

For Lease

21,450 SF Building On 1.89 Acres, Zoned I-3
5230 S Harding St, Indianapolis, IN 46217

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This property was used for a family-owned business since it was constructed in 1965 to 2023.

The building totals 21,450 square feet with 1,380 SF of office and the remainder as flex space. Its open layout, 6 drive-in doors, and the vast outdoor storage, provides flexibility for a wide variety of uses.

It is located on the south side of Indianapolis, just half a mile from I-465 and right next to I-69.

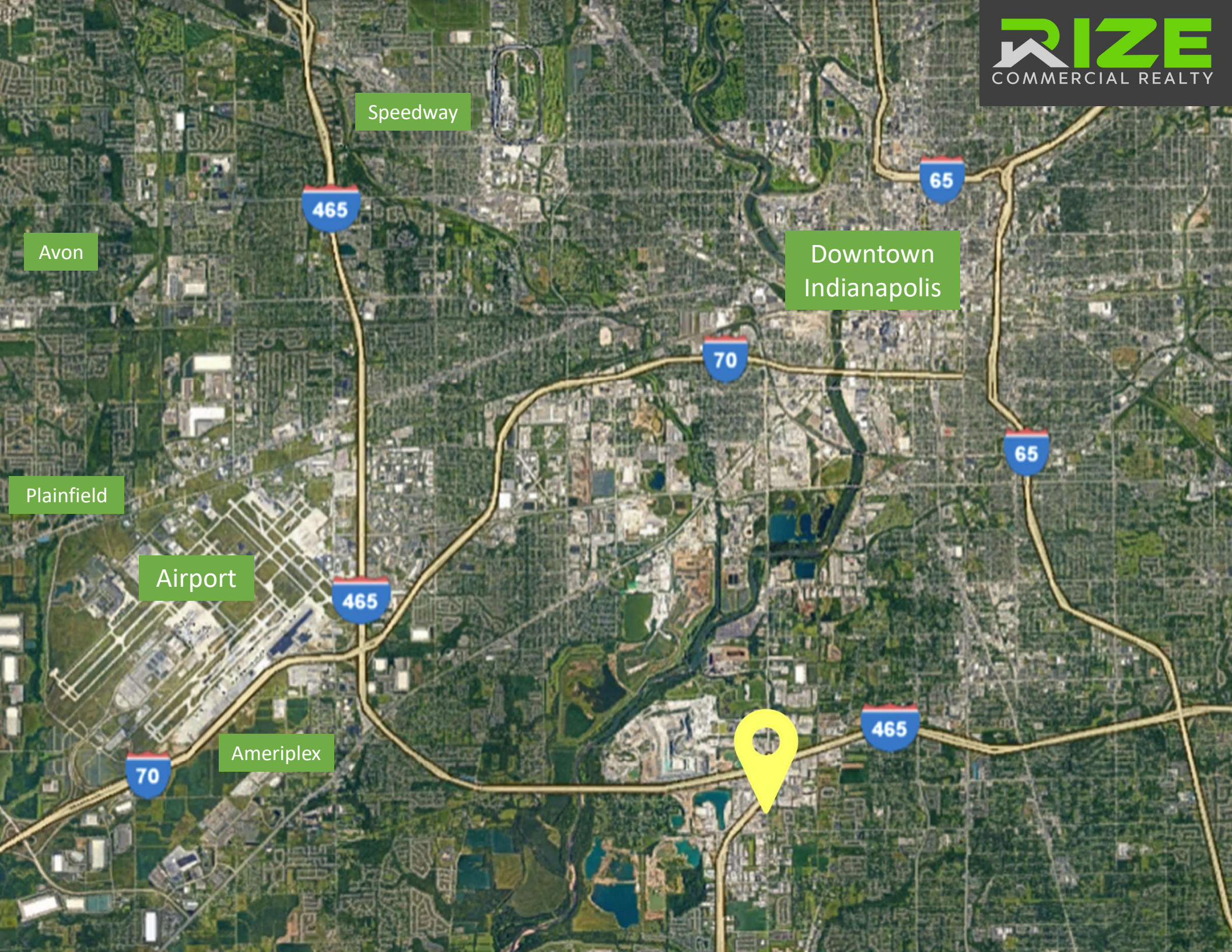


Property	
Address	5230 S Harding St, Indianapolis, IN 46217
Acreage	±1.89
Zoning	I-3 (allows for outdoor storage)
Location	Immediate access to I-69 Half a mile from I-465

Construction	
Foundation	Concrete Slab
Exterior Walls	Block
Roof	Gable
Parking Area	Gravel
Utilities	Electrical (3 Phase) - AES Water & Gas - Citizens Energy Group Sewer - Septic



Building	
Years Built	1965 - 10,000 SF First Section 1968 - 6,500 SF Second Section 1978 - 4,950 SF Third Section
Square Feet	±21,450 Total (429' x 50') ±1,380 SF Office ±20,070 SF Flex Space
Ceiling Height	12.5' - First & Second Section 16' - Third Section
Office	352 SF Reception Area 3 Offices - 72, 76, and 182 SF 150 SF Break Room
Bathrooms	2 - Office 1 - Second Section 2 - Third Section
Heating & Cooling	Office - Heat & A/C Flex Space - Overhead Gas Heaters & Ceiling Fans
Overhead Doors	6 Total: 2 - 9' wide x 7' high (drive-in, in first section) 1 - 13.5' wide x 9.75' high (700 SF concrete docking area, in second section) 1 - 9' wide x 7' high (drive-in, in second section) 2 - 9' wide x 7' high (drive-in, in third section)



Speedway

Avon

Downtown
Indianapolis

Plainfield

Airport

Ameriplex



