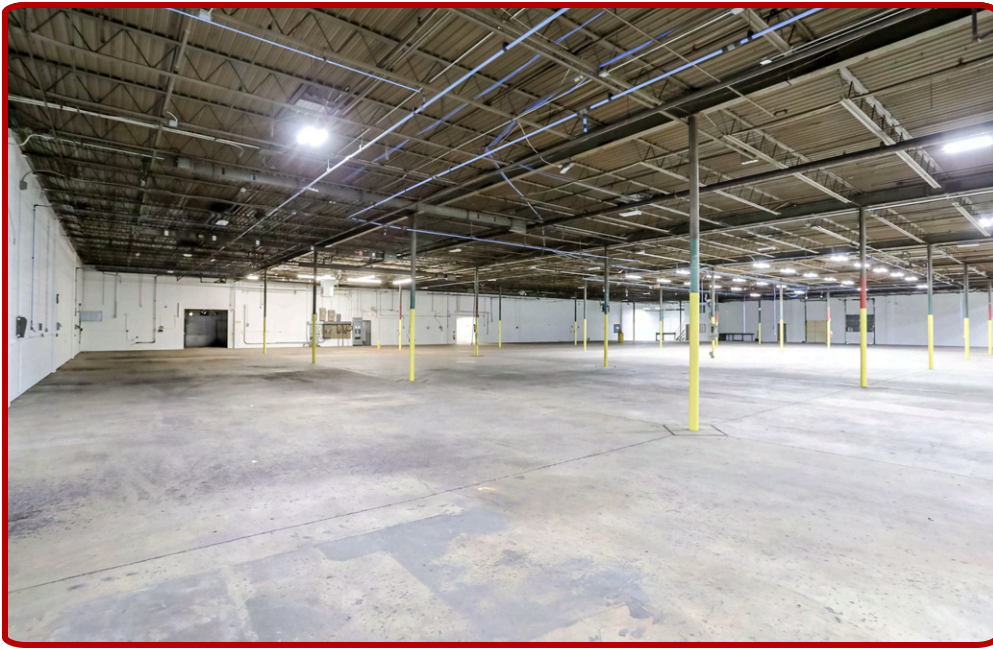
» Permitted Uses (I-3 Zoning Heavy Industrial)

- **Contractor Warehouse & Equipment Storage**
- **Equipment Sales, Service & Repair Facility**
- **Warehousing & Regional Distribution**
- **Light Manufacturing & Assembly**
- **Service Industrial Headquarters**

Exterior Warehouse Images



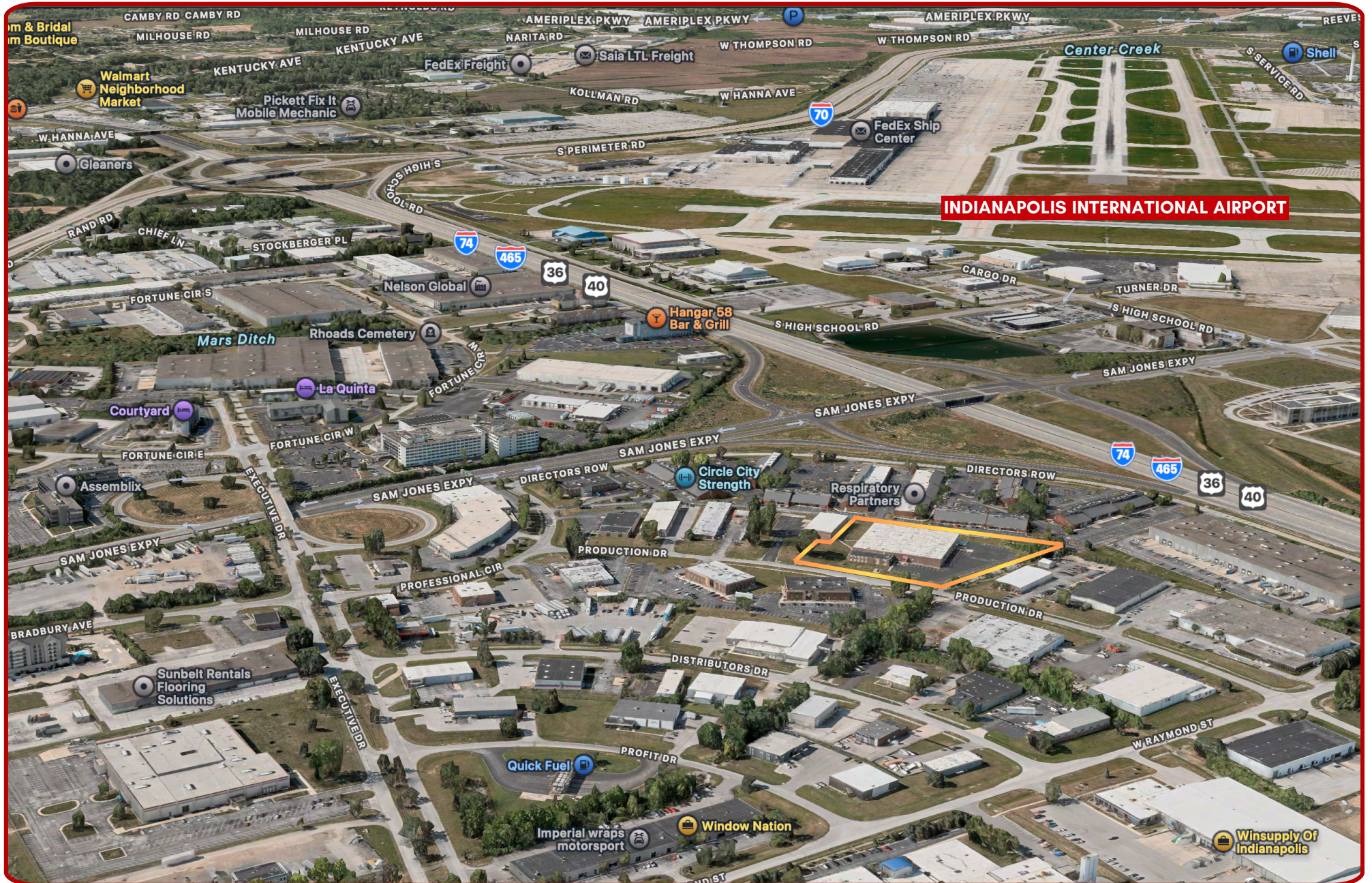
Interior Warehouse Images



Interior Office Images



Aerial Overview



INDIANAPOLIS INTERNATIONAL AIRPORT

LET'S CONNECT HERE'S HOW WE HELP YOU SUCCEED



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