

YARD EXPANSION UNDERWAY!

Colliers



FOR LEASE

Rawles Industrial Complex

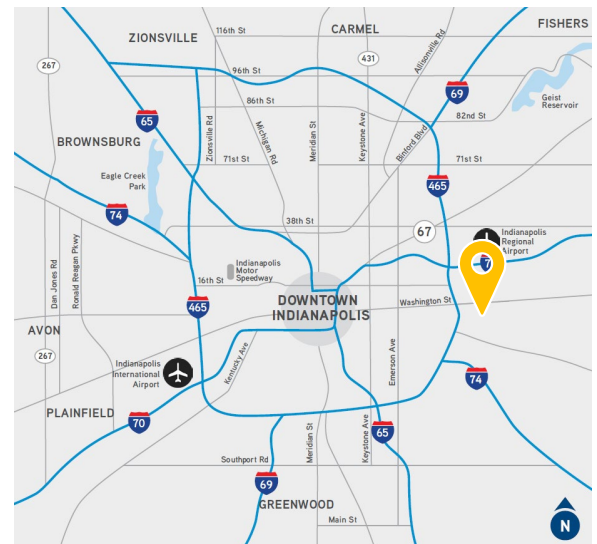
9810 Rawles Ave
Indianapolis, IN 46229



Unique Heavy Industrial Site – Immediately Available

Property Highlights

- 9.82 AC site with renovations underway to create dedicated outdoor storage areas
- Up to 25,300 SF available
- Heavy industrial (I-4) zoning suitable for intense operations
- Units ranging from 2,400 – 4,500 SF with drive-in loading available
 - Willing to accommodate phased-in tenancy while site work is underway
 - Owner would consider building demo
- Entire complex is a gated and secured park, ideal for high-value outdoor storage and heavy parking requirements
- Immediate access to I-465 and positioned less than 4 miles from I-70 and I-74

