



ALLIES
COMMERCIAL
REALTY




FOR LEASE


I-4 Warehouse Space on Near Eastside


Industrial

1213 N SHERMAN DR
INDIANAPOLIS, IN 46201

VIEW THIS LISTING ONLINE 


 **ASKING RATE**
\$6.00 PSF NNN

 **TOTAL SPACE SF**
±29,500 SF
±0.75-acre of outdoor storage


 **ZONING**
I-4 (outdoor storage permitted)

 **DOCK/DRIVE-IN DOOR**
2 exterior dock doors
1 dock platform with 10 positions
1 drive-in door

 **HIGHWAY ACCESS**
1.8 miles from I-70
5.2 miles from I-465

 **CLEAR HEIGHT**
10'-22'

 **RENOVATIONS**
Renovated in 2025
Roof repairs completed

 **HEATING**
New gas heating system
installed throughout the warehouse



ALLIES
COMMERCIAL
REALTY



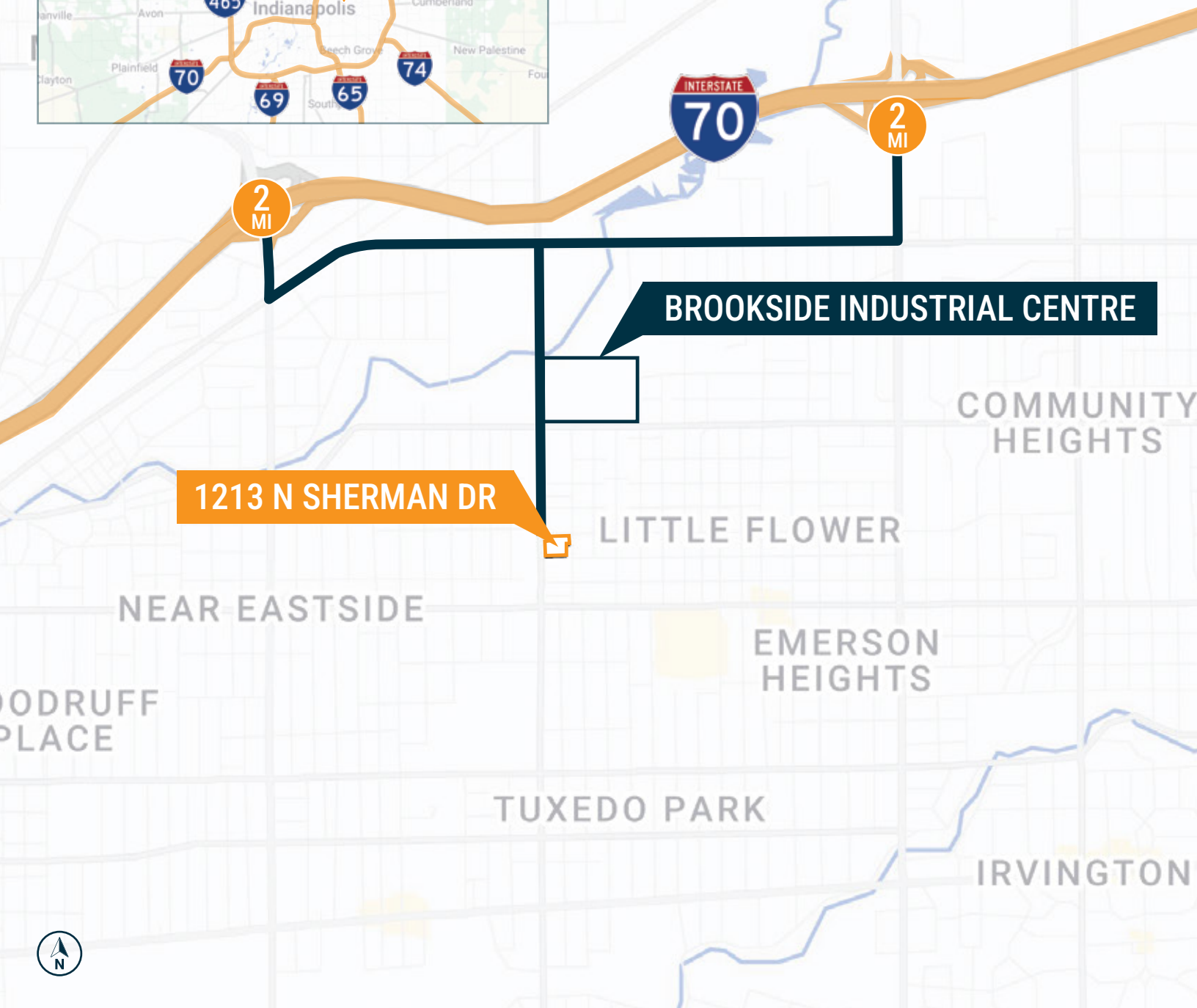
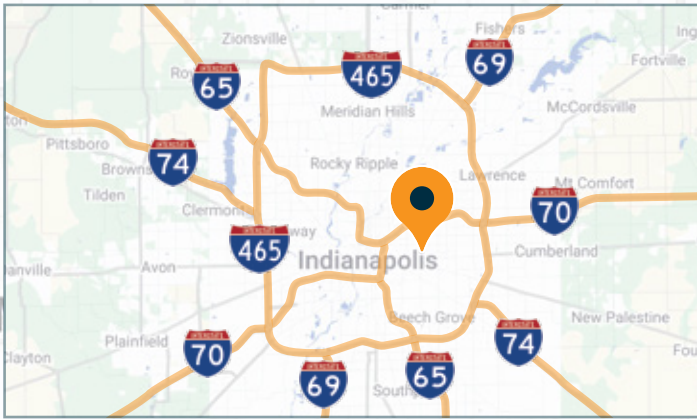
N SHERMAN DRIVE



TOTAL SPACE SF
+/- 29,500 SF



LOCATION



BROOKSIDE INDUSTRIAL CENTRE

1213 N SHERMAN DR

VIEW THIS
LISTING ONLINE



ADAM STEPHENSON
Managing Director

adam@alliescommercialrealty.com
317-908-6479



MITCHELL AYERS
Broker

mitchell@alliescommercialrealty.com
317-440-3337



ALLIES
COMMERCIAL
REALTY

alliescommercialrealty.com