

FOR LEASE OR SALE

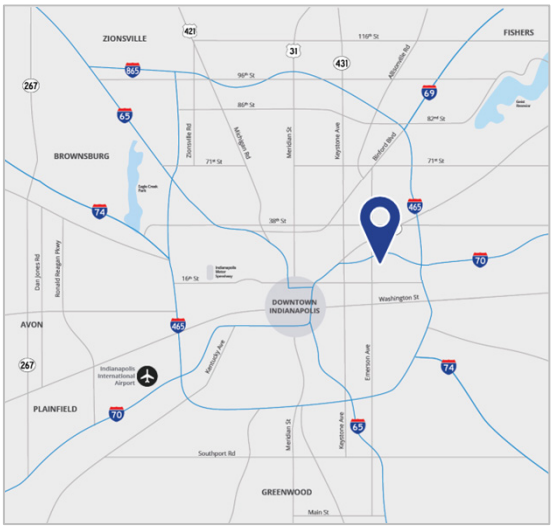
2401 N Ritter Ave

Indianapolis, IN 46218

Secure outdoor storage yard

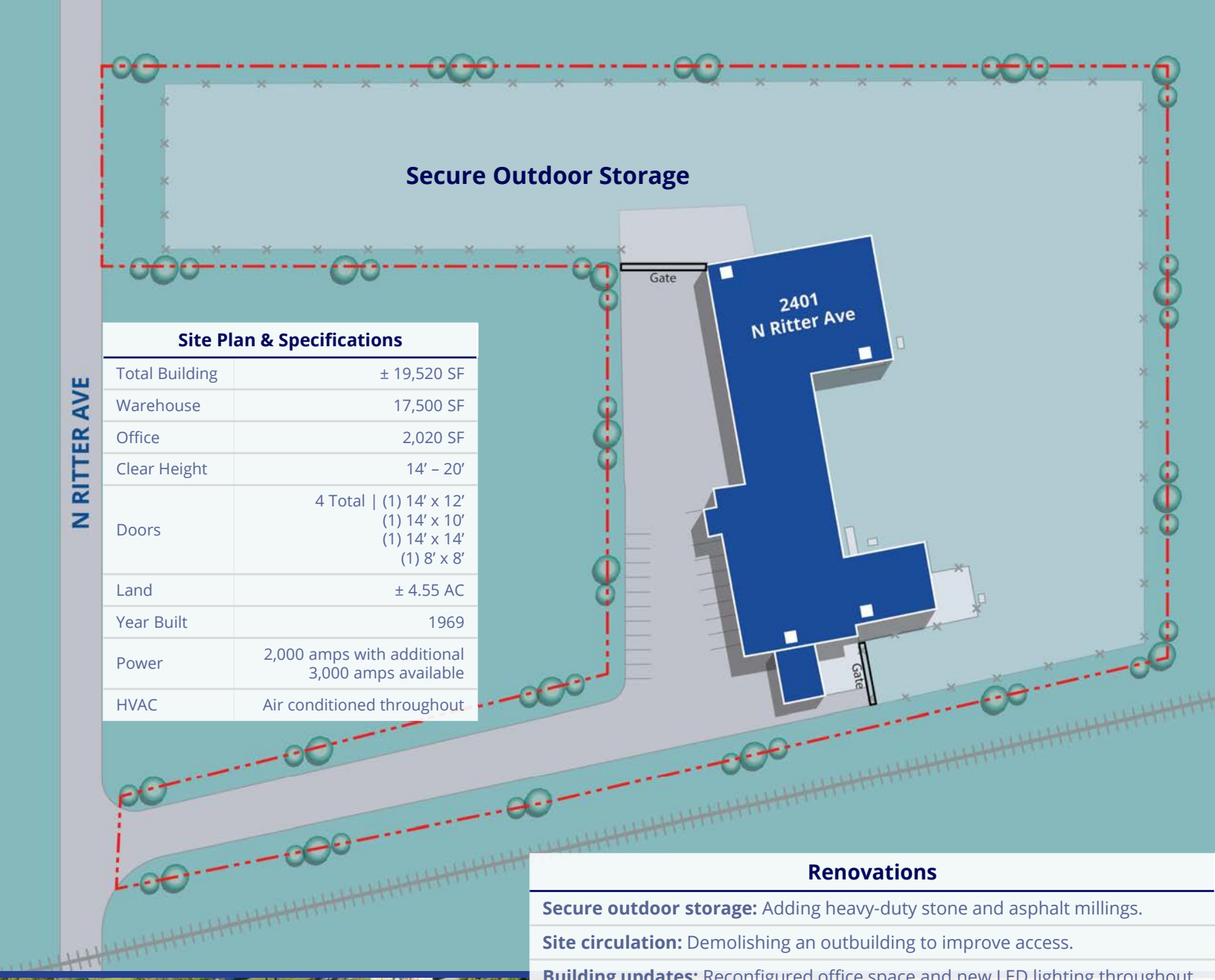
Property Highlights

- ± 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



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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.

