

# WAREHOUSE FOR LEASE

3029 N. Post Rd. | Indianapolis, IN 46226



## Warehouse for Lease with Office Space and Mezzanine

<b>Property Gross Sq. Ft.:</b>	~59,933 SF (Office: ~3,000 SF, Warehouse: ~57,000 SF (7K unconditioned), East 2nd Floor Mezzanine: 2,068 SF)
<b>Zoning:</b>	I-3
<b>Clearance:</b>	18' Clear Height
<b>Docks:</b>	4 (8'x8') Loading Docks
<b>OH Doors:</b>	2 (16' tall x 12' wide) Overhead Doors
<b>Power (via AES):</b>	3-phase 277/480v, 800 kVA
<b>Fire Suppression:</b>	Wet System (not ESFR)
<b>Parking:</b>	12 Reserved Parking Spaces
<b>Available:</b>	November 1, 2026
<b>Lease Rate:</b>	\$6.85/SF NNN

[VIEW PROPERTY ONLINE](#)

### Details:

~60,000 SF of flexible warehouse space to support diverse operational needs. The programming includes ±3,000 SF of modern office (eight privates, conference, IT, warehouse ops office, kitchenette, retail/order desks, two restrooms).

The warehouse totals ±57,000 SF (including ±7,000 SF unconditioned) with 18' clear for efficient racking and equipment flow. There's a mezzanine that provides additional workspace, breakroom, or storage space.

Loading is streamlined via four dock-high positions (8'W x 8'H) and two drive-in doors (12'W x 16'H), while 12 reserved parking spaces support the front-of-house team. The site provides meaningful connectivity with immediate access to I-70 with rapid links to I-465/I-65.



# NAI Cressy

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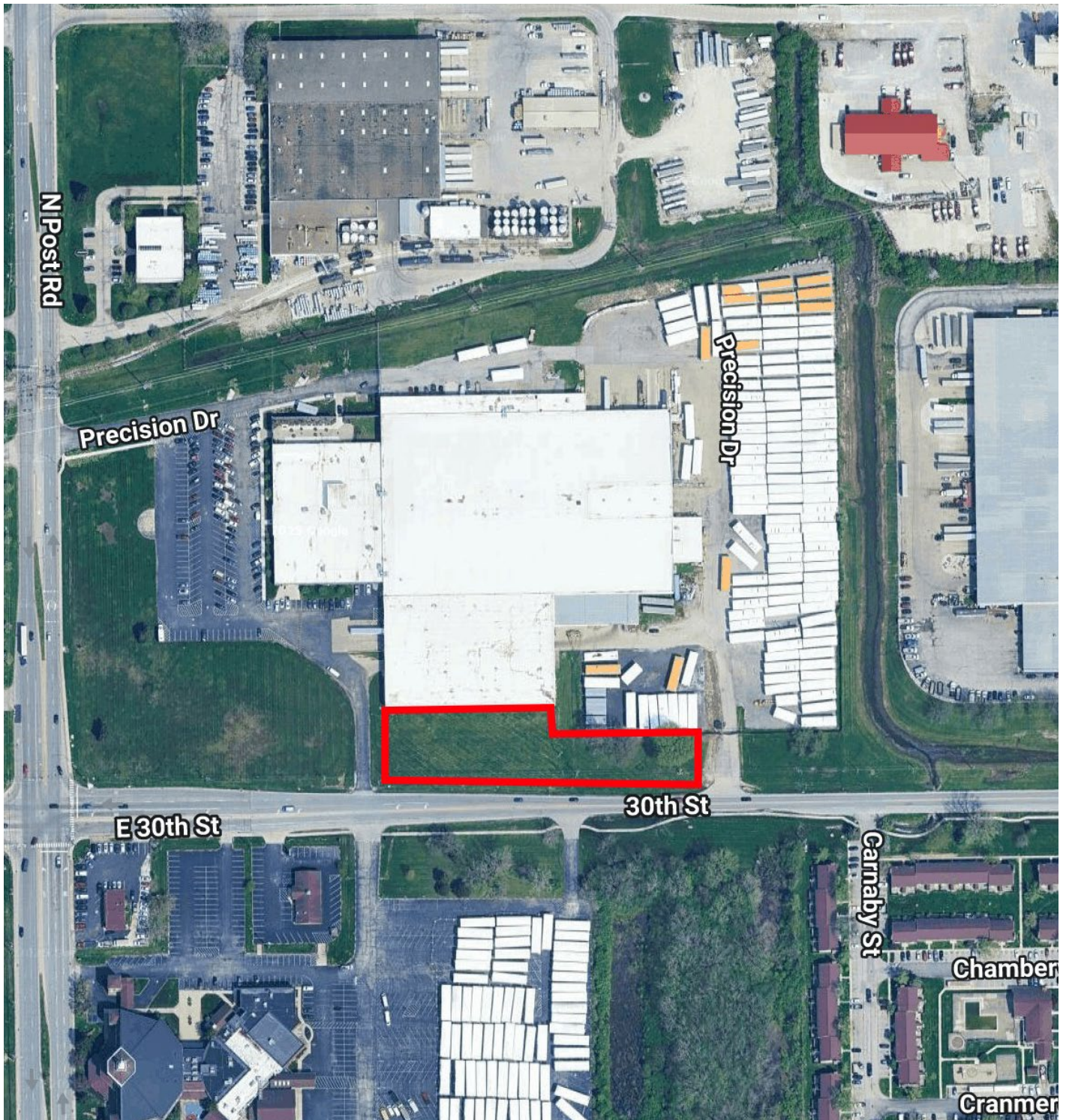


