

FOR SALE

COLUMBUS, IN

Multi-Building Industrial Campus — For Sale

1285 Indianapolis Road | Columbus, Indiana 47201 — A multi-building industrial asset offering functional infrastructure, in-place income, and meaningful lease-up upside. Two warehouse buildings totaling over 26,000 SF plus a ±4,700 SF tenant-occupied office structure on a single 8.46-acre site — positioned within an established Southern Indiana industrial corridor. Asking price: **\$1,695,000**.



\$1,695,000.00

Multi-building industrial campus

30,919 sf

Two warehouses + office structure

8.46 acres

With surplus land for expansion



COMMERCIAL REAL ESTATE

Building Specifications & Interior Features

The following specifications are based on a site visit conducted May 5, 2026. All dimensions and capacities are approximate and should be independently verified prior to transaction. Three structures occupy the ±8.46-acre campus, each with clear-span warehouse construction, upgraded interiors, and functional loading infrastructure.

Building 1 — Warehouse (~12,740 SF)

Clear-span construction with curved roof and flat-bottom trusses. Approximate dimensions: **69 ft wide × 180 ft deep**. Grade-level overhead doors: **14'×14'** and approx. **10'×13'** (dock-access). Three ceiling-mounted gas unit heaters. **400-amp** electrical service with perimeter outlets and ceiling-mounted data/server infrastructure. Two exhaust fans. One restroom. Concrete slab floor in good condition.

Building 2 — Warehouse, Two Sections (~13,475 SF)

Section 1: Approx. 68 ft × 86 ft 10 in; clear height 14–17 ft. One gas unit heater; 200A service. One restroom.

Section 2: Approx. 68 ft × 86 ft; clear height 14–17 ft. Two gas unit heaters; 400A panel. One restroom. Both sections: fresh paint, spray-foam insulated ceilings, concrete floors in good condition.

Condition & Finishes

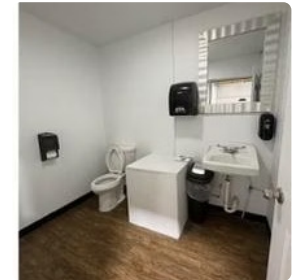
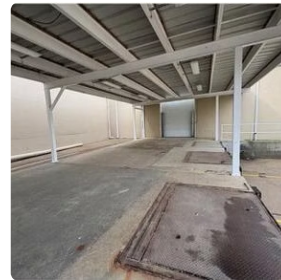
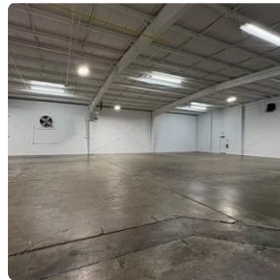
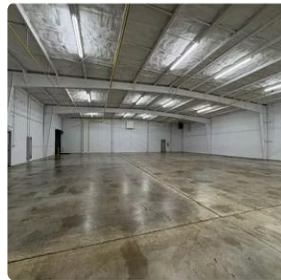
- New LED lighting throughout all warehouse spaces
- Spray-foam insulated ceilings active capital investment
- Freshly painted warehouse interiors

Loading Infrastructure

- Shared covered 3-bay dock serving Buildings 1 & 2
- Multiple grade-level overhead doors
- Up to ±400-amp electrical service throughout

Office Building

- Tenant-occupied — immediate income in place
- Two front access doors; five front windows
- Garage/storage component
- Alarm system present; cosmetic improvements throughout





Site Configuration, Location & Zoning

1285 Indianapolis Road is situated along a primary industrial and commercial corridor in Columbus, Indiana — within an established Southern Indiana manufacturing and logistics market with strong regional connectivity. The ±8.46-acre campus provides surplus land beyond existing building footprints, with the Flatrock River forming a natural boundary along one edge of the parcel.

Site & Access Highlights

- Direct Indianapolis Road frontage — primary industrial corridor
- Independent building access for warehouse and office users
- Supports multi-tenant operations without shared entry conflicts
- Proximity to interstate infrastructure — Indianapolis and key Midwest markets

Zoning & Use

- Logistics and distribution operations
- Light manufacturing
- Multi-tenant industrial / owner-user configuration
- Outdoor equipment and fleet storage



Investment Highlights & Market Context

1285 Indianapolis Road represents a compelling multi-building industrial acquisition in Columbus, Indiana — a recognized Southern Indiana industrial hub anchored by a diversified manufacturing base, deep logistics workforce, and strong regional interstate connectivity. The following highlights summarize the key investment drivers for this asset.

In-Place Income with Lease-Up Upside

- Office building currently tenant-occupied — immediate income
- Both warehouse buildings available for lease at market rates
- Acquiring party retains full control over tenancy and lease structure

Value-Add Repositioning

- Warehouse buildings priced to allow for lease-up at market rates
- Opportunity to reposition as single-tenant or multi-tenant industrial
- Below-replacement-cost basis in an established industrial corridor

Columbus, Indiana Market Fundamentals

- Diversified manufacturing base with deep industrial workforce
- Strong regional interstate connectivity to Indianapolis and Midwest markets
- Consistent industrial demand driven by logistics, distribution, and light manufacturing

Indianapolis Road Frontage

Direct access along Indianapolis Road — a primary industrial and commercial corridor in Columbus. Supports efficient freight movement, workforce access, and regional distribution operations.

Columbus Industrial Market

Columbus, Indiana is an established Southern Indiana industrial hub anchored by a diversified manufacturing base and a workforce with deep industrial and logistics experience.

Regional Interstate Access

Proximity to interstate infrastructure provides connectivity to Indianapolis and key Midwest distribution markets, supporting both local and regional logistics operations.

"Positioned within an established Columbus industrial corridor with direct Indianapolis Road access and regional interstate connectivity — a functional industrial address with proven market demand."



COMMERCIAL REAL ESTATE

Meet Your Broker — Ryan Brand

Ryan Brand is a commercial real estate broker and Principal of RDC Commercial Real Estate, specializing in brokerage, advisory, redevelopment, and investment opportunities throughout Columbus and South-Central Indiana.

Background & Expertise

A Columbus native with deep ties to the community, Ryan combines local market knowledge with a strategic, relationship-driven approach to commercial real estate. Before entering brokerage, he spent years developing regional and national markets in the staffing industry, building expertise in negotiation, business development, and client strategy that now directly benefits property owners, investors, developers, and business operators.

Ryan's experience spans investment sales, retail, office, industrial, adaptive reuse, redevelopment, and site selection. He is known for bringing creative thinking, urgency, transparency, and strong communication to every transaction while helping clients identify opportunities beyond the obvious.

Platform & Focus

Through RDC Commercial Real Estate, Ryan is focused on building a modern commercial real estate platform that blends brokerage, management, development insight, and community-driven market knowledge to create long-term value for clients and projects across Indiana.



Contact

Ryan Brand

Principal Broker

RDC Commercial Real Estate

726 Washington Street, Suite
100, Columbus, IN 47201

Mobile: 812.350.2334

Office: 812.378.1950

License: RB20001474, Indiana

All materials and information are provided without representation or warranty as to completeness or accuracy. Each party shall conduct its own independent investigation and due diligence. All properties and services are marketed by RDC Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.