



Highly Visible Industrial Flex Opportunity

For Sale or Lease

**1430 South High School Road
Indianapolis, IN 46241**



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FOR SALE OR LEASE

Executive Summary



OFFERING SUMMARY

Sale Price: \$800,000

Lease Rate: \$15.00/SF NNN

Building Size: 4,000 SF

Available SF: 4,000 SF

Lot Size: 0.38 Acres

Zoning: C5

Clear Height: 12' 6" - 15'

PROPERTY OVERVIEW

1430 South High School Road is an outstanding flex industrial opportunity with unmatched visibility for an owner or tenant. With easy access to I-465 and multiple signage opportunities, this property provides high potential for growth and success. It includes ample exterior surface parking, 6 overhead doors, and a fully secured lot.

PROPERTY HIGHLIGHTS

- Fully fenced-in property
- 6 overhead doors (10'x12')
- Power: Single phase 220 Amp
- 2 offices, 2 restrooms, and a full kitchen
- Close proximity to major transportation routes
- Well-suited for various industrial and flex use operations
- Convenient access to essential amenities

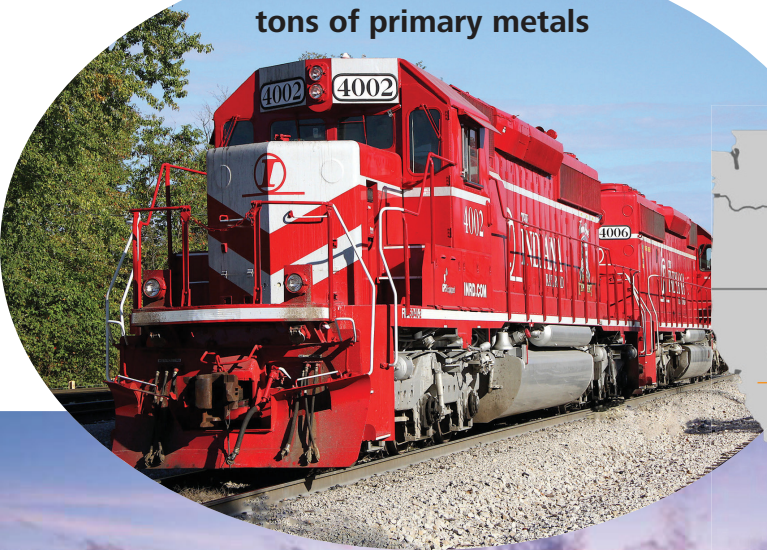


Indianapolis:
Centrally located with
award-winning infrastructure
for maximum logistical
benefit

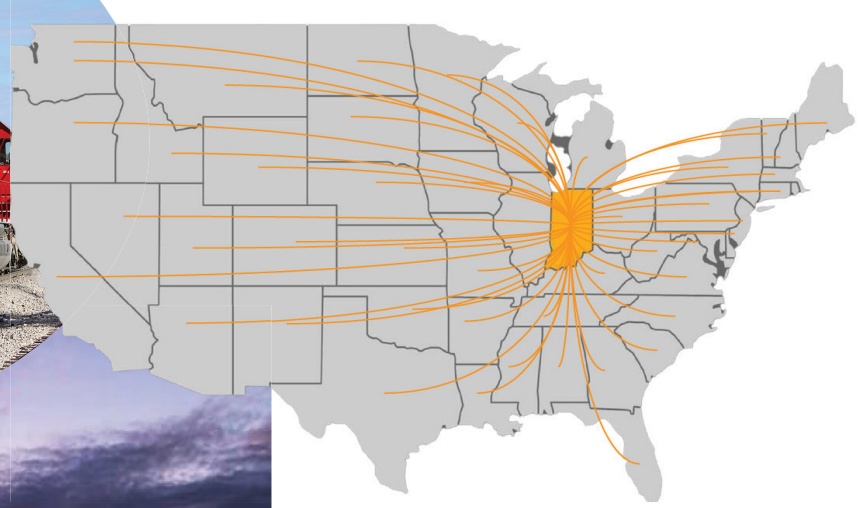


World's 2nd largest Fed Ex Air Hub

**Indiana is 1st in rail
tons of primary metals**



**Indiana is 1st in Shortest Distance to the
Median Center of the Entire US Population**



Indianapolis International Airport voted Best Airport
in North America 12 years in a row



Indiana ranks 1st in truck trailer production
and pass-through highways with four major
intersecting interstates

Indianapolis and the State of Indiana

- One of the largest export states in the nation
- 1st for cost of doing business in area development
- 2nd for best state to start a business
- \$650 billion in goods moves through Indiana annually
- With rail lines throughout America's steel belt and agricultural heartland, Indiana ranks highly in freight and class I railroads
- Indiana's Burns Harbor, Jeffersonville, and Mount Vernon ports provide access to Lake Michigan, the Ohio River, the Atlantic Ocean, and the Gulf of Mexico, as well as international access to Europe, the Middle East, Asia and South America