# OUTDOOR STORAGE

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Up to ~1 acre of outdoor storage possible along south elevation.





# EXTERIOR PHOTOS

## WAREHOUSE FOR LEASE

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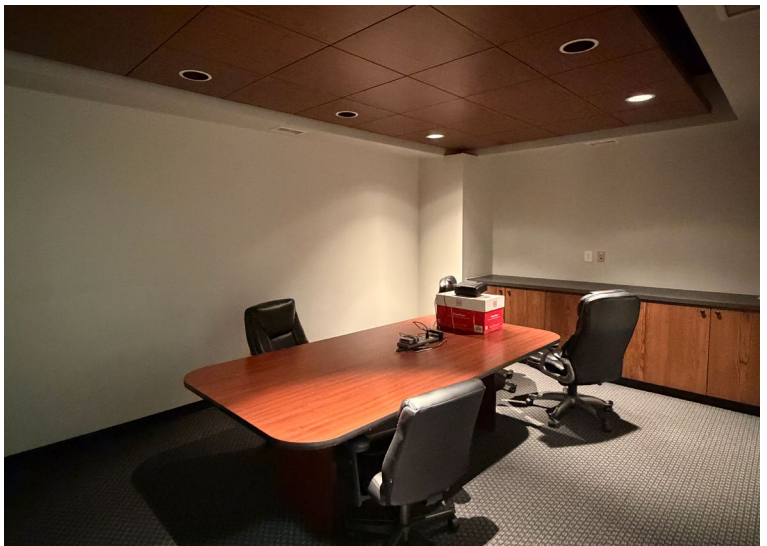




# INTERIOR PHOTOS

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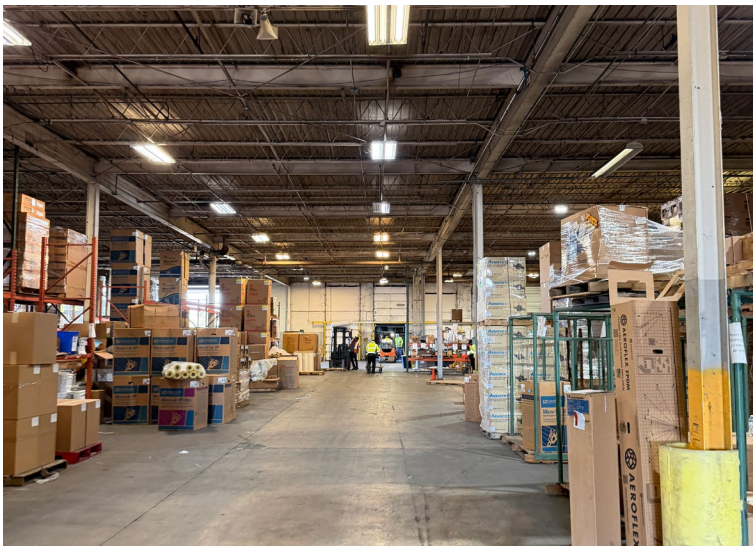
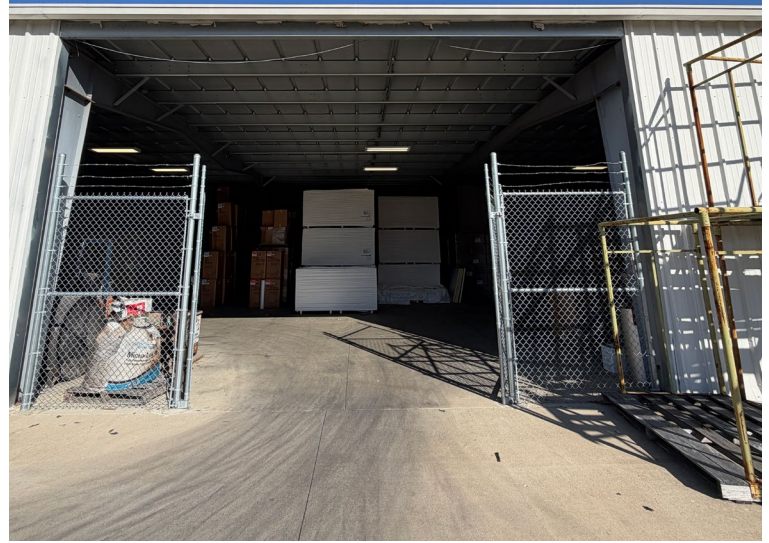




