

OFFICE SUITE WITH OUTSIDE STORAGE

2441 PRODUCTION DRIVE, INDIANAPOLIS, IN 46221

2441 PRODUCTION DRIVE, INDIANAPOLIS, IN 46241



OFFICE SUITE WITH
OUTSIDE STORAGE

KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240



Each Office Independently Owned and Operated

PRESENTED BY:

SHARON THOMPSON

Executive Director

O: (317) 564-7160

C: (317) 607-0884

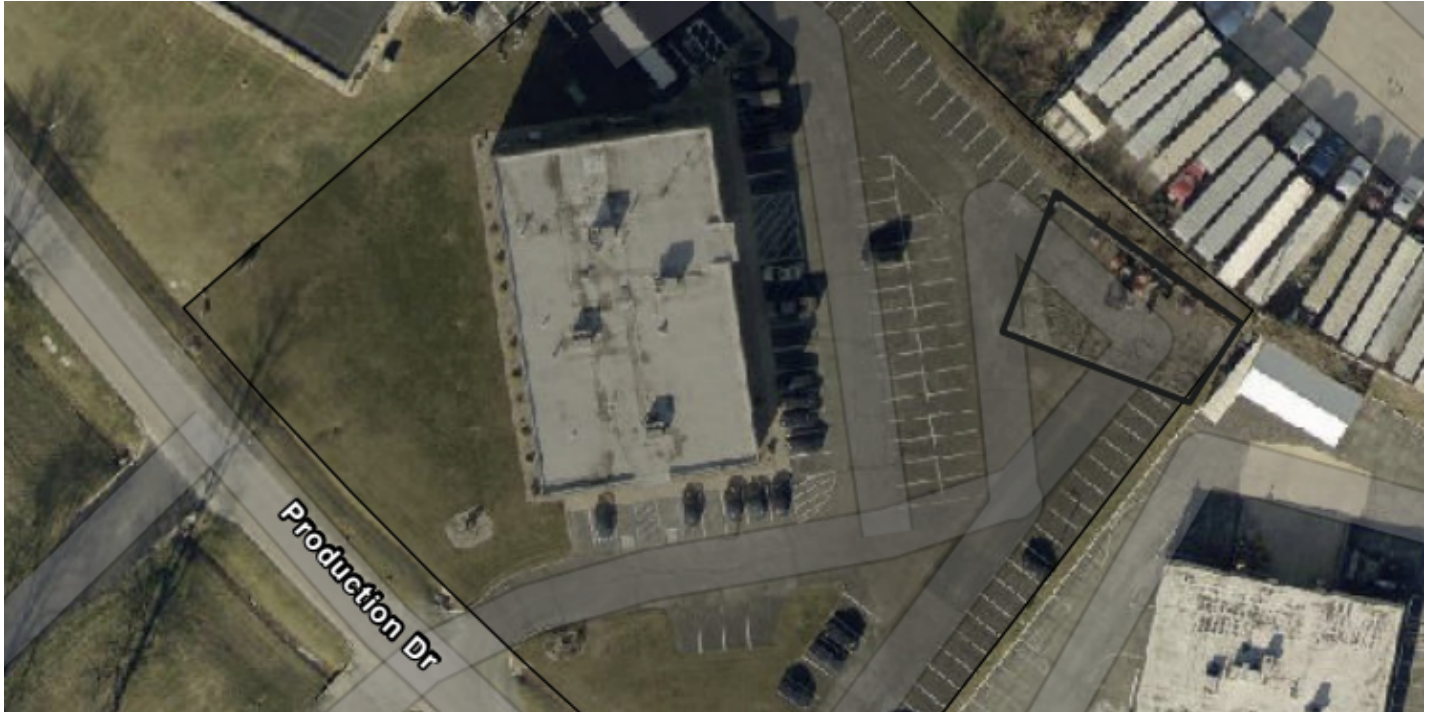
sharonthompson@kw.com

RB#14044406, Indiana

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OFFICE SUITES FOR LEASE WITH OUTSIDE STORAGE

2441 PRODUCTION DRIVE



OFFERING SUMMARY

MONTHLY RENT: \$749

OUTSIDE STORAGE SF 3,657 SF Outside Storage Area

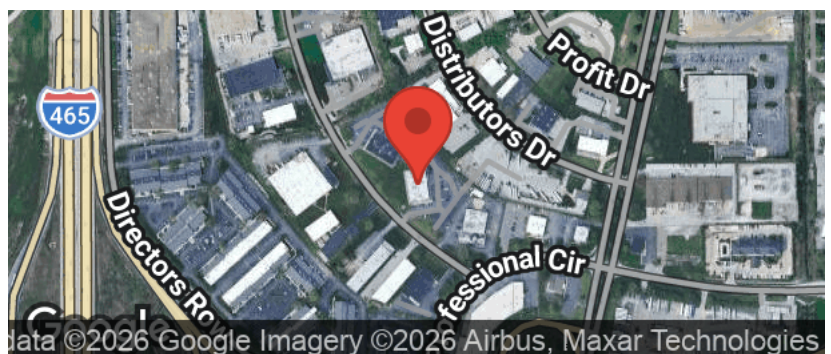
SERVICES: One Rental Price includes Utilities, Internet, Phone Service, Phone System, and Security System on Site

RENOVATED: 2025

PARKING: Parking for up to 15 Cars Included

PROPERTY OVERVIEW

The Gibson TelData Indianapolis headquarters anchored complex offers renovated office suites in the heart of Indianapolis. This convenient location is just minutes from downtown Indy and the Indianapolis International Airport. Easy access provides an excellent operational base for logistics, delivery, call center services, labor and sales. Full service rent includes everything you need to plug in and get to work! This is the only vacant suite and has hard to find outside storage space available too!



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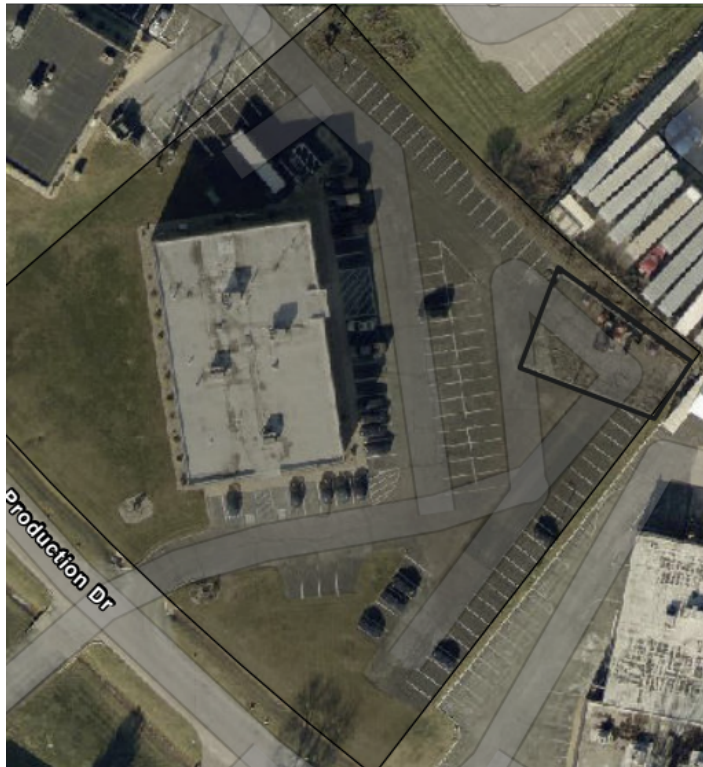
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PROPERTY PHOTOS