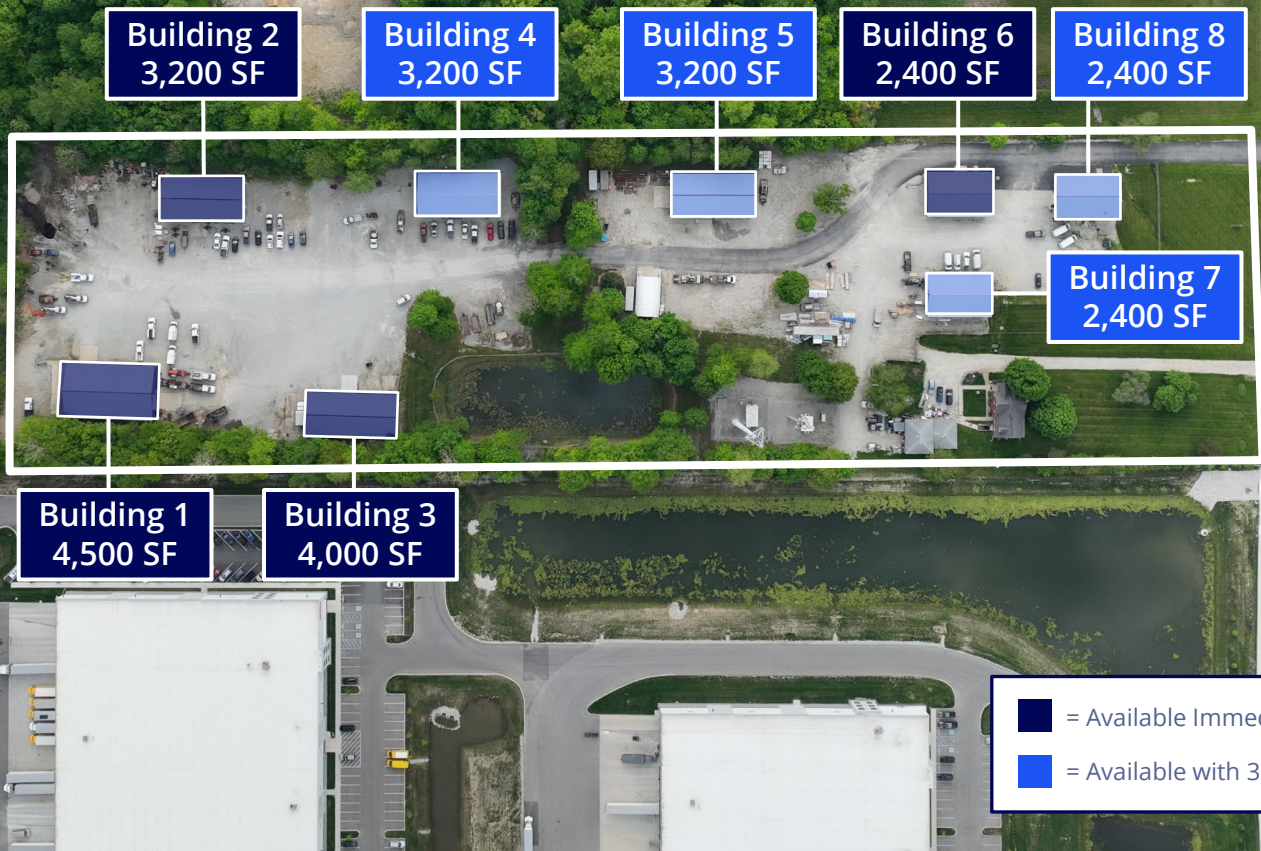


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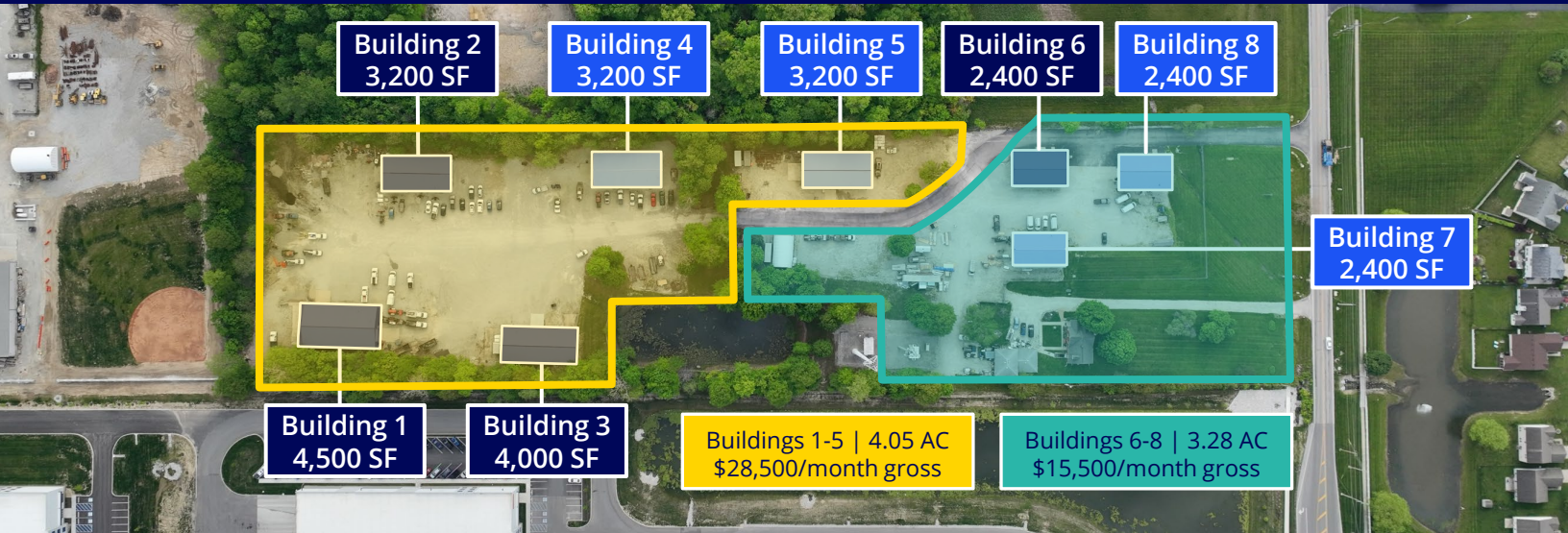
YARD EXPANSION TO OPEN UP ±3.25 AC OF OUTDOOR STORAGE



Entire Site – 25,300 SF on 9.82 AC | \$41,950/month NNN



2 Tenants



3 Tenants