# WAREHOUSE PHOTOS

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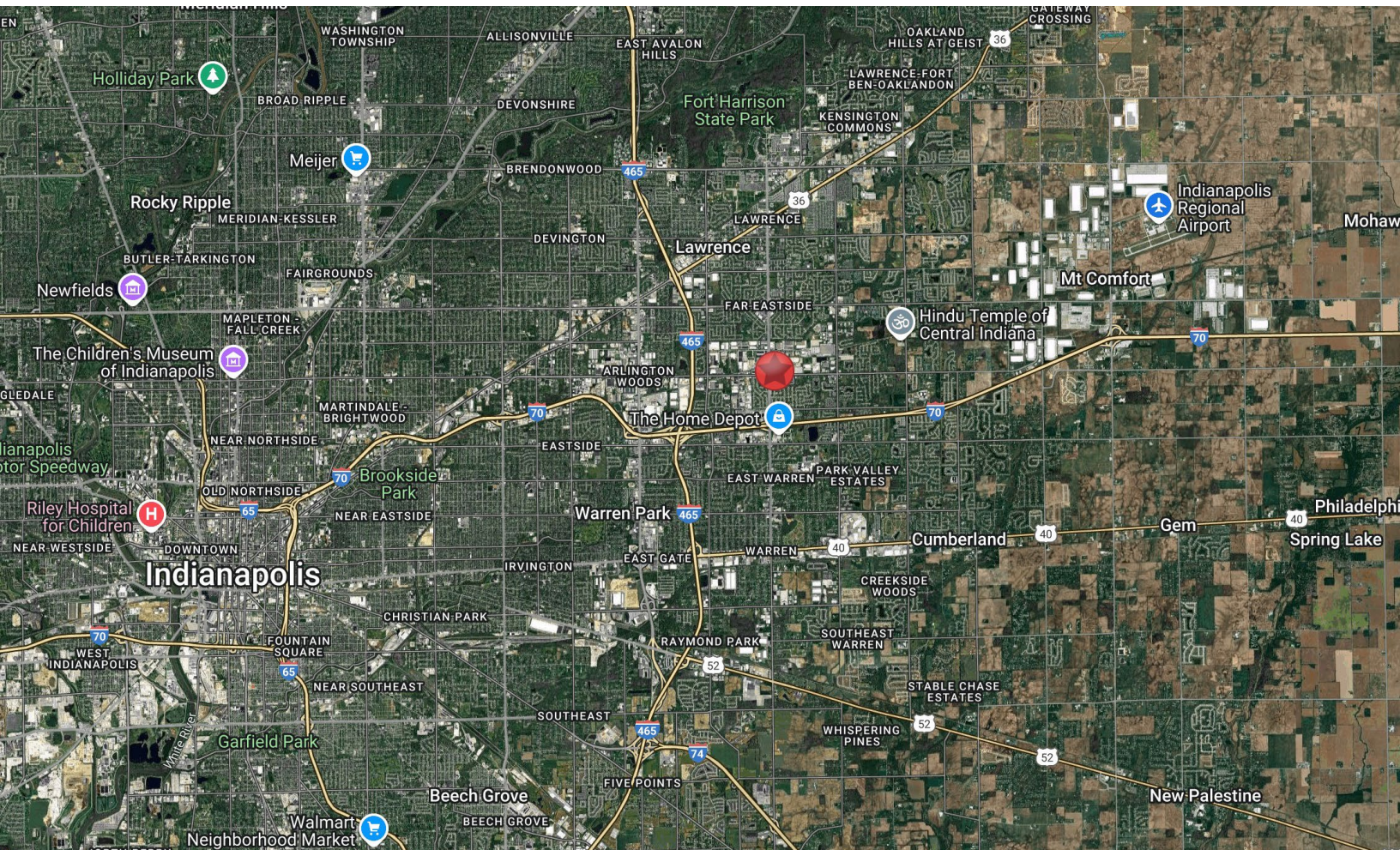




# LOCATION OVERVIEW

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Situated on the east side of Indianapolis with strong accessibility to regional transport corridors. It lies just north of the I-70 interchange, positioning it as a convenient industrial/warehouse location for both inbound and outbound logistics. The surrounding area is characterized by industrial and warehouse-type uses, providing an operative context for manufacturing or distribution operations. Nearby business listings show heavy building materials, wholesale and contracting firms, reinforcing the site's suitability for commercial usage. With its placement inside the city limits of Indianapolis, the site also benefits from connection to local labor markets and infrastructure.