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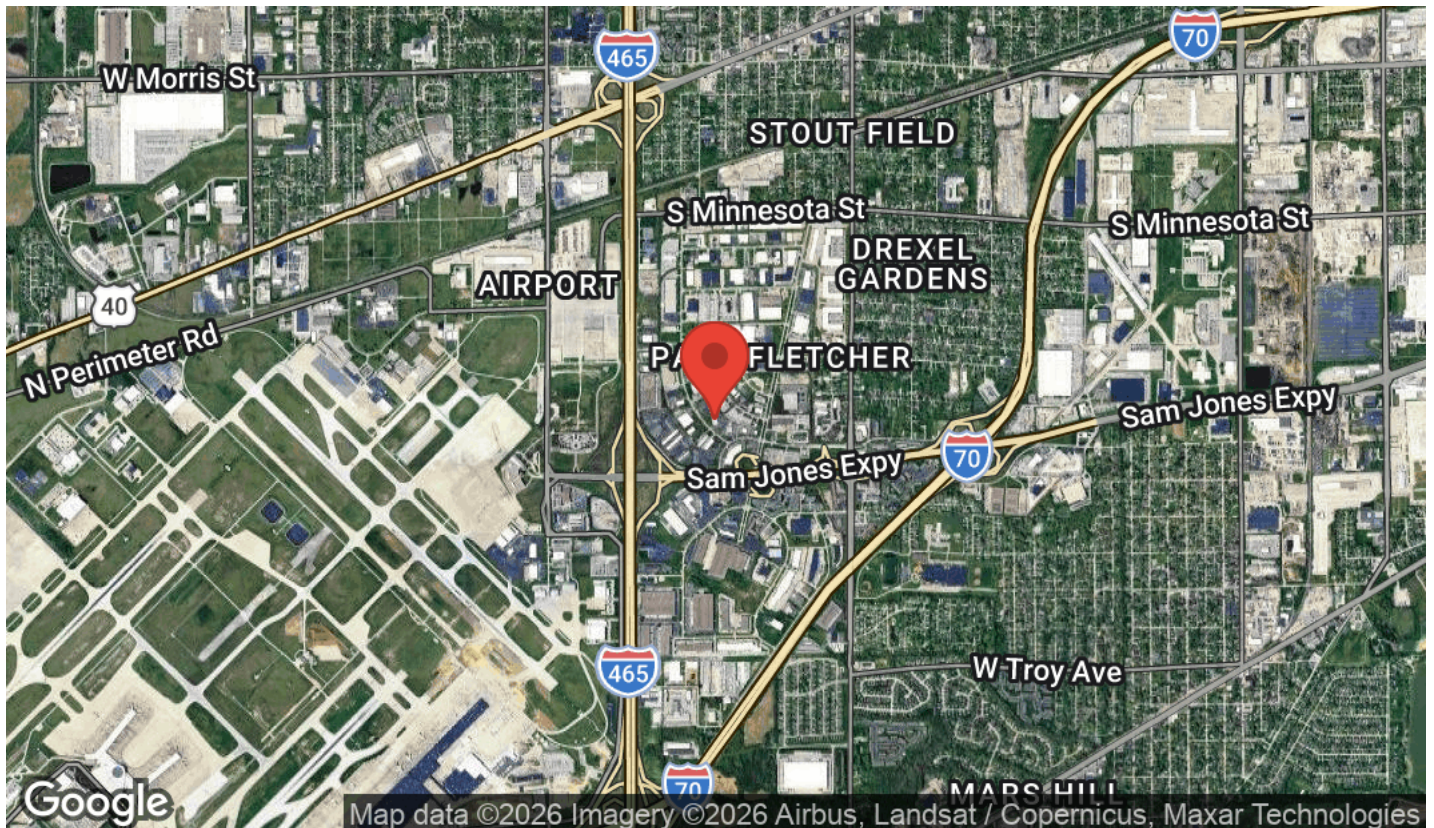
