

YARD EXPANSION UNDERWAY!

Colliers



FOR LEASE

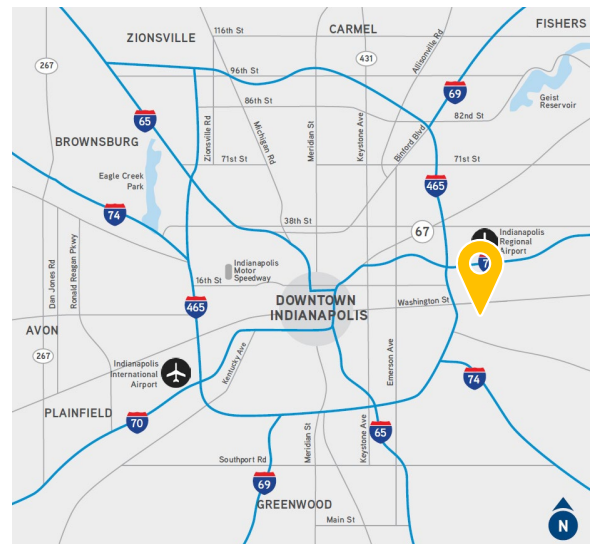
Rawles Industrial Complex

9810 Rawles Ave
Indianapolis, IN 46229

Unique Heavy Industrial Site – Immediately Available

Property Highlights

- 9.82 AC site with renovations underway to create dedicated outdoor storage areas
- Up to 25,300 SF available
- Heavy industrial (I-4) zoning suitable for intense operations
- Units ranging from 2,400 – 3,500 SF with drive-in loading available
 - Willing to accommodate phased-in tenancy while site work is underway
 - Owner would consider building demo
- Entire complex is a gated and secured park, ideal for high-value outdoor storage and heavy parking requirements
- Immediate access to I-465 and positioned less than 4 miles from I-70 and I-74



George Manley SIOR
+1 317 713 2166
george.manley@colliers.com

Jason Speckman SIOR
+1 317 713 2115
jason.speckman@colliers.com

Colliers Indianapolis
colliers.com



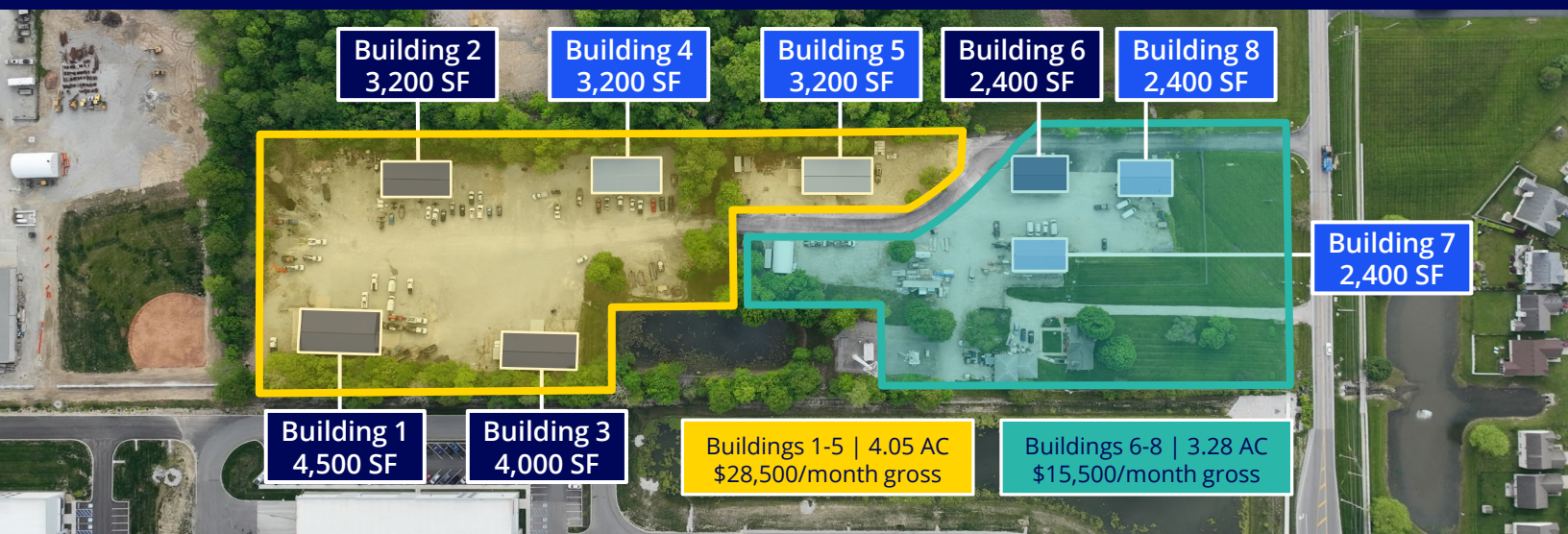
YARD EXPANSION TO OPEN UP ±3.25 AC OF OUTDOOR STORAGE



Entire Site – 25,300 SF on 9.82 AC | \$41,950/month NNN



2 Tenants



3 Tenants