- I-70: 5 miles/9 mins
- I-465 Loop: 7 miles/11 mins
- I-65: 13 miles/17 mins
- I-74: 9 miles/13 mins
- Downtown: 10 miles/15 mins
- Indy Airport/FedEx Hub: 25 miles/29 mins

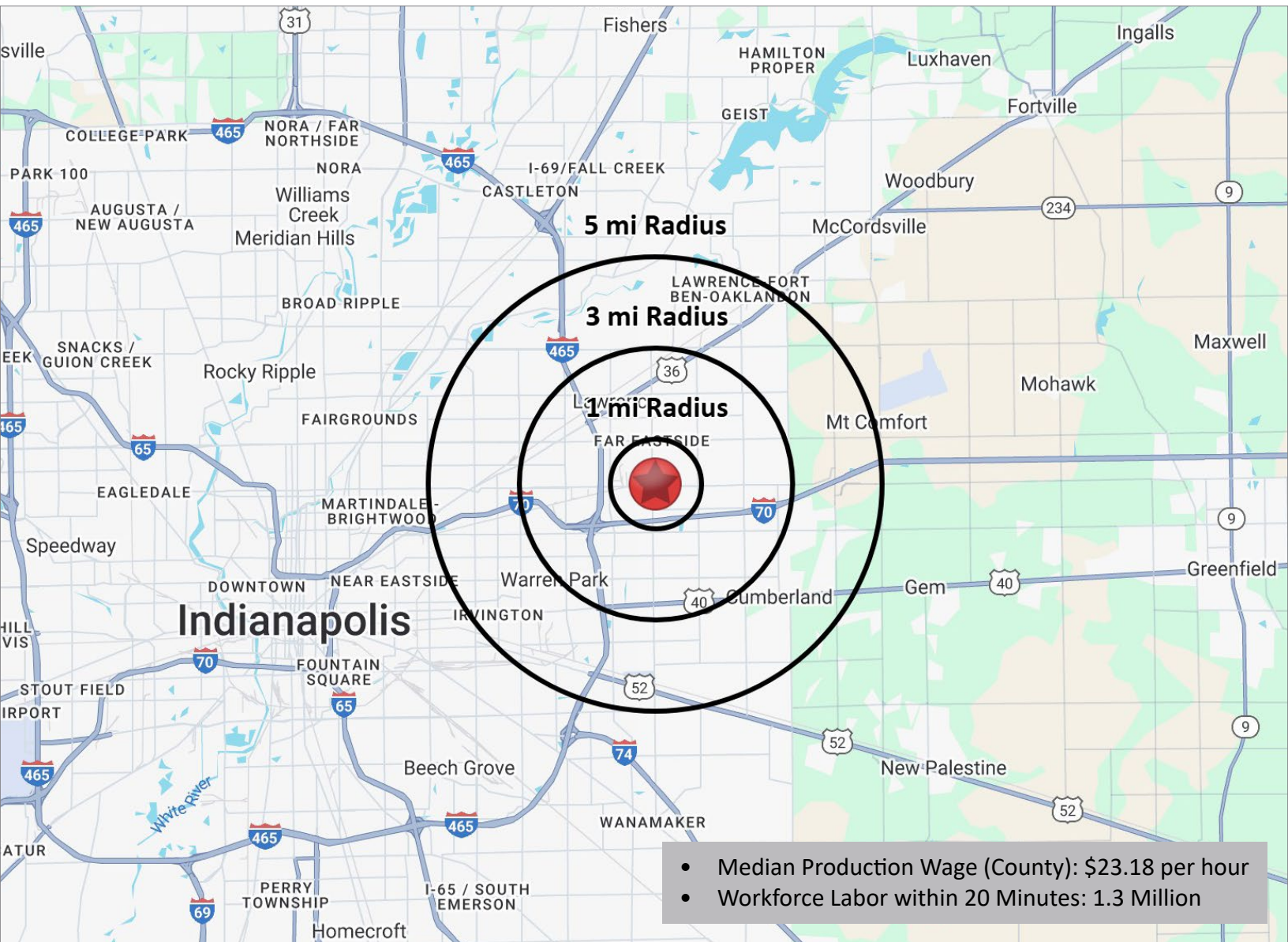




# 2025 DEMOGRAPHICS

## WAREHOUSE FOR LEASE

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### POPULATION

1 MILE	8,756
3 MILE	95,250
5 MILE	188,984



### NUMBER OF HOUSEHOLDS

1 MILE	1,193
3 MILE	16,138
5 MILE	39,834



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$60,584
3 MILE	\$64,970
5 MILE	\$78,593



### MEDIAN HOME VALUE

1 MILE	\$155,300
3 MILE	\$173,848
5 MILE	\$211,050



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