



ALLIES
COMMERCIAL
REALTY

FOR LEASE

Ideal site for
truck maintenance
facility



ASKING RATE
\$20,000 per month NNN



ZONING
C-7, Heavy Commercial



SIZE
5.67 acres of land area
(gated fence entry)



SHOP WORKSPACE SF
5,058 SF & 400 SF modular
office



PARKING
Accommodates up to
100 tractor-trailer positions

SITE NEAR FORT BEN

10115 E. 59TH ST.
INDIANAPOLIS, INDIANA 46236

VIEW THIS
LISTING ONLINE



This expansive property spans 5.67 acres in the heart of Marion County, featuring a 5,058 SF building with a 400 SF modular office. Boasting a robust infrastructure, the site includes five 12'x14' drive-in doors, a clear height ranging from 15' to 27', and amenities like an air compressor with nine drop lines and two suspended gas heaters.

The location offers strategic advantages, just 3.5 miles from the I-465/E. 56th St. Interchange. Zoned as C-7 (Heavy Commercial) and situated in the Historic Fort Benjamin Harrison District, the property is ideal for a truck maintenance repair user, providing ample space for up to 100 tractor-trailer positions. Recent updates, including new asphalt millings, enhance the site's appeal, and the 2007 renovation underscores its modern functionality. For pricing and further details, please don't hesitate to contact our broker.



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For Lease | 10115 E. 59th St. Indianapolis, Indiana 46236



PROPERTY HIGHLIGHTS



ASKING RATE
\$20,000 per month NNN



TOTAL BUILDING SF
5,058 SF & 400 SF modular office



SIZE
5.67 acres of land area
(gated fence entry)



ZONING
C-7; Heavy Commercial



HEATING
2 suspended gas heaters



POWER
240-volt 200 amp panel



RENOVATIONS
Renovated in 2007
Site recently updated with
asphalt millings throughout
entire site



FIVE DRIVE-IN DOORS
Five 12'x14'



AIR COMPRESSOR LINES
Nine drop lines throughout
the building



PRIME LOCATION
Located in Historic Fort
Benjamin Harrison District



HIGHWAY ACCESS
3.5 miles to I-465/East
56th St. Interchange



OTHER SPECIFICATIONS
Ideal site for truck maintenance
repair user who has a need to
store additional trucks & trailers
on site (accommodates up to 100
tractor-trailer positions)
Concrete block construction



ALLIE'S
COMMERCIAL
REALTY

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LOCATION



DEMOGRAPHICS

Area Demographics	1 Mile	3 Mile	5 Mile
2023 Total Population	8,402	79,912	172,094
Estimated 2028 Population	8,507	73,591	172,670
2023 Total Households	3,348	27,488	67,477
Estimated 2028 Households	3,447	27,848	67,978
2023 Median Household Income	\$64,355	\$58,900	\$63,522
Estimated 2028 Median Household Income	\$77,723	\$68,129	\$73,599



5.67 Acres with Gated Fence Entry | Up to 100 Tractor-Trailer Positions



Workspace Area



Workspace Area



Workspace Area



Workspace Area



Lobby



Private Office



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