

**For Lease**

**Truck Terminal with a 7,056 SF Building on 2.63 Acres  
10863 E CR 300 N, Indianapolis, IN 46234**

**Karan Cheema**

Managing Broker  
Rize Commercial Realty  
Ph: (317) 657-9985  
[karancheemaindy@gmail.com](mailto:karancheemaindy@gmail.com)

## CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum ("OM") is being provided to summarize unverified information for a Potential purchaser of the Property ("Property"). It is intended to be reviewed only by the party receiving it from Rize Commercial Realty ("Rize") and should not be made available to any other person or entity without the written consent of Rize. The information contained in this OM has been obtained from the Property Owner ("Owner") and other sources deemed reliable by Rize. Financial projections made are for general reference purposes only and are subject to material change or variation. Both Rize and the Owner make no warranties or representations, expressed or implied, of any kind of the information contained herein. Potential Purchaser must conduct their own thorough due diligence investigation.

The OM contains selected information regarding the Property and does not claim to contain all the information a Potential Purchaser may need. The OM may only be shared with the Potential Purchaser's partners, employees, lenders, and legal counsel ("Related Parties"). The Related Parties must adhere to the confidential nature of the OM and any breach of this agreement by Related Parties will be the responsibility of the Potential Purchaser.

The appearance of any entity's name, trademark, or logo is shown for information purposes only. Rize Commercial Realty, or any agent it employs, has no affiliation, endorsement or sponsorship of said entity(ies).

Under no circumstances should Potential Purchaser or Related Parties contact the tenant, or its employees, occupying the property. It's acknowledged that such contact may affect the Owner's relationship with the tenant. Owner reserves the right to seek legal action for any damages incurred from such interference.

The Property is being offered and sold by its owner(s) on an as-is basis, and with all faults, without representation or warranty of any kind. Owner and Rize expressly reserve the right, at their sole discretion, to determine the offer and acceptance process including but not limited to the right to accept or reject any offer. Owner shall have no legal commitment or obligation to any purchaser reviewing this OM unless an enforceable purchase agreement has been fully executed.

This Offering Memorandum is the property of Rize Commercial Realty. The party in possession of this OM agrees its confidential nature and will hold it in strict confidence.

The terms and conditions set forth above apply to this OM in its entirety.

**Karan Cheema**

Managing Broker  
Rize Commercial Realty  
Ph: (317) 657-9985  
[karancheemaindy@gmail.com](mailto:karancheemaindy@gmail.com)

Truck terminal available for lease on the west side of Indianapolis. The building is roughly 7,056 square feet and includes two drive-thru 14' clear height overhead doors. It sits on 2.63 acres with the lot covered in gravel.

It's zoned I-2, which is the highest Industrial zoning in the town of Brownsburg. This zoning allows for heavy equipment repair and outside storage including semi-truck and trailer storage.

This property was used by a single family to run trucking operations from the early 1990's to 2023. It can be a great space for another trucking company or other heavy industrial-use businesses.

