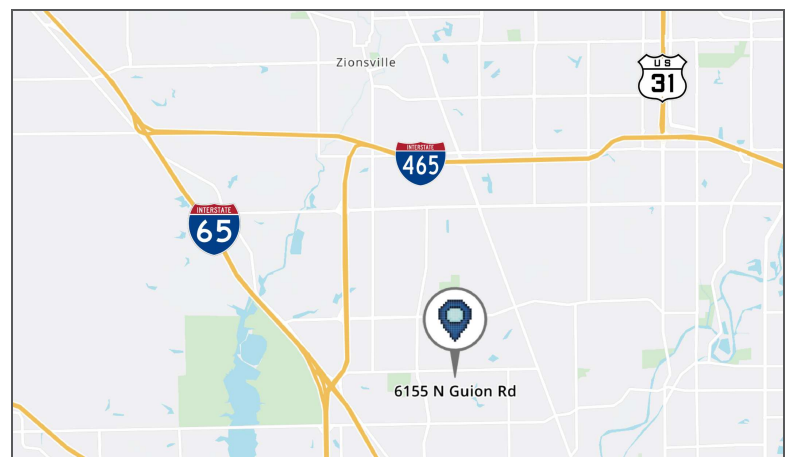




3,000 SF Warehouse Space Available



For Lease
6155 Guion Road
Indianapolis, IN 46254

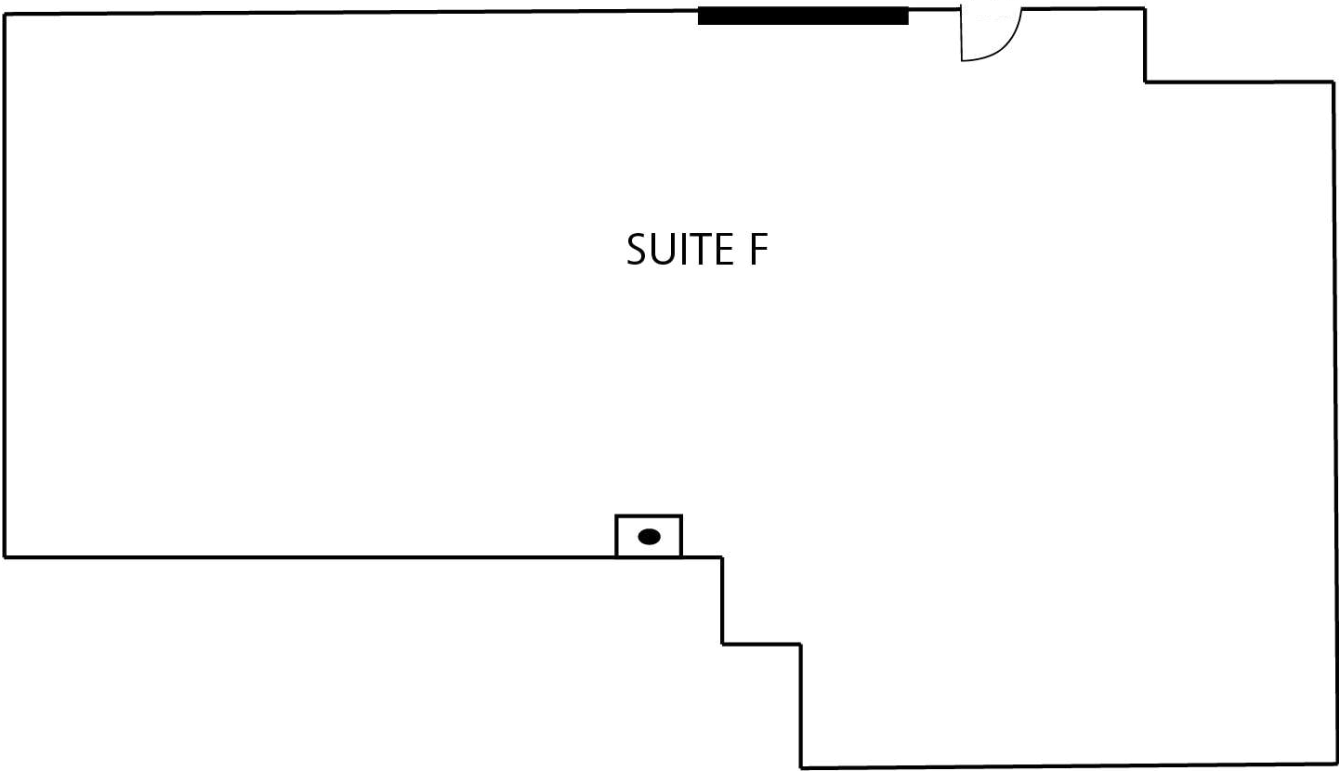


6155 Guion Road

Indianapolis, IN 46254

FOR
LEASE

Executive Summary



OFFERING SUMMARY

Lease Rate:	12.00/SF/Year
Lease Type:	Industrial Gross
Building Size:	17,452 SF
Available SF:	3,000 SF
Lot Size:	2.66 Acres
Zoning:	I-2
Clear Height:	14'

PROPERTY OVERVIEW

Located in the heart of Indianapolis' high-demand northwest industrial corridor, this warehouse space is an excellent choice to scale operations with efficient loading/unloading capability, 3-phase power, and ample yard space. This space can be tailored for a variety of uses, including manufacturing, distribution, R&D, or fulfillment.

PROPERTY HIGHLIGHTS

- 3,000 SF of warehouse space for lease
- One 10x12 drive-In
- Two points of ingress/egress (Guion Road and 62nd Street)
- Yard space can be available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,907	30,685	81,057
Total Population	10,130	76,701	196,692
Average HH Income	\$77,582	\$84,905	\$98,051

