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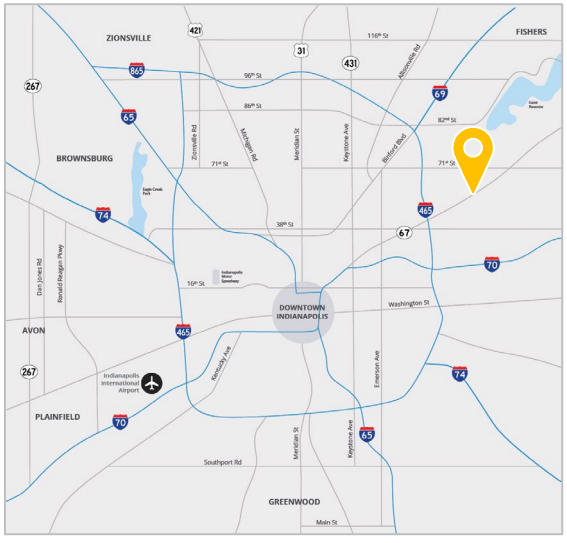
FOR LEASE & BUILD-TO-SUIT

10244 Pendleton Pike

Indianapolis, IN 46236

Immediately Available

- ±7.5 acre site – can accommodate dedicated outdoor storage and/or BTS opportunities ranging from 5,000 – 20,000 SF
- 196 truck and trailer stalls
- Zoned I-3, accommodating the most intensive industrial uses, including high-volume truck parking and equipment storage.
- Fully fenced and gated perimeter to ensure asset protection for high-value equipment.
- Site lighting to ensure safety and security during 24-hour operations.
- Reinforced with asphalt millings, suitable for heavy vehicle traffic.
- Strategically located less than 4 miles from I-465, providing a seamless connection to the regional interstate loop.
- Ideally situated to serve the northeast Indianapolis industrial submarket and Mt. Comfort logistics corridor.



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Colliers Indianapolis
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196 TRAILER PARKING SPACES





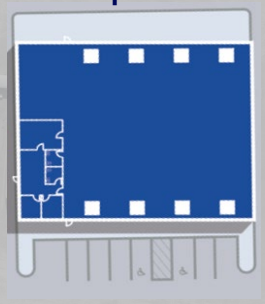


BUILD-TO-SUIT OPTIONS AVAILABLE

5,000 – 20,000 SF multi-bay buildings with overhead doors easily accommodated on this site.

CONCEPTUAL SITE & BUILDING SPECS	
Outdoor Storage Area	±7.50 AC
Truck Maintenance Facility	±8,500 SF
Office Space	±1,000 SF
Drive-in Doors	(8) 12′ x 14′ drive-ins
Clear Height	16′ – 19′

Conceptual BTS



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