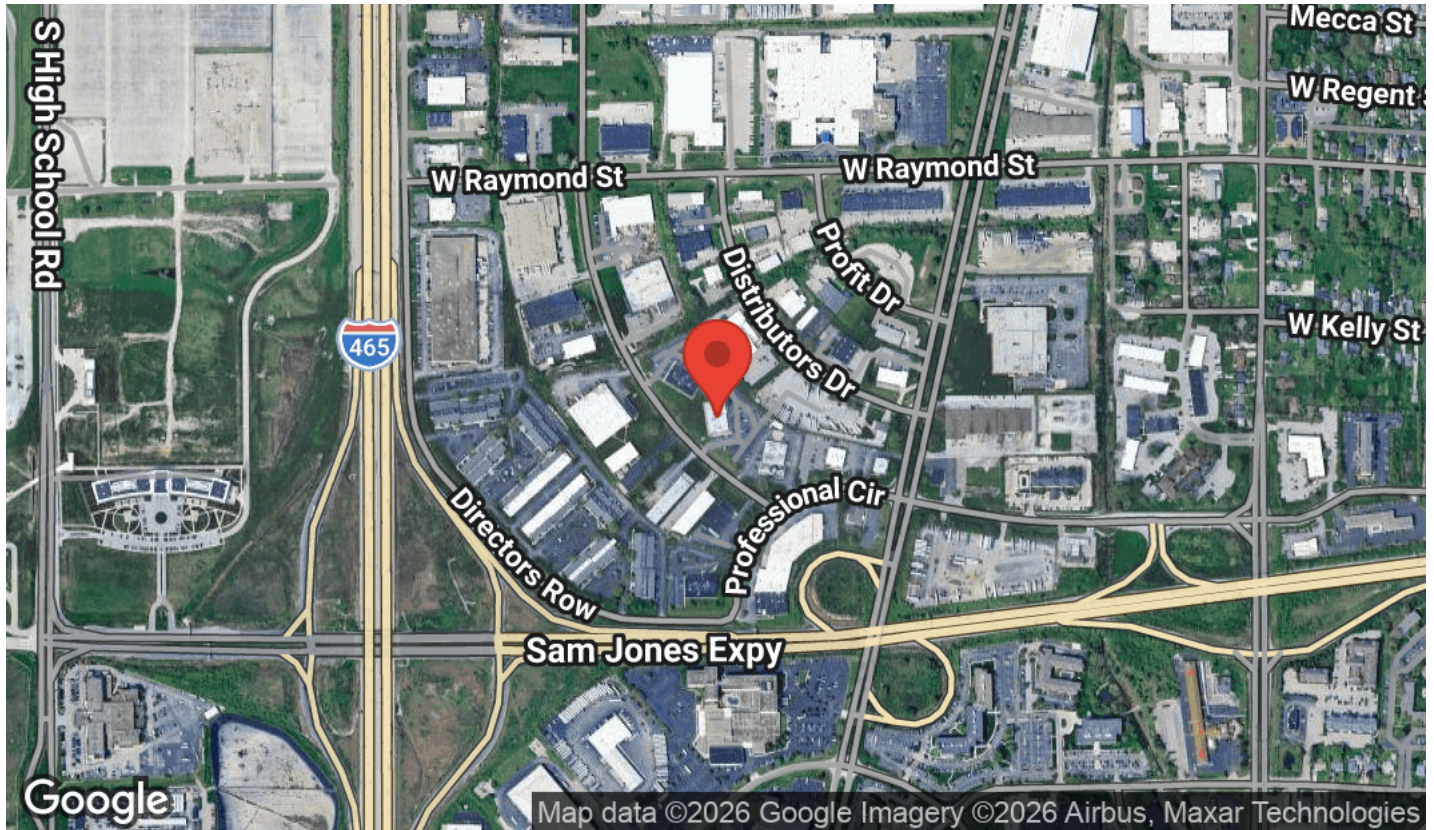
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LOCATION MAPS

