

**For Lease**

**3340 Shelby St, Indianapolis, IN 46227**

Truck Terminal On 6.57 Acres With 7,465 SF Building

**Karan Cheema**

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Shelby St

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### Property

|          |                                             |
|----------|---------------------------------------------|
| Address  | 3340 Shelby St, Indianapolis, IN 46227      |
| Acreage  | ±6.57                                       |
| Zoning   | I-3 (allows for outdoor storage)            |
| Location | 1.5 miles from I-65<br>1.5 miles from I-465 |

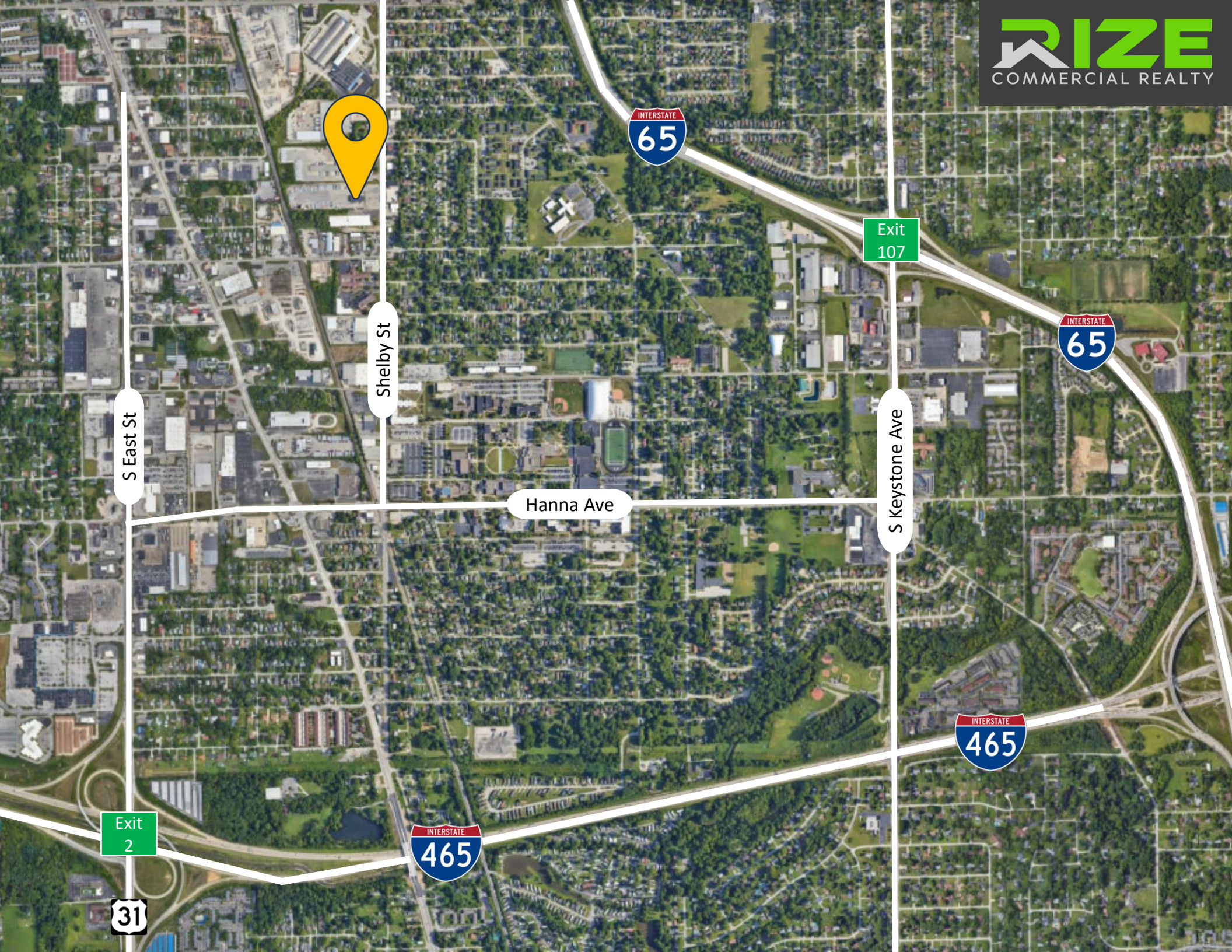
### Construction

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Foundation     | Concrete Slab                                                   |
| Exterior Walls | Brick and Blocks                                                |
| Roof           | Rubber                                                          |
| Parking Area   | Asphalt, Fenced                                                 |
| Utilities      | Electrical - AES<br>Water, Gas, & Sewer - Citizens Energy Group |



### Building

|                   |                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Year Built        | 1952                                                                                                                                                                                                                                                         |
| Square Feet       | ±7,465 Total (149.3'x50')<br>±3,694 SF Office<br>±3,771 SF Warehouse                                                                                                                                                                                         |
| Office            | Lobby - 680 SF<br>Private Office 1 - 113 SF<br>Private Office 2 - 101 SF<br>Private Office 3 - 99 SF<br>Open Office - 579 SF<br>Private Office 4 - 207 SF<br>Private Office 5 - 91 SF<br>Supply Room - 90 SF<br>Drivers Lounge - 401 SF<br>9' Ceiling Height |
| Bathrooms         | All In The Office:<br>Bathroom 1 (with shower) - 90 SF<br>Bathroom 2 (men's) - 193 SF<br>Bathroom 3 (women's) - 150 SF                                                                                                                                       |
| Warehouse         | 3,771 SF (77'9" x 48'6")<br>3 Dock Doors (9' x 9') (can add 11 more if needed)<br>11.5' to 13' Clear Height                                                                                                                                                  |
| Heating & Cooling | Office - Heat & Air Conditioning<br>Warehouse - None                                                                                                                                                                                                         |



S East St

Shelby St

Hanna Ave

S Keystone Ave



Exit  
2

Exit  
107





