

Secure Outdoor Storage Available Q2 2026

Colliers

FOR LEASE OR SALE

2401 N Ritter Ave

Indianapolis, IN 46218

Yard Expansion and Interior Renovations Underway!

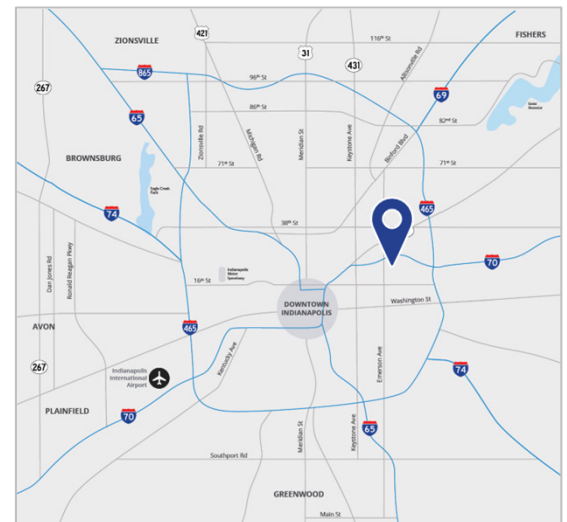
Property Highlights

- ± 19,520 SF building situated on ± 4.55 acres
- Built in 1969 | Expanded in 1995
- Power: 2,000 amps with additional 3,000 amps available
- 4 drive-in doors including 800 SF covered loading area
- Zoned I-3
- Air conditioned throughout
- Immediately available
- Interstate visibility from I-70
- Contact Broker for pricing

George Manley SIOR

+1 317 713 2166

george.manley@colliers.com



Colliers Indianapolis
colliers.com

N RITTER AVE

Secure Outdoor Storage

Site Plan & Specifications		
Total Building		± 19,520 SF
Warehouse		17,500 SF
Office		2,020 SF
Clear Height		14' - 20'
Doors	4 Total (1) 14' x 12' (1) 14' x 10' (1) 14' x 14' (1) 8' x 8'	
Land		± 4.55 AC
Year Built		1969
Power	2,000 amps with additional 3,000 amps available	
HVAC	Air conditioned throughout	



Renovations

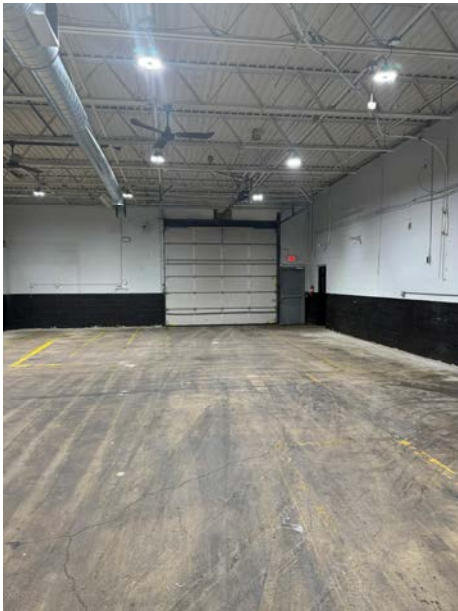
Secure outdoor storage: Adding heavy-duty stone and asphalt millings.

Site circulation: Demolishing an outbuilding to improve access.

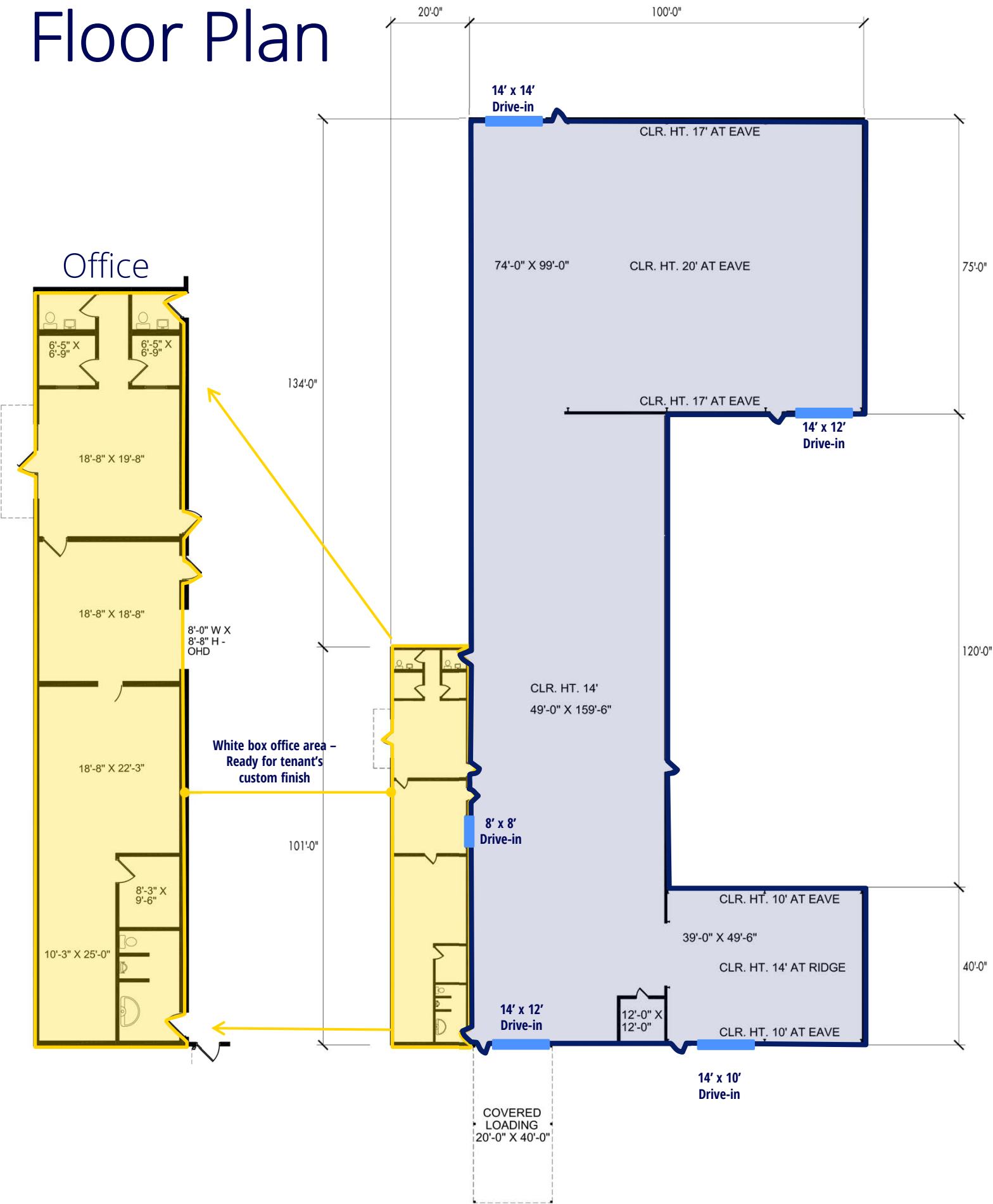
Building updates: Reconfigured office space and new LED lighting throughout.

