



**FOR LEASE**

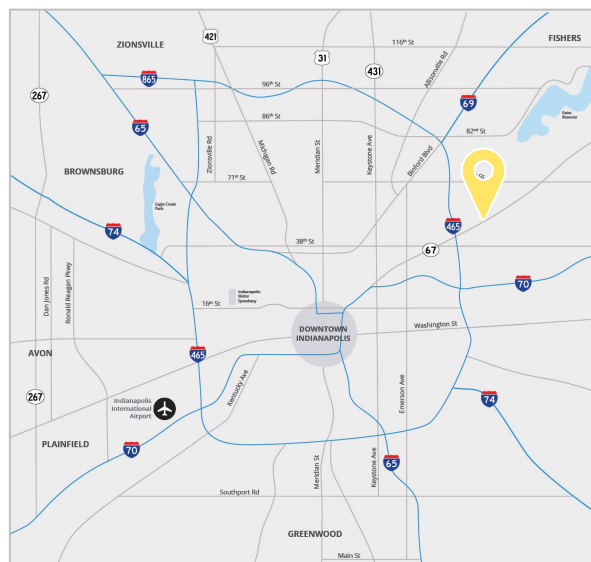
# Deme Industrial Park

Indianapolis, IN

## 4 Industrial buildings on the Northeast side of Indy

### Property Highlights:

- Rear-loaded warehouse space with office for lease
- Equipped with 12' x 14' grade-level overhead doors
- 16' – 18' clear height
- Zoned I-3 / C7
- Signage available along recently improved Pendleton Pike
- Situated at a traffic light intersection adjacent to Super Walmart, along with various other retailers and restaurants
- Close to popular Geist area & Fort Benjamin Harrison
- 3 miles from I-465
- **Under new management and ownership**



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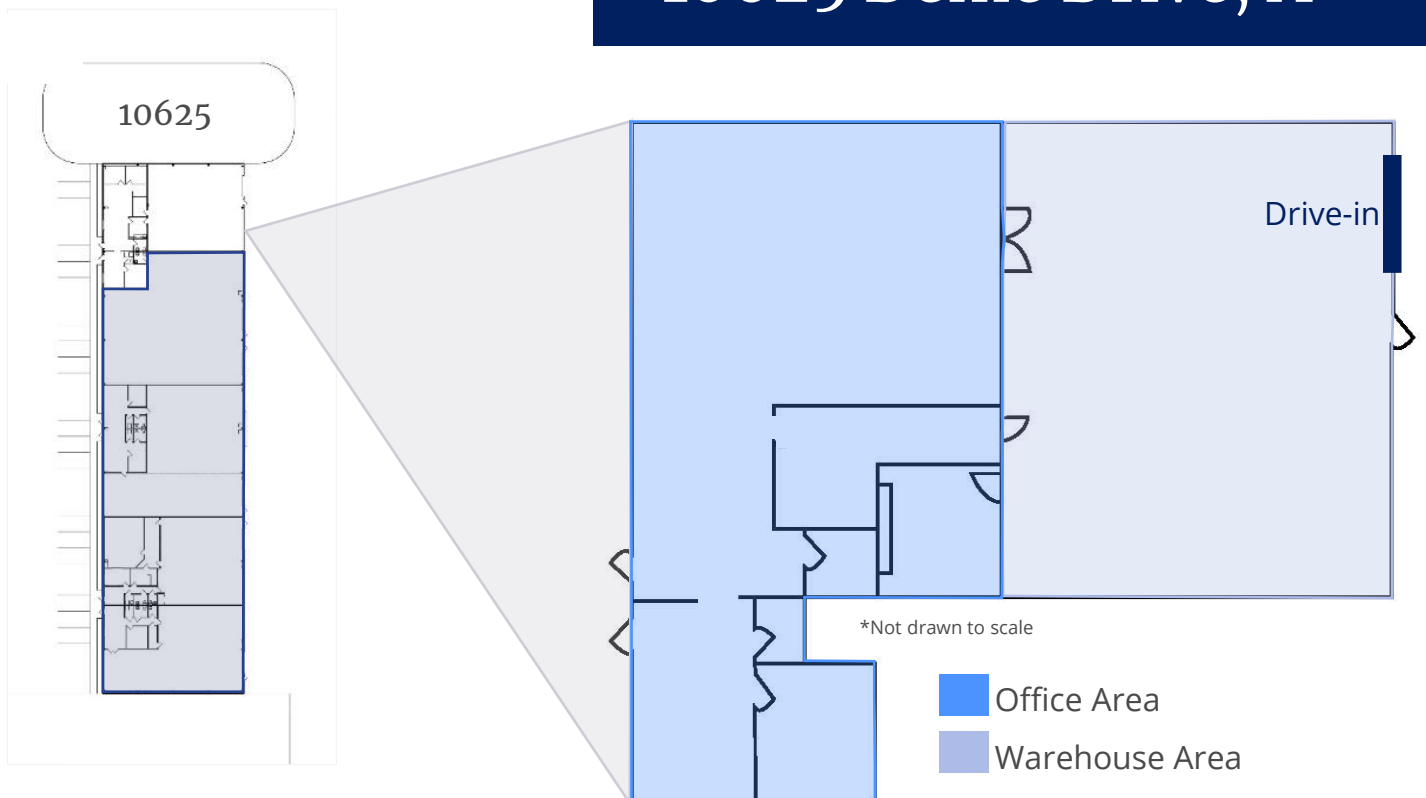
Owned By:



