

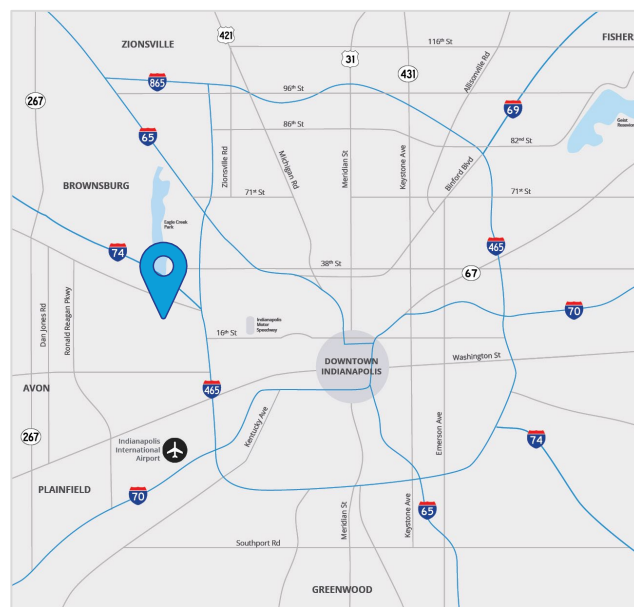
For Sale

Situated in Midwest Industrial Park  
on Indianapolis west side

1755 Midwest Blvd  
Indianapolis, IN

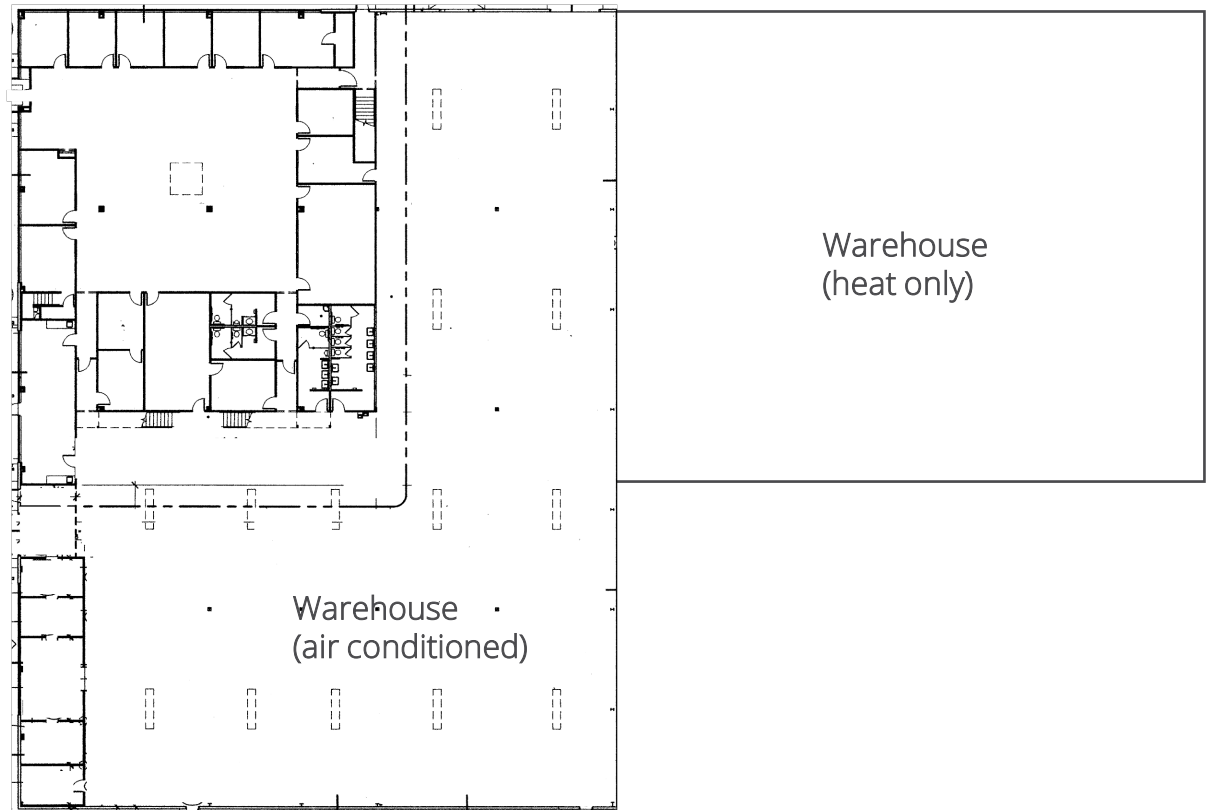
Convenient access to I-465 via 10th Street  
and Crawfordsville Road interchanges

