



**Build-to-suit
Opportunity**

FOR LEASE

3205 N Mitthoefer Rd
Indianapolis, IN

Property Highlights

- ±22.3 Acres (Divisible to ±5 acres)
- ±9.4 Acres of paved, secured outdoor storage with lighting and electric fencing
- Flexible build-to-suit opportunities, ranging from 5,000 SF – 30,000 SF buildings
- Zoned I-3 (Heavy Industrial)
- Excellent east side location with immediate proximity to I-70 and Indianapolis' interstate network

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PROPERTY SPECIFICATIONS

Total Land ± 22.3 Acres
(Divisible to ± 5 acres)

Developed Land ± 9.4 Acres (fully paved)

Security Electric fence & LED lighting

Zoning Industrial - 3

Built-to-Suit Flexible (5,000-30,000 SF)

Build-to-suit Opportunity

N Mithoefer Rd

Access & Connectivity

Key Distances

Mt. Comfort	5.3 mi
Downtown Indianapolis	11 mi
Greenwood	22 mi
Indianapolis Int'l Airport	24 mi
Park 100	24 mi
Plainfield	30 mi
Whitestown	30 mi

Local Connectivity

I-70	2.1 mi
I-465	5.6 mi
I-69	9.2 mi
I-74	12 mi
I-65	13 mi

Regional Connectivity

Cincinnati, OH	110 mi
Louisville, KY	122 mi
Columbus, OH	168 mi
Chicago, IL	193 mi
St. Louis, MO	255 mi
Detroit, MI	283 mi



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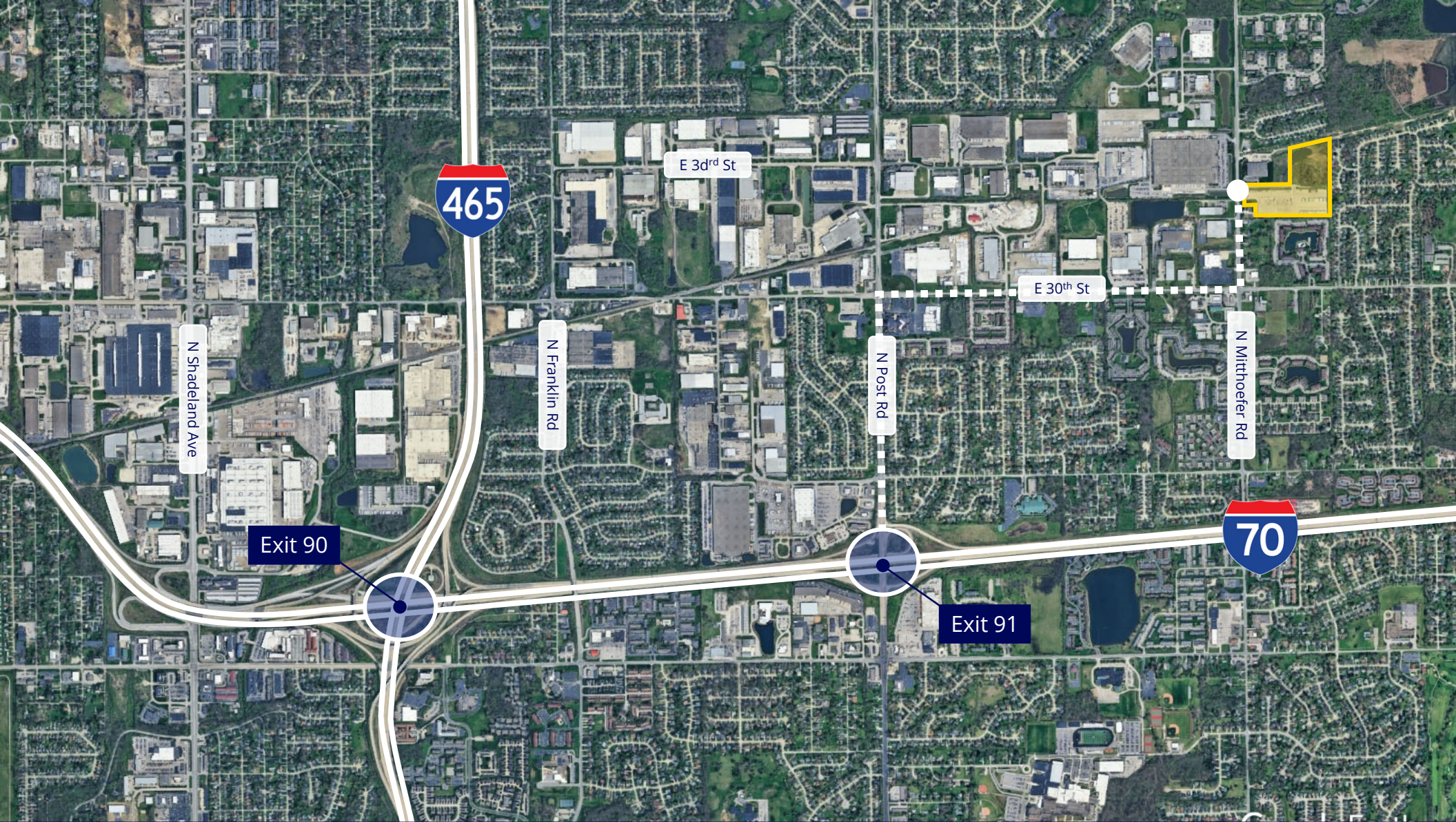
Remove these maps and insert our standard map of Indy from the 2222 Hillside Brochure

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A strategic location with ***exceptional*** highway access.

Located just 2.1 miles from I-70, one of the nation's primary east-west corridors, providing efficient connectivity to regional and national distribution networks.



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