

FOR LEASE | SUMMER 2026

7,815± SF TOTAL ON .80± ACRES | INDUSTRIAL WAREHOUSE BUILDING



2817 Massachusetts Avenue // Indianapolis, IN 46218 (MARION COUNTY)



Marion County
Indianapolis, IN

THREE (3) DRIVE-IN DOORS • 1,000± SF OFFICE
10' CLEAR HEIGHT • ZONED I-3 (MEDIUM INDUSTRIAL)

www.mcclurecire.com

For all your Commercial & Industrial Real Estate needs, please contact:

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Occupancy Summer 2026 // NE of Downtown Indy // 2817 Massachusetts Ave // Indianapolis, IN 46218 (MARION COUNTY)

SPECIFICATIONS:

- OCCUPANCY SUMMER 2026
- Total Size: 7,815± SF
- Warehouse: 6,815± SF
- Office: 1,000± SF
- Site: 160' x 183' (approx. .80± Acres)
- Zoning: Industrial I-3 (Medium Ind)
- Constructed: 1988
- 3 Drive-In Doors: (2) 10' x 12', (1) 8' x 10'
- Ceiling Height: 10'
- Electric: 3 Phase
- Climate Control: A/C in office
- Heat: Gas throughout building
- Water/Sewer: City Utilities
- Restrooms: 4 (2 in warehouse/2 in office (one also equipped with shower))
- Parking Ratio: 1.74/1,000 SF
- Fenced perimeter with paved/crushed limestone yard area for storage, circulation, and/or fleet parking.

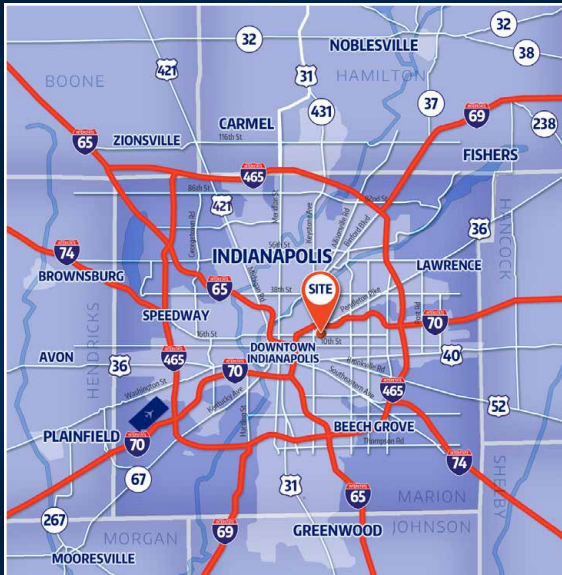


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PROPERTY FEATURES:

- FOR LEASE: 7,815± SF industrial warehouse building with 1,000± SF office and 6,815± SF warehouse
- .80± acres site enclosed by fenced perimeter with multiple gates
- Class C construction makes this property well suited for contractors, equipment service companies, trade users, or small distribution operations seeking a functional and affordable facility with yard capability
- Convenient location approximately half mile (or 3 minutes) from the I-70/Rural St. Interchange.
- Site at SEQ of Massachusetts Ave & N Rural St



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