- 51,451 total sf ±
  - 36,100 sf ± main level warehouse/manufacturing area
  - 8,900 sf ± main level office
  - 4,840 sf ± mezzanine storage
  - 1,611 sf ± mezzanine office
- ± 6.46 acres
- Additional land available for expansion or outside storage
- Approximately 21,100 sf of warehouse/manufacturing area has air-conditioning with duct sock system
- Zoned I-3
- Seller willing to lease back portion of property

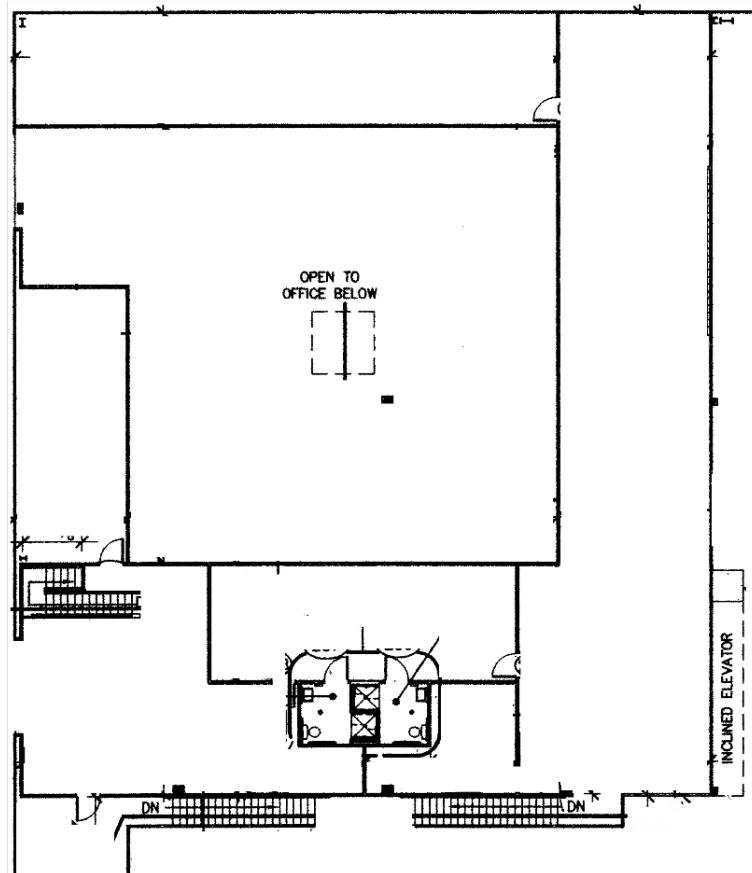


# Floorplans

1<sup>st</sup> Floor



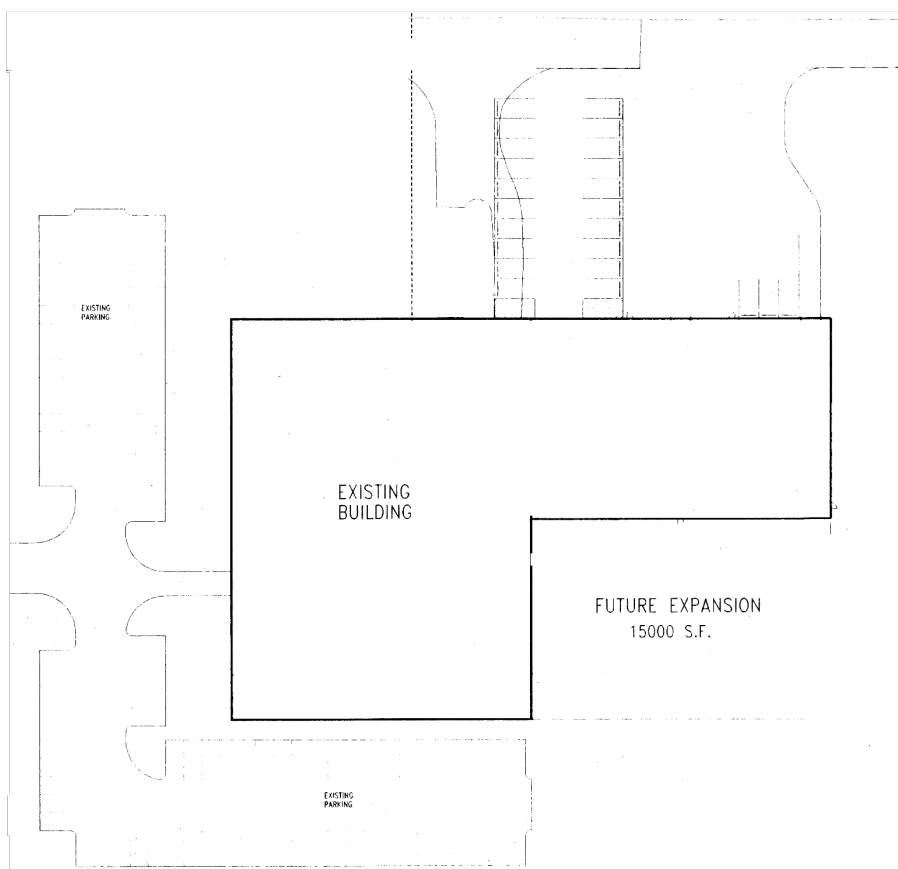
2<sup>nd</sup> Floor  
Mezzanine





# Site Plan

## Current and Future Expansion



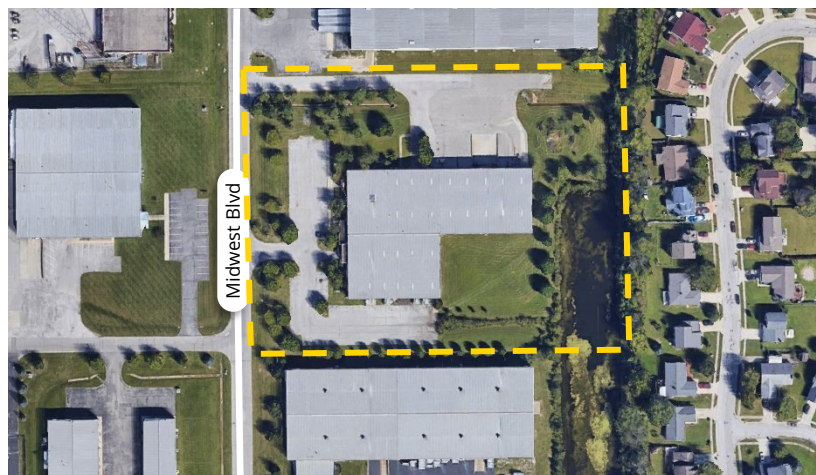
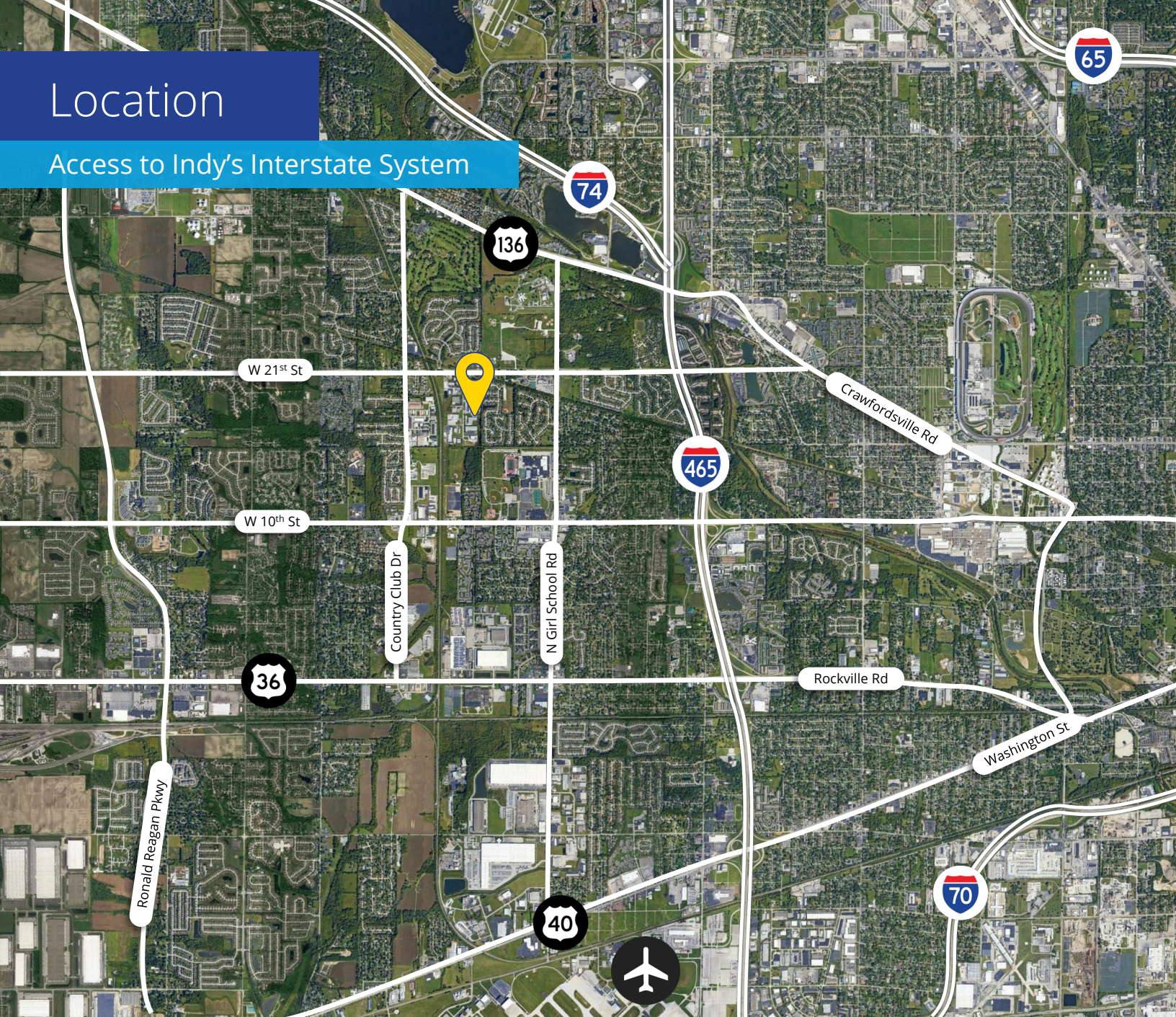
## Property Highlights

- 20' clear height
- 2 drive-ins
- 1 dock with manual leveler, expandable to 4 total docks
- 208 Volt / 3-phase / 1,600 amps power
- Wet Sprinkler System
- Built in 1997, Expanded in 2000
- Standing-Seam Metal Roof
- T5 Warehouse lighting
- 100+ employee parking spaces
- Racking, office furniture, and conveyor systems negotiable



# Location

## Access to Indy's Interstate System



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