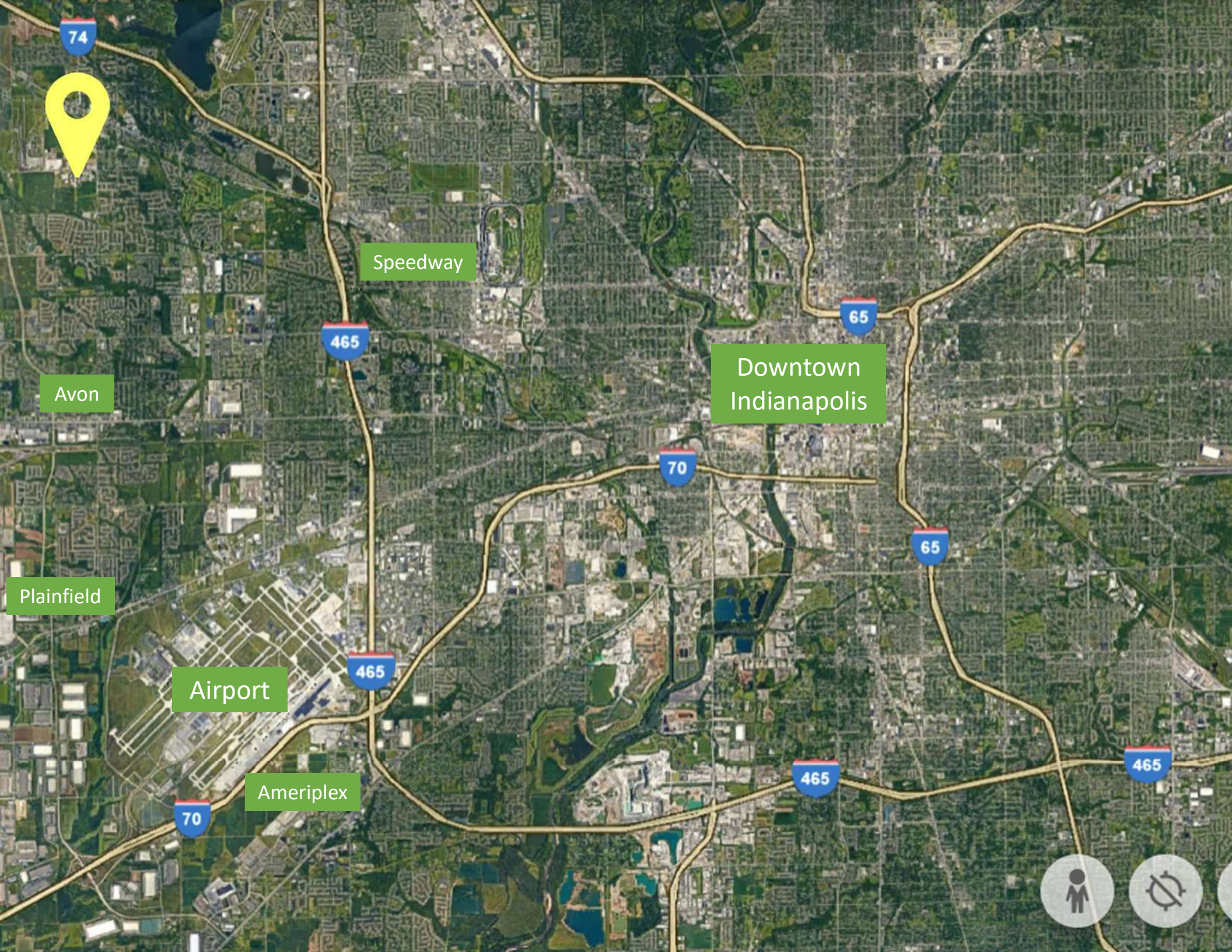


| Property |                                                 |
|----------|-------------------------------------------------|
| Address  | 10863 E CR 300 N, Indianapolis, IN 46234        |
| Acreage  | ±2.63                                           |
| Zoning   | I-2 (allows for outdoor storage & semi parking) |
| Location | 3.4 Miles From I-74<br>3.8 Miles From I-465     |

| Construction   |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Foundation     | Concrete Slab                                                                                         |
| Exterior Walls | Brick & Metal                                                                                         |
| Roof           | Metal (Gable For Parts Room)                                                                          |
| Parking Area   | Gravel                                                                                                |
| Utilities      | Electrical - AES<br>Water & Gas - Citizens Energy Group<br>Sewer - Septic<br>Trash - Waste Management |



| Building          |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Square Feet       | ±7,056 Total (98' x 72')<br>±1,960 SF Office<br>±5,096 SF Shop                                                                                                                                                             |
| Office            | 345 SF Reception Area<br>215 SF Open Space Office 1<br>228 SF Open Space Office 2<br>155 SF Private Office 1<br>155 SF Private Office 2<br>170 SF Private Office 3<br>86 SF Driver Lounge (connected to the office & shop) |
| Shop              | 4,018 SF Shop Area<br>1,078 SF Parts Room/Office<br>3 Phase Power                                                                                                                                                          |
| Overhead Doors    | 2 Drive Thru Doors<br>14' Clear Height (12.5' x 14')                                                                                                                                                                       |
| Bathrooms         | 1 -Office<br>1 - Shop/Driver Lounge                                                                                                                                                                                        |
| Ceiling Height    | 12.5' - First & Section Section<br>16' - Third Section                                                                                                                                                                     |
| Heating & Cooling | Office - Heat & A/C<br>Shop - Ceiling Heaters                                                                                                                                                                              |



Speedway

Avon

Downtown  
Indianapolis

Plainfield

Airport

Ameriplex