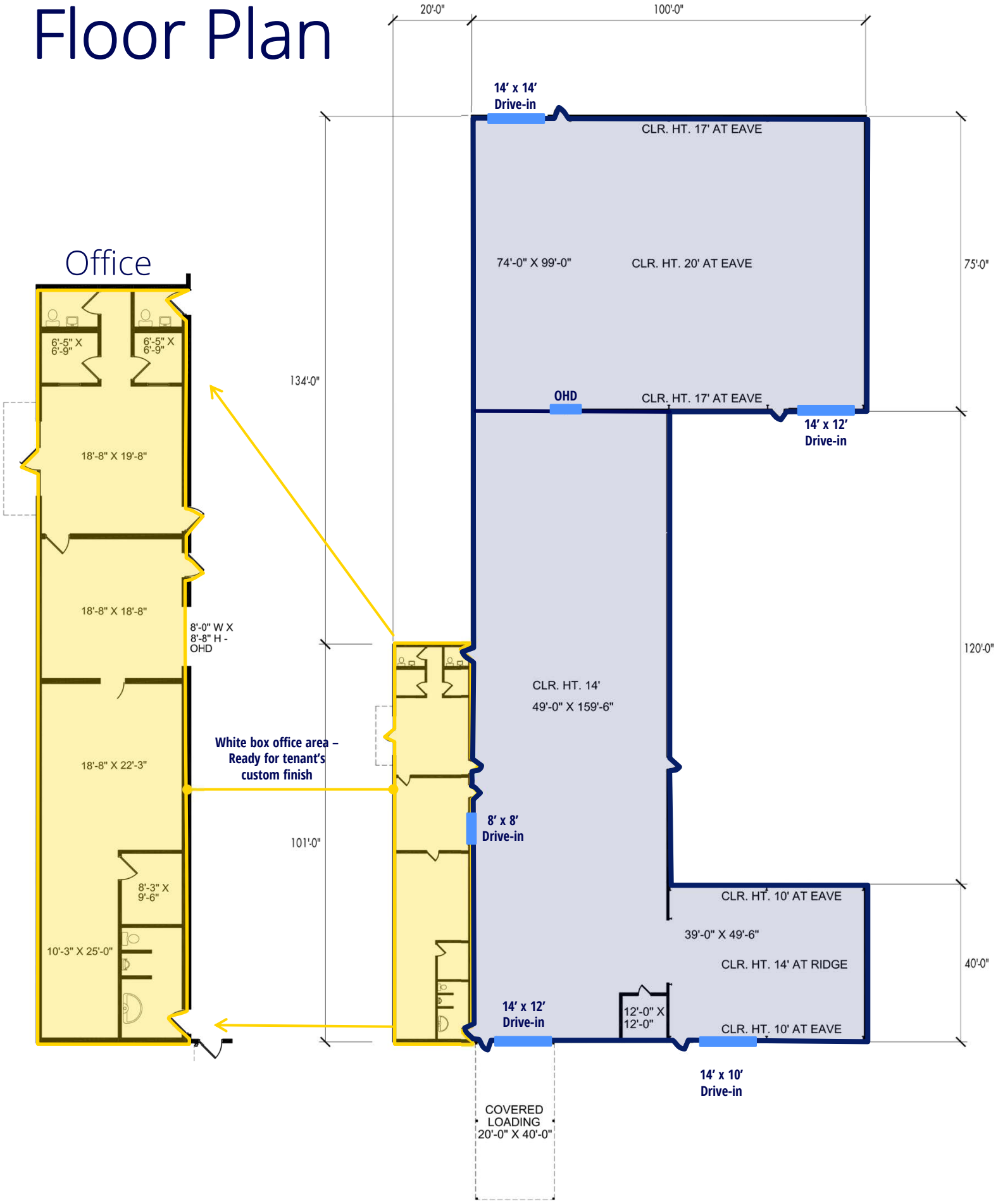
Building updates: Reconfigured office space and new LED lighting throughout.

