



FOR LEASE

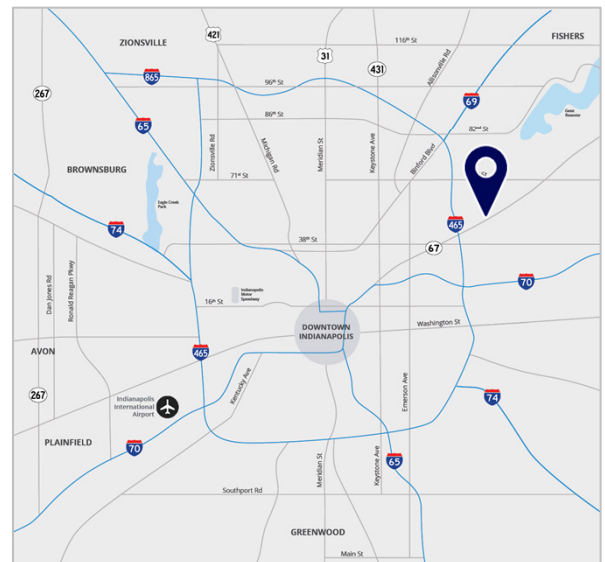
Deme Industrial Park

Indianapolis, IN

4 Industrial buildings on the Northeast side of Indy

Property Highlights:

- Rear-loaded warehouse space with office for lease
- Equipped with 12' x 14' grade-level overhead doors
- 16' – 18' clear height
- Zoned I-3 / C7
- Signage available along recently improved Pendleton Pike
- Situated at a traffic light intersection adjacent to Super Walmart, along with various other retailers and restaurants
- Close to popular Geist area & Fort Benjamin Harrison
- 3 miles from I-465
- **Under new management and ownership**



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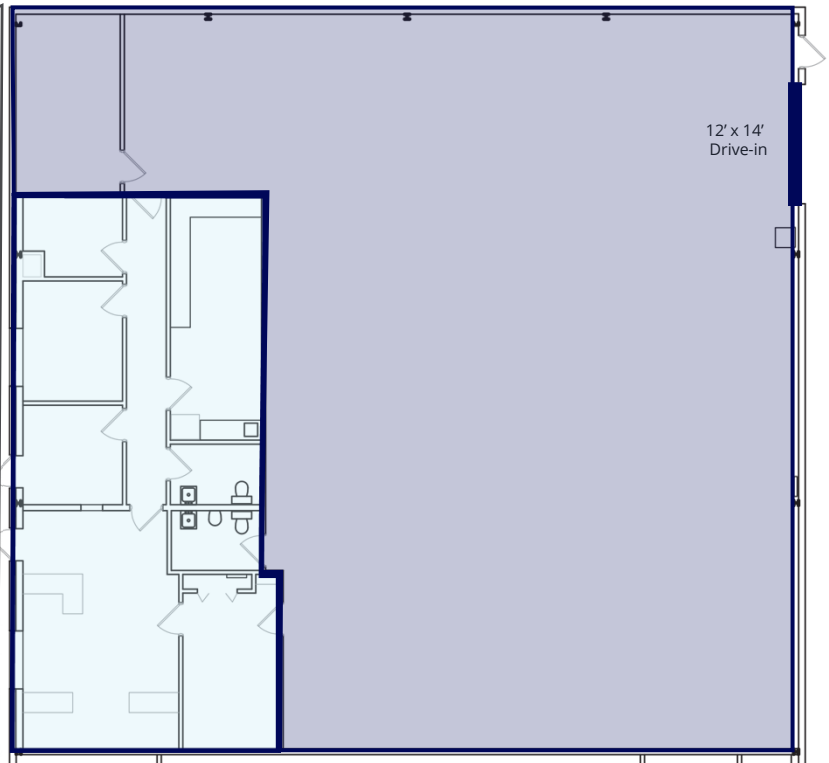
10710 Pendleton Pike | Suite A

- Office
- Warehouse

5,986 SF
1,300 SF office
(1) 12' x 14' drive-in
16' - 18' clear height
Potential for fence outdoor storage / parking area
Available 1/1/2026



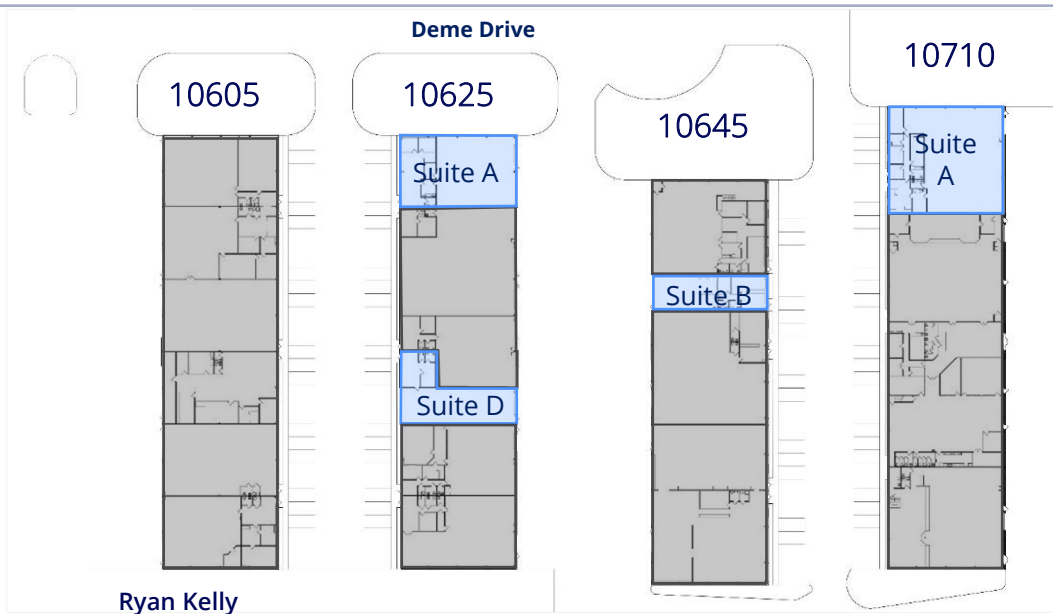
Potential for fenced outside storage / parking area





Lease Availabilities

Building	Unit	Total SF	Office SF	Clear Height	Docks / Drive-ins	Rate	OpEx	Comments
10625 Deme Drive	A	± 4,000	± 1,000	16' - 18'	0 / 1	\$10.00 / SF NNN	\$ 2.50 / SF	• Available Now
10625 Deme Drive	D	± 2,625	± 630	16' - 18'	0 / 1	\$10.25 / SF NNN	\$ 2.50 / SF	• Available Now
10645 Deme Drive	B	± 2,000	± 800	16' - 18'	0 / 1	\$10.25 / SF NNN	\$ 2.50 / SF	• Available Now
10710 Pendleton Pike	A	± 5,986	± 1,480	16' - 18'	0 / 1	\$10.00 / SF NNN	\$ 2.50 / SF	• Possible fenced outside storage / parking area • Available 1/1/2026



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