

FOR LEASE > INDUSTRIAL SPACE

1302 N Capitol Ave

INDIANAPOLIS, IN 46202



## Property Highlights

- > 4,030 SF available
- > “Creative” flex building in emerging area of downtown Indianapolis
- > Partially air-conditioned shop space
- > Small office area
- > (1) 10’ drive-in and (1) 14’ drive-in
- > 11’ and 18’ clear heights
- > 240 volts / 3 phase / 200 amp power
- > Zoned I-3-U (Regional Center)
- > Small mezzanine storage area
- > Reduced Lease Rate: ~~\$6.50~~ \$5.65 (net of maintenance)

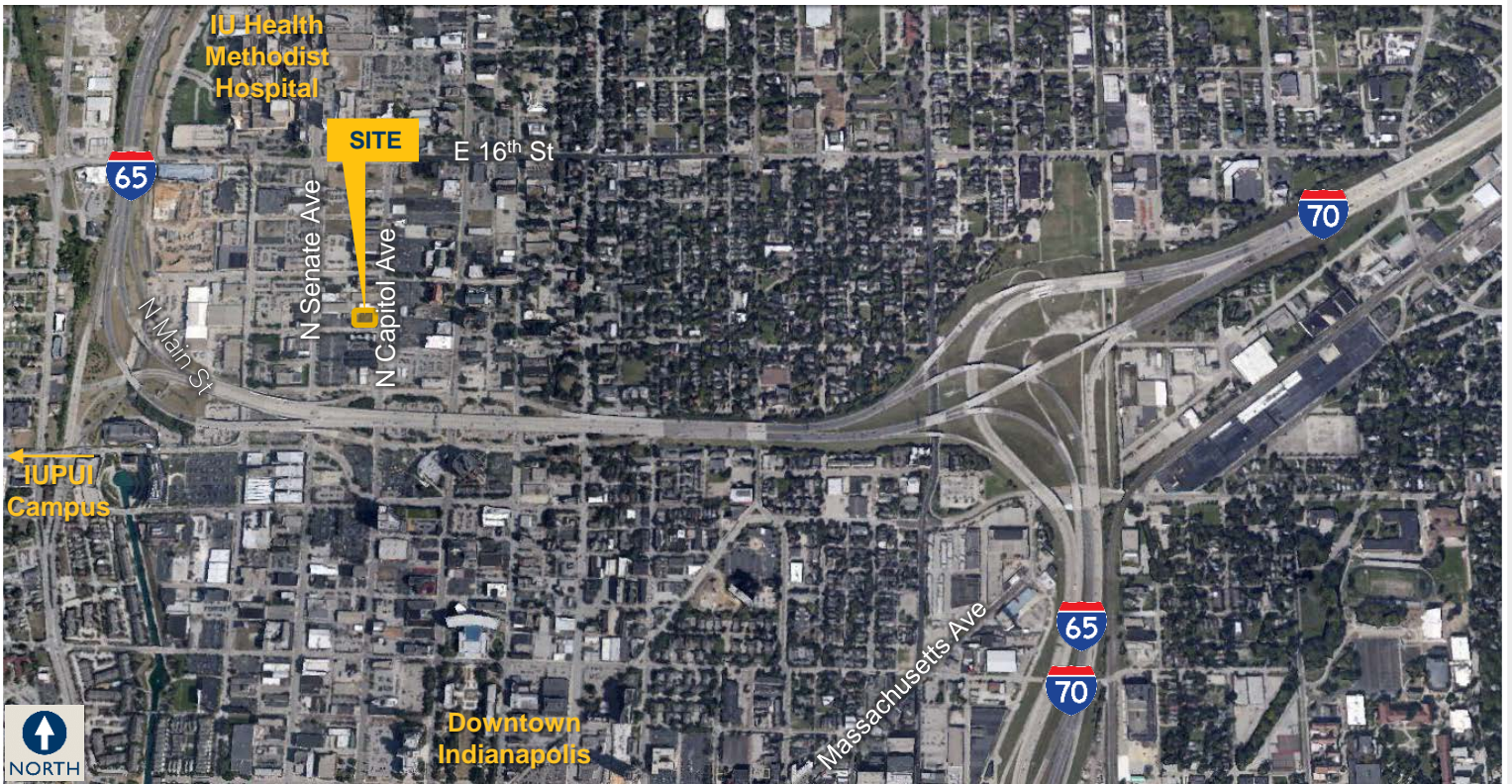
### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2015	14,140	103,611	249,407
Projected Population 2020	15,544	107,576	256,600
Avg. Household Income 2015	\$43,755	\$36,239	\$41,558
Projected Avg. Household Income 2020	\$51,275	\$41,527	\$47,235
Total Households 2015	8,512	42,654	101,075
Projected Total Households 2020	9,407	44,560	104,173

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# Aerial Map & Photos

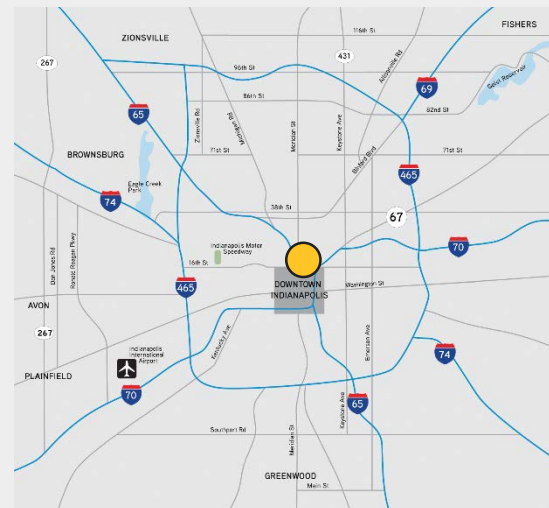


## Contact Us

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