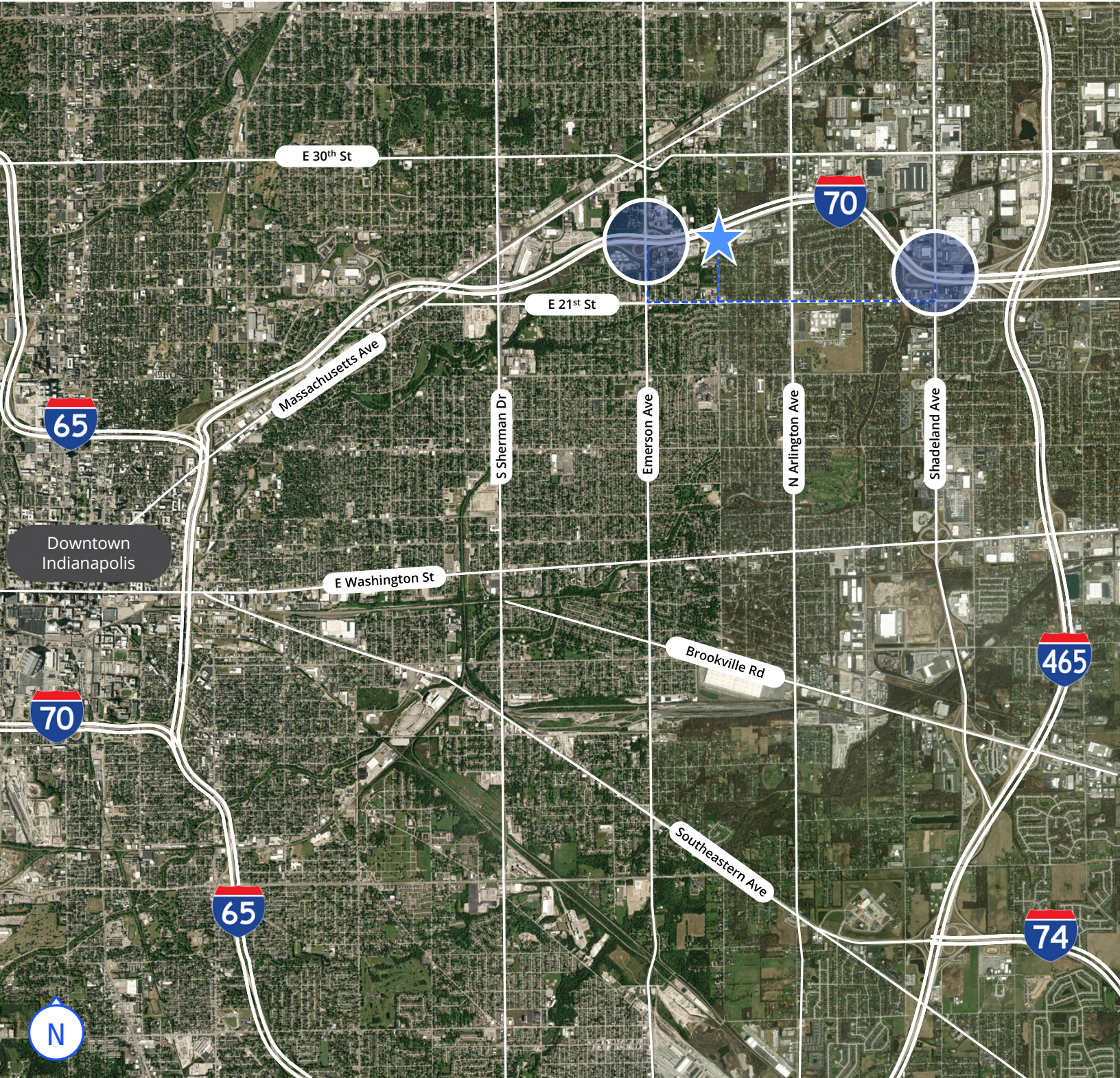
Site prep: Completed tree removal. Improved interstate visibility

Customization: Custom tenant finishes are available.



Floor Plan





Drive Times

I-70 E
I-465
I-74
I-69
I-65

3 min
6 min
12 min
14 min
16 min

Downtown Indy
IND Airport
Park 100

1 min
21 min
22 min