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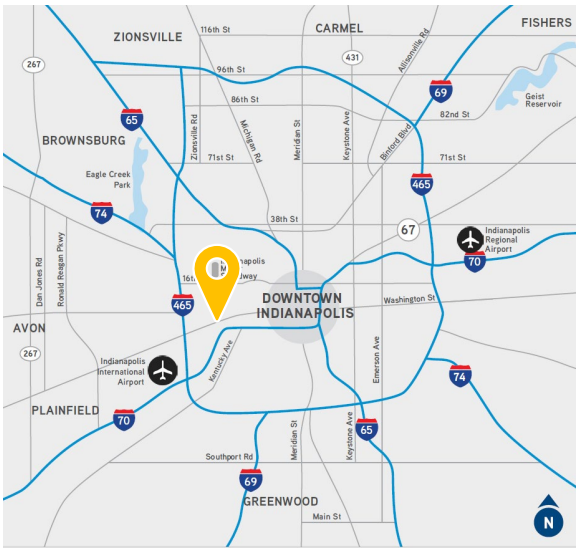
57 Gasoline Alley

Indianapolis, IN 46222

Flex Space Conveniently Located Near Downtown Indianapolis and the Indianapolis Motor Speedway

Property Highlights

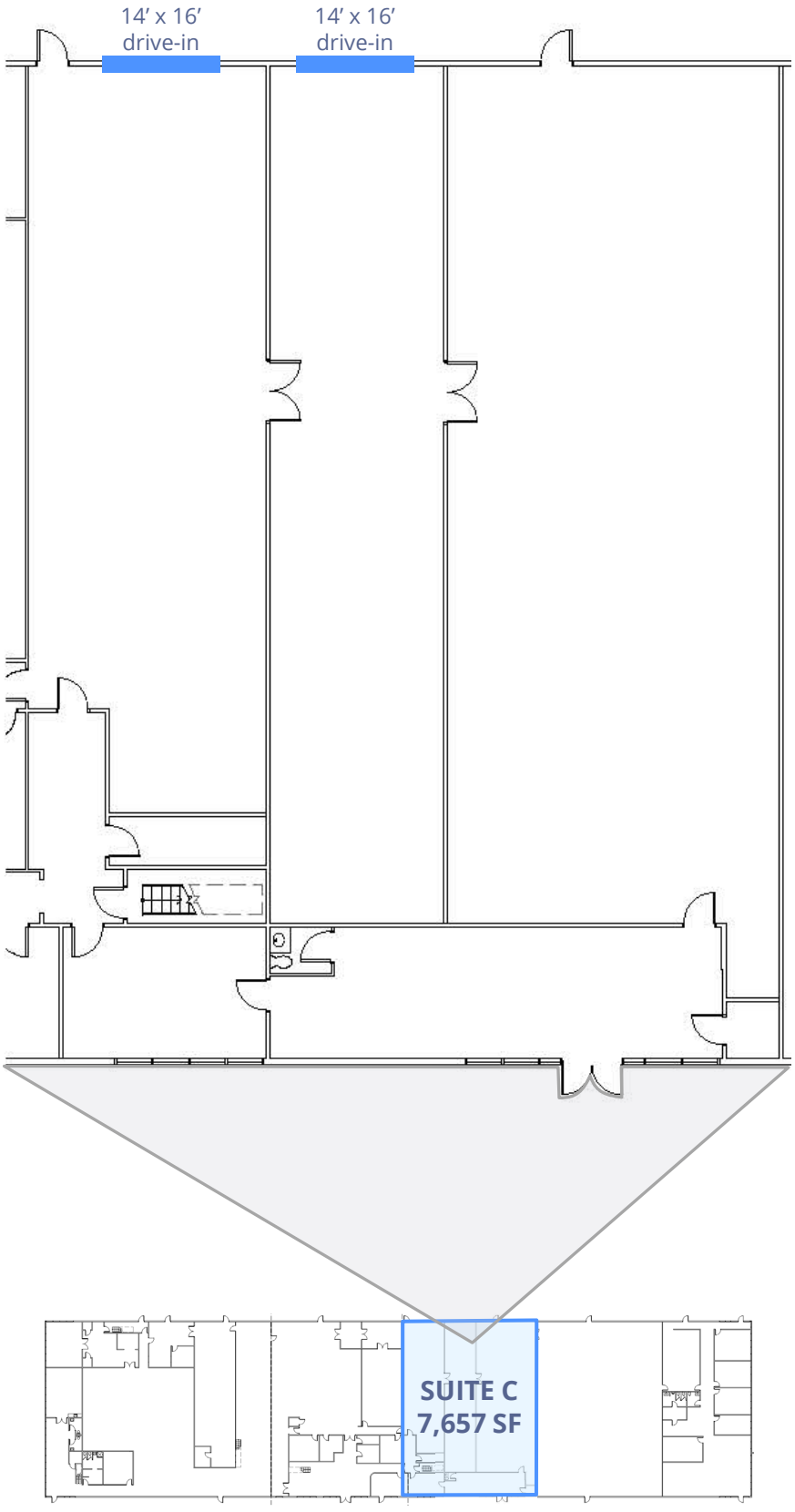
- 40,000 total SF industrial flex building
    - Suite C: 7,657 SF available | $9.50/SF NNN
- 20’ ceiling height
- Zoned I-2-S
- Partially fenced and gated
- Large grade level drive-in doors
- Convenient access to I-465, I-70, and Downtown Indianapolis
- Est. 2026 OpEx: $3.36/SF



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Suite C	
Office SF	±1,500
Warehouse SF	±6,157
Total SF	7,657

Suite Specs

- 20’ clear height
- (2) 14’ x 16’ grade level drive-in doors
- Power:
  - 120/208 V | 400 amps | 3-phase
- Beneficial mezzanine office/storage
- (1) private office
- Available immediately

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