

INDUSTRIAL PROPERTY FOR SALE

707-709 NORTH SENATE AVENUE

Indianapolis, IN 46202

FOR MORE INFORMATION, CONTACT:

RALPH BALBER

President

317.853.7501

Ralph@alopg.com



PROPERTY SUMMARY

For Sale | 707-709 North Senate Avenue, Indianapolis, IN 46202

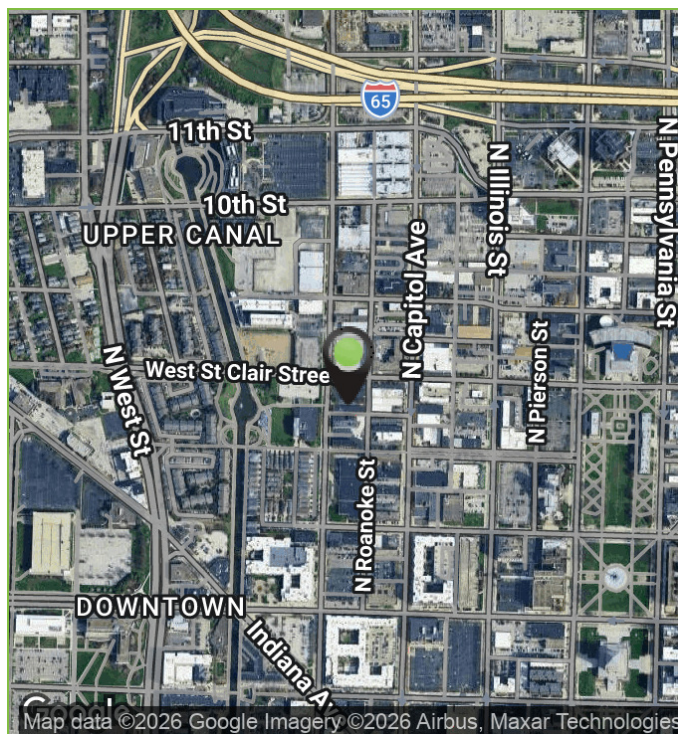


PROPERTY DESCRIPTION

707-709 N Senate Avenue presents a rare opportunity to acquire a centrally located industrial asset in downtown Indianapolis with significant flexibility for owner-users, investors, or redevelopment groups. The property consists of a $\pm 13,333$ SF industrial building constructed in 1962 along with an adjacent paved parking lot parcel totaling approximately ± 0.75 acres.

The single-story building features both an exterior dock door and drive-in loading, allowing functionality for warehouse, distribution, service, or operational users. Additional highlights include approximately 30 on-site parking spaces, CBD-2 zoning with secondary RC zoning, and a highly accessible downtown location near IU Health's new campus and major regional transportation infrastructure.

Currently vacant, the property offers immediate availability and a unique opportunity for industrial, flex, adaptive reuse, or mixed-use redevelopment within Indianapolis' rapidly evolving urban core.



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Ralph@alopg.com
C: 317.281.8847