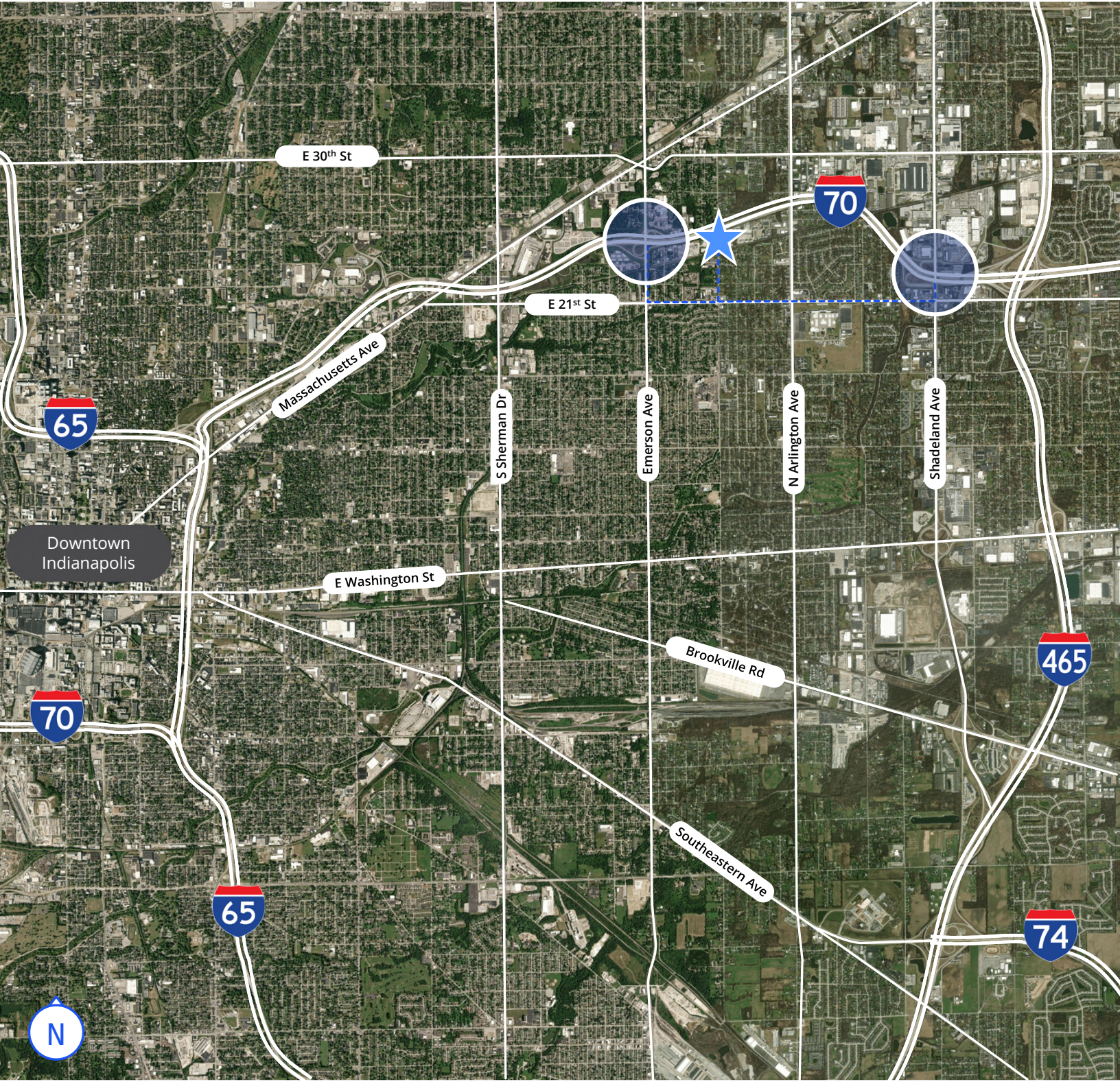
Site prep: Completed tree removal. Improved interstate visibility

Customization: Custom tenant finishes are available.



Floor Plan


Office
20'-0"
100'-0"
14' x 14'
Drive-in
CLR. HT. 17' AT EAVE
74'-0" X 99'-0"
CLR. HT. 20' AT EAVE
75'-0"
134'-0"
OHD
CLR. HT. 17' AT EAVE
14' x 12'
Drive-in
6'-5" X
6'-9"
6'-5" X
6'-9"
18'-8" X 19'-8"
18'-8" X 18'-8"
8'-0" W X
8'-8" H -
OHD
CLR. HT. 14'
49'-0" X 159'-6"
120'-0"
White box office area –
Ready for tenant's
custom finish
18'-8" X 22'-3"
8' x 8'
Drive-in
101'-0"
8'-3" X
9'-6"
CLR. HT. 10' AT EAVE
39'-0" X 49'-6"
CLR. HT. 14' AT RIDGE
10'-3" X 25'-0"
40'-0"
14' x 12'
Drive-in
12'-0" X
12'-0"
CLR. HT. 10' AT EAVE
14' x 10'
Drive-in
COVERED
LOADING
20'-0" X 40'-0"



Drive Times

I-70 E	3 min		
I-465	6 min	Downtown Indy	1 min
I-74	12 min	IND Airport	21 min
I-69	14 min	Park 100	22 min
I-65	16 min		

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