Colliers Indianapolis  
[colliers.com](http://colliers.com)

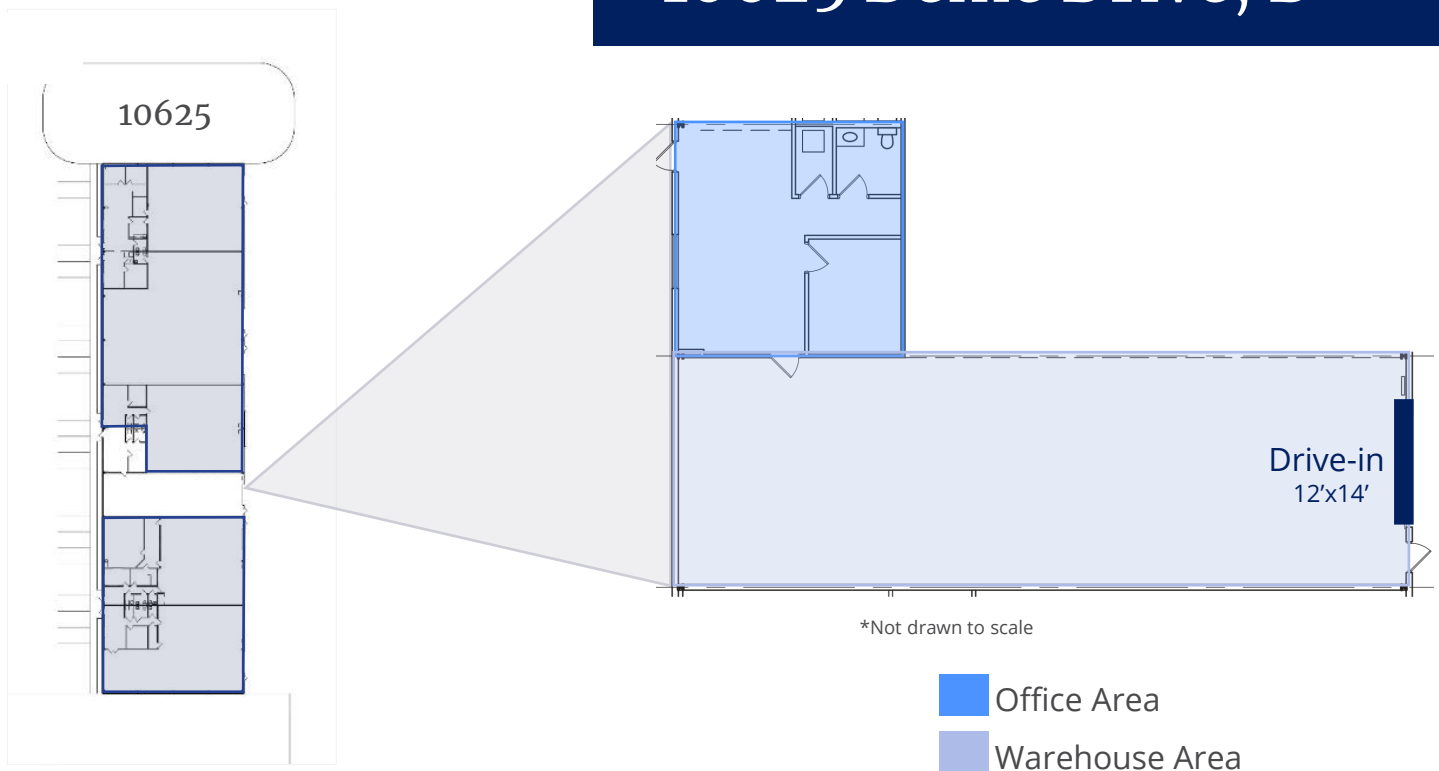


## 10625 Deme Drive, A



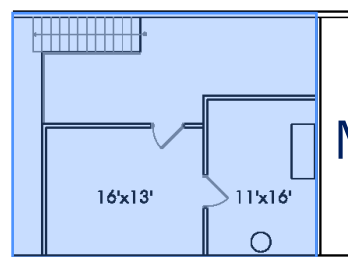
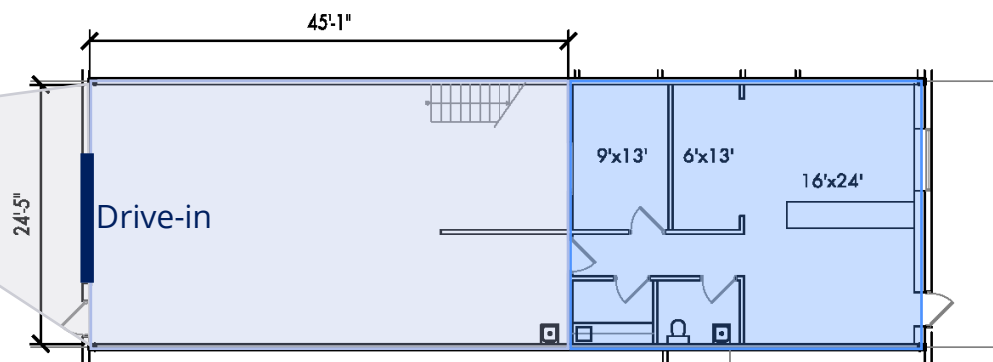
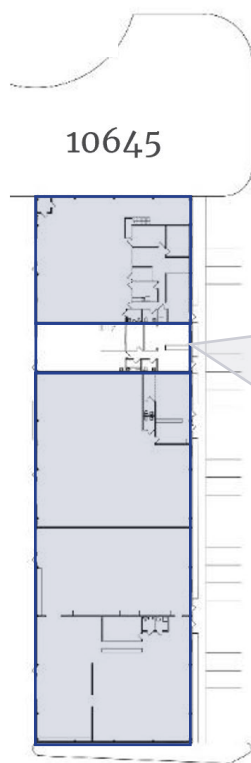


## 10625 Deme Drive, D



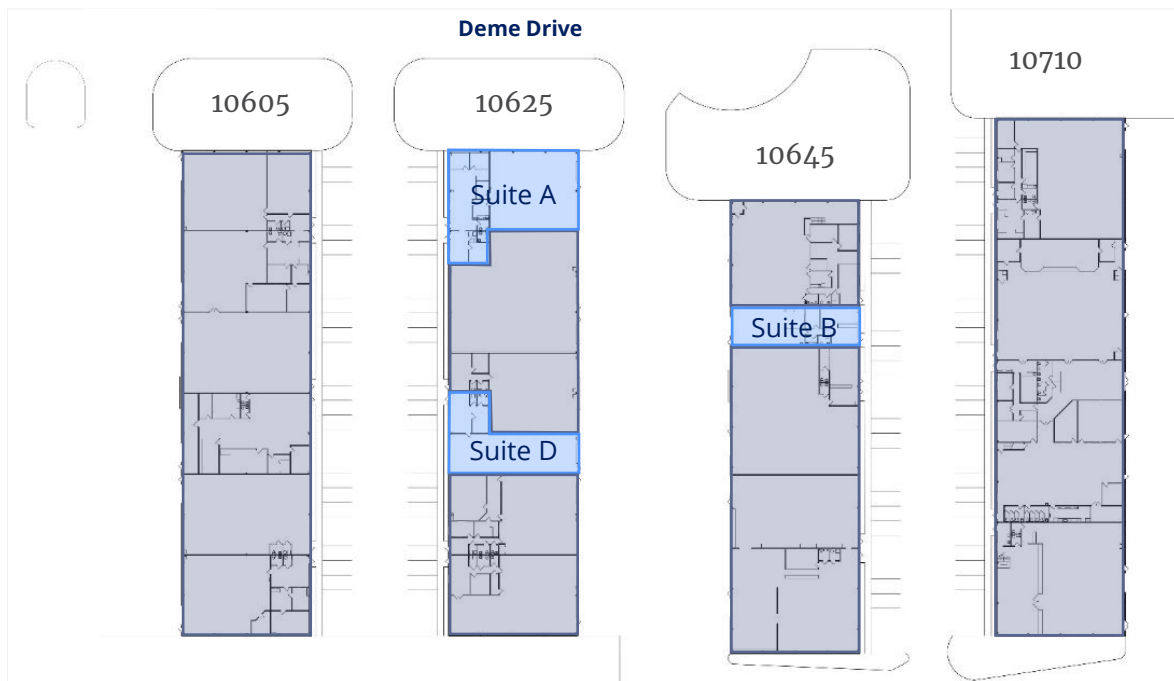


## 10645 Deme Drive, B



Mezzanine

\*Not drawn to scale



### Lease Availabilities

| Building         | Unit | Total SF | Office SF | Clear Height | Docks / Drive-ins | Rate             | OpEx         | Comments            |
|------------------|------|----------|-----------|--------------|-------------------|------------------|--------------|---------------------|
| 10625 Deme Drive | A    | ± 4,478  | ± 1,501   | 16' – 18'    | 0 / 1             | \$9.50 / SF NNN  | \$ 2.50 / SF | Available Now       |
| 10625 Deme Drive | D    | ± 2,625  | ± 630     | 16' – 18'    | 0 / 1             | \$10.00 / SF NNN | \$ 2.50 / SF | Available 12/1/2025 |
| 10645 Deme Drive | B    | ± 2,000  | ± 800     | 16' – 18'    | 0 / 1             | \$10.00 / SF NNN | \$ 2.50 / SF | Available Now       |

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