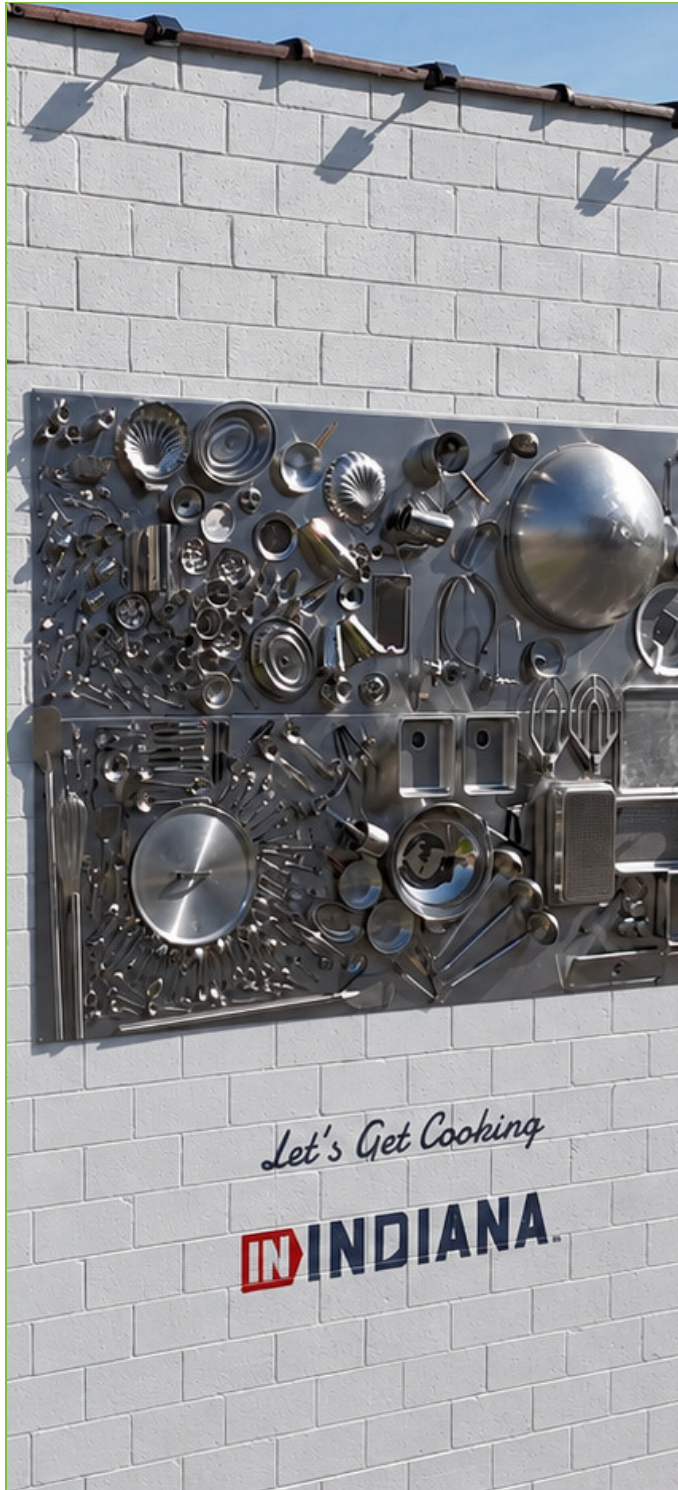
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ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
317.853.7500
www.alopg.com



PROPERTY DESCRIPTION

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PROPERTY HIGHLIGHTS

- Industrial building with adjacent paved parking lot
- Building Size: ±13,333 SF
- Land Area: ±0.75 acres
- Year Built: 1962
- Stories: 1
- Loading: 1 exterior dock door and 1 drive-in door
- Parking: ±30 spaces
- Zoning: CBD-2 | Secondary Zoning: RC
- Parcel Numbers: 49-11-02-211-008.000-101 & 49-11-02-211-014.000-101
- Prime location near IU Health's new campus and major downtown infrastructure
- Rare opportunity for industrial or mixed-use redevelopment within the CBD

LOCATION DESCRIPTION

707-709 N Senate Avenue is positioned on the northwestern edge of downtown Indianapolis near the Capitol Avenue and Indiana Avenue corridors, just minutes from the central business district, Indiana University Indianapolis, IU Health's new downtown campus, and major regional transportation routes. The property offers immediate access to I-65 and I-70 via nearby West Street and Meridian Street interchanges, providing efficient connectivity throughout the Indianapolis metro area for distribution, service, and operational users.

The surrounding area features a blend of historic warehouse, industrial, office, and adaptive reuse properties, creating a dynamic urban environment with continued investment and redevelopment activity. The location combines the functionality and accessibility of a traditional urban industrial corridor with the advantages of a downtown Indianapolis address, including proximity to the Indianapolis Cultural Trail, canal-area amenities, Mass Ave, and surrounding office and residential developments.

With strong urban accessibility, nearby workforce density, and close proximity to downtown Indianapolis' expanding medical, educational, and commercial districts, the property is well-positioned for warehouse, showroom, flex, creative industrial, service, or last-mile operational users seeking a centrally located facility with historic industrial character.