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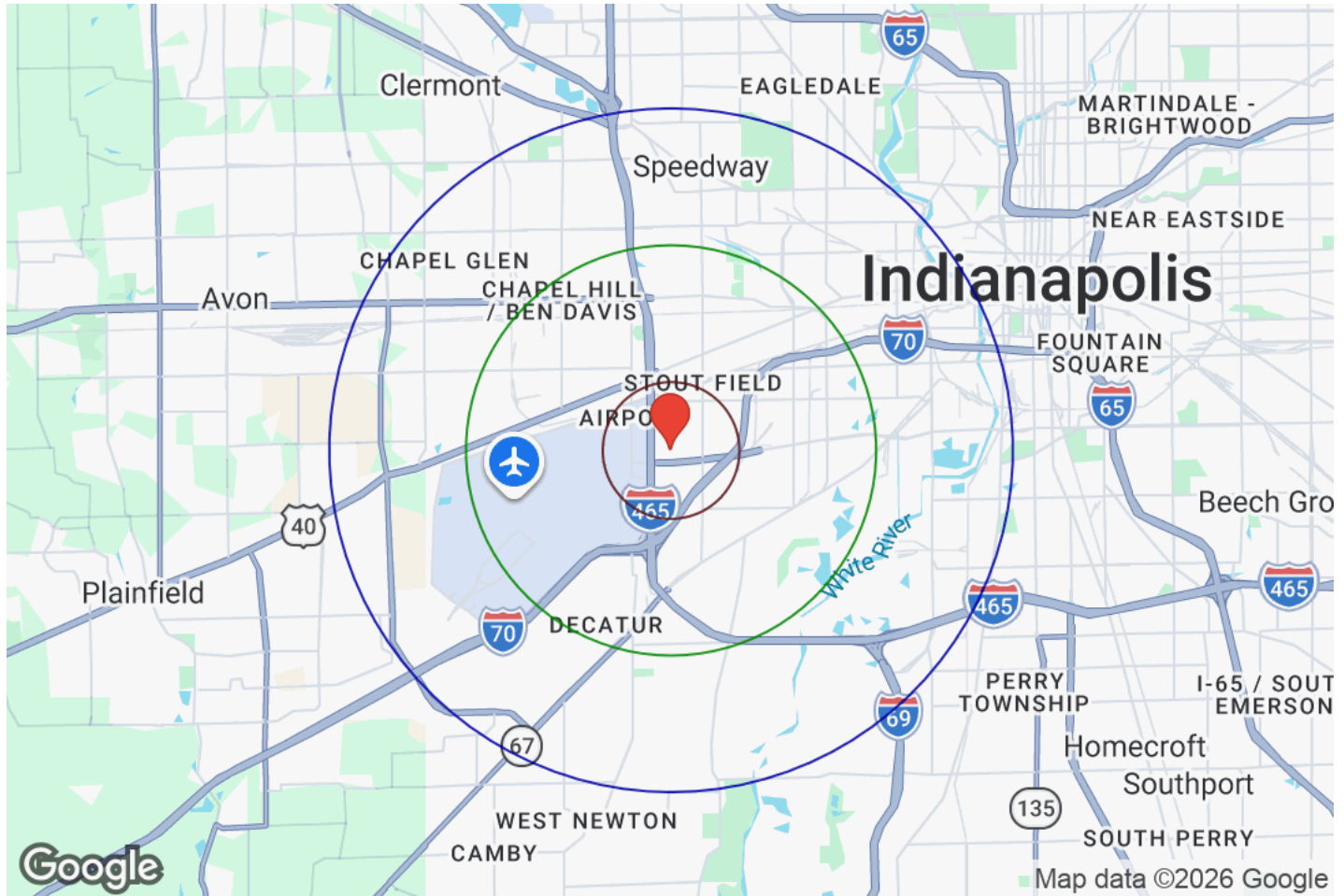
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DEMOGRAPHICS

