

INTERSTATE
70

W Ray St

For Lease

1401 W Ray St, Indianapolis, IN 46221

11,760 SF Truck Terminal on 4.36 Acres Near Downtown Indianapolis

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Outline is an estimate



Truck terminal located right off Exit 78 of I-70, just 3 miles from downtown Indianapolis. The 4.36-acre lot is fully fenced with electronic gate access and 24-hour camera surveillance.

The recently renovated 11,760-square-foot building has 22 dock doors, 2 door drive-through bay repair shop, and 3,000 square feet of office space.

Property

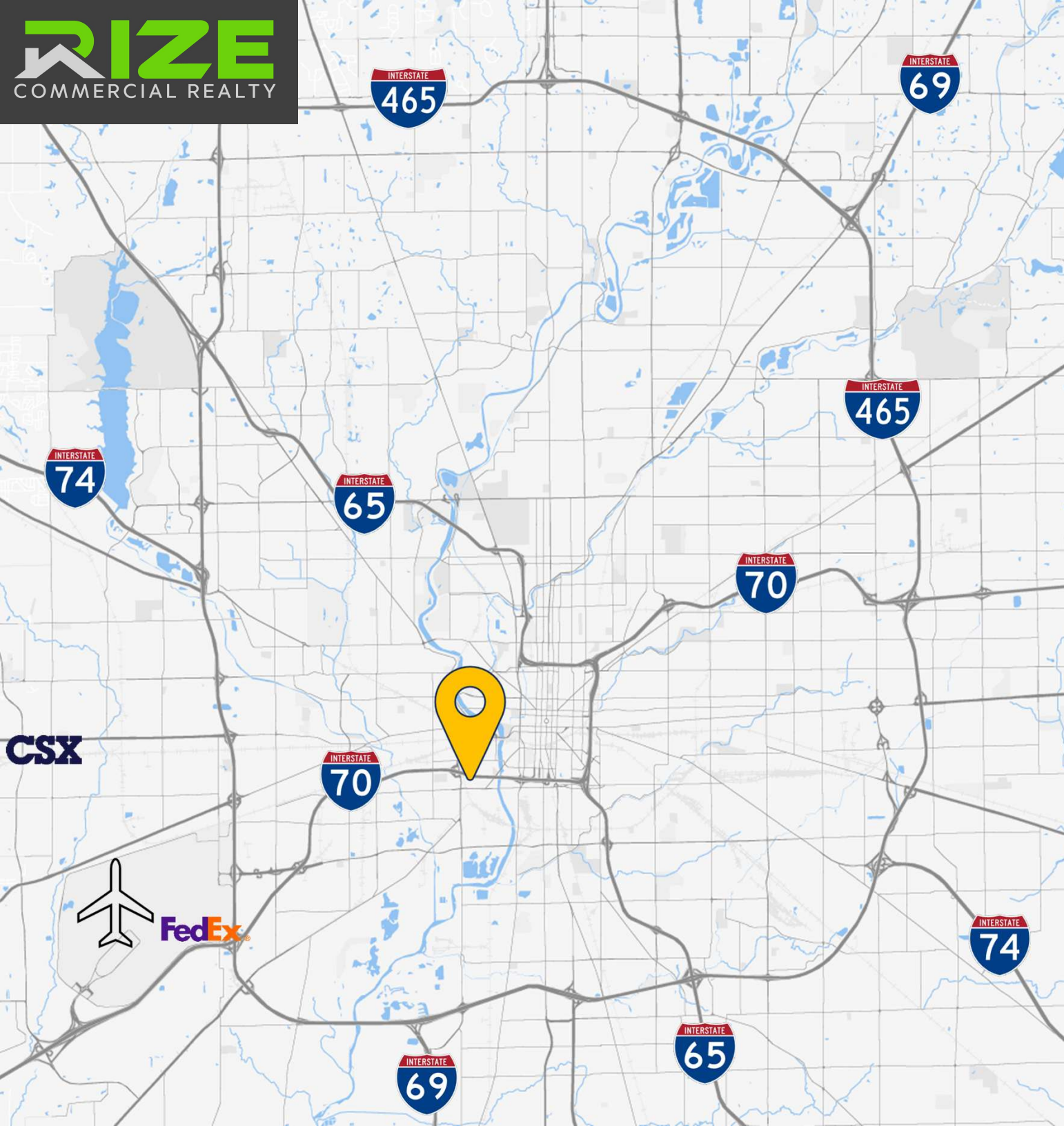
Address	1401 W Ray St, Indianapolis, IN 46221
Acreage	±4.36
Zoning	I-3 (allows for outdoor storage)

Building

Year Built	1950 (Renovated In 2025)
Square Feet	±11,760 Total ±6,960 SF Warehouse ±3,000 SF Office ±1,800 SF Repair shop
Warehouse	22 Dock doors - 9'x10' 12'6" Clear height Dock to floor ramp
Office	Two stories – 1,500 SF on each level 3 Private offices 3 Bathrooms
Repair Shop	4 Overhead doors – 12'x14' 14' Clear height Overhead heaters
Power	3 Phase – 120/240 Volts
Cameras	Interior of building & parking lot

Construction

Foundation	Concrete slab
Exterior Walls	Warehouse – Metal Office & Repair Shop – Brick
Roof	Warehouse – Rubber Office & Repair Shop – Rubber
Parking Area	2.62 acres asphalt, 1.74 acres gravel Fenced with an automatic gate
Utilities	Electricity – AES Indiana Gas, Water, Sewer – Citizens Energy Group



Local Connectivity	
	.3 Miles
	2.8 Miles
	4.3 Miles
	10.5 Miles
	10.9 Miles
FedEx World Hub	7.0 Miles
Indianapolis Int'l Airport	9.8 Miles
CSX Rail Yard	11.8 Miles
Regional Connectivity	
Cincinnati, OH	113 Miles
Louisville, KY	116 Miles
Columbus, OH	177 Miles
Chicago, IL	187 Miles
St. Louis, MO	245 Miles
Detroit, MI	290 Miles



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Floor Plan



Floor Plan