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AERIAL OVERVIEW

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PROPERTY PHOTOS

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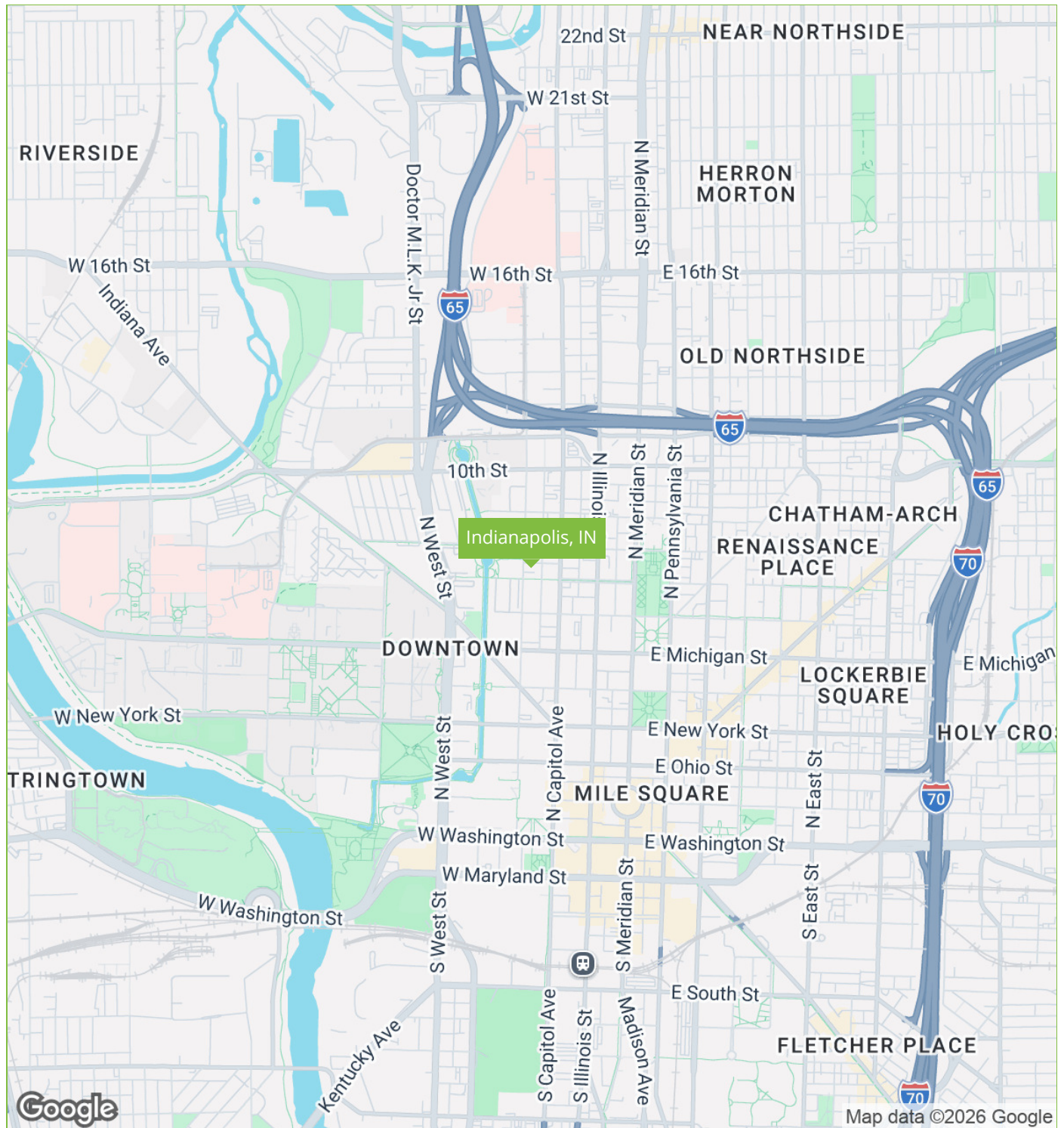
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REGIONAL MAP

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