2441 PRODUCTION DRIVE



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,775	25,013	72,839
Female	1,706	24,687	71,855
Total Population	3,481	49,700	144,694

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,988	26,888	71,421
Black	517	10,656	38,069
Am In/AK Nat	6	65	203
Hawaiian	N/A	10	29
Hispanic	829	9,895	27,347
Asian	40	586	2,995
Multiracial	97	1,496	4,326
Other	5	104	318

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,415	21,008	61,688
Occupied	1,295	19,030	55,935
Owner Occupied	645	9,202	27,042
Renter Occupied	650	9,828	28,893
Vacant	120	1,979	5,753

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	761	11,275	32,246
Ages 15 - 24	506	6,996	21,219
Ages 25 - 54	1,413	19,970	58,849
Ages 55 - 64	394	5,383	14,908
Ages 65+	407	6,076	17,471

Income	1 Mile	3 Miles	5 Miles
Median	\$59,923	\$56,119	\$60,716
Under \$15k	133	2,022	5,749
\$15k - \$25k	31	1,305	3,734
\$25k - \$35k	185	2,222	5,127
\$35k - \$50k	98	2,943	7,968
\$50k - \$75k	391	4,218	11,760
\$75k - \$100k	200	2,790	7,838
\$100k - \$150k	96	2,289	8,132
\$150k - \$200k	70	752	3,247
Over \$200k	89	489	2,381

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