



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



5113, 5115 & 5117 E 30TH ST, INDIANAPOLIS, IN 46218



**INDUSTRIAL LAND  
& COMMERCIAL  
BUILDING  
FOR SALE**

**\$1,290,000**





# Executive Summary

This comprehensive offering presents an exceptional opportunity to acquire a robust industrial portfolio consisting of four buildings and five parcels totaling approximately 3.48 acres. Situated in a growing commercial corridor of Indianapolis, this property is ideally positioned to attract a wide range of businesses seeking a strategic location with excellent logistical access and flexible-use facilities.

## Key Investment Highlights:

- **Versatile Facilities:** The portfolio includes four distinct buildings, offering a total of approximately 31,000 square feet of adaptable space. With an I-2-U zoning classification, the buildings are suitable for various industrial, warehouse, light manufacturing, and commercial uses, providing flexibility for a diverse tenant mix or a single owner-occupant.
- **Prime Location & Accessibility:** The property's location provides exceptional accessibility. It is strategically situated near major thoroughfares, including East 30th Street and Arlington Avenue, and offers quick access to I-70, a major east-west interstate, and I-465, the city's main beltway. This prime positioning ensures efficient transportation for distribution and logistics operations.
- **Substantial Outdoor Space:** The expansive lot provides significant outdoor storage or parking space, a valuable asset for businesses requiring vehicle staging, material storage, or employee parking. There are approximately 40 dedicated surface parking spaces available.
- **Strong Local Economy:** The property is located in a dynamic area of Indianapolis, benefiting from a growing local economy and a steady demand for industrial and commercial properties. Proximity to downtown Indianapolis and major business districts makes this an attractive location for tenants and buyers alike.

In summary, the combination of multiple buildings on a large, secure lot, flexible zoning, and outstanding access to major interstates makes this a rare and highly attractive investment opportunity. This property is a scalable solution for businesses looking to expand or for an investor seeking a diversified income stream in a high-demand market.

# Property Summary

## 5113,5115 & 5117 E 30TH ST, INDIANAPOLIS, IN 46218

Offering Price	\$1,290,000
(1) Parcel No.	49-07-27-125-004.000-701
Property Type	Industrial Vacant Land
Lot Size	9,757 SF (0.22 Acre)
2024 Taxes	\$367.74

(2) Parcel No.	49-07-27-125-008.000-701
Property Type	Industrial General
Building Size	9,964 SF
Lot Size	46,304 SF (1.06 Acre)
Year Built	1965
Stories	1
2024 Tax	\$4,495.32

(3) Parcel No.	49-07-27-125-010.000-701
Property Type	Warehouse Industrial
Building Size	4,596 SF
Lot Size	30,361 SF (0.7 Acre)
Year Built	1979
Stories	1
2024 Tax	\$2,955.72

## 5113,5115 & 5117 E 30TH ST, INDIANAPOLIS, IN 46218

(4) Parcel No.	49-07-27-125-011.000-701
Property Type	Commercial
Building Size	14,035 SF
Lot Size	45,564 SF (1.05 Acre)
Parcel No.	49-07-27-125-006.000-701
Year Built	1943
Stories	1
2024 Tax	\$6,117.26

(5) Parcel No.	49-07-27-125-006.000-701
Property Type	Commercial
Building Size	2,550 SF
Lot Size	19,602 SF (0.45 Acre)
Parcel No.	49-07-27-125-006.000-701
Year Built	1993
Stories	2
2024 Tax	\$2,026.46

Zoning	I-2
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# Building Summary

## BUILDING 1

Address	5115 E 30th St
Building Size	14,035 SF
Status	Vacant
Property Type	Industrial
Uses	Warehouse and Distribution,, Service, Manufacturing and fabrication, Vehicle Repair and Service

## BUILDING 2 & 3

Building 2 Size	4,596 SF
Address	5117 E 30th St
Building 3 Size	9,964 SF
Address	5113 E 30th St
Status	Leased
Monthly Rent	\$4,100
Terms	Month to month
Property Type	Industrial
Current Use	Car Repair Shop

## BUILDING 4

Address	5115 ½ E 30th St
Building Size	2,550 SF
Status	Leased
Monthly Rent	\$750
Terms	Month to month
Property Type	Industrial
Current Use	Lawn Care Services





# Neighborhood Map





# Aerial Photos





# Aerial Photos





# Building 1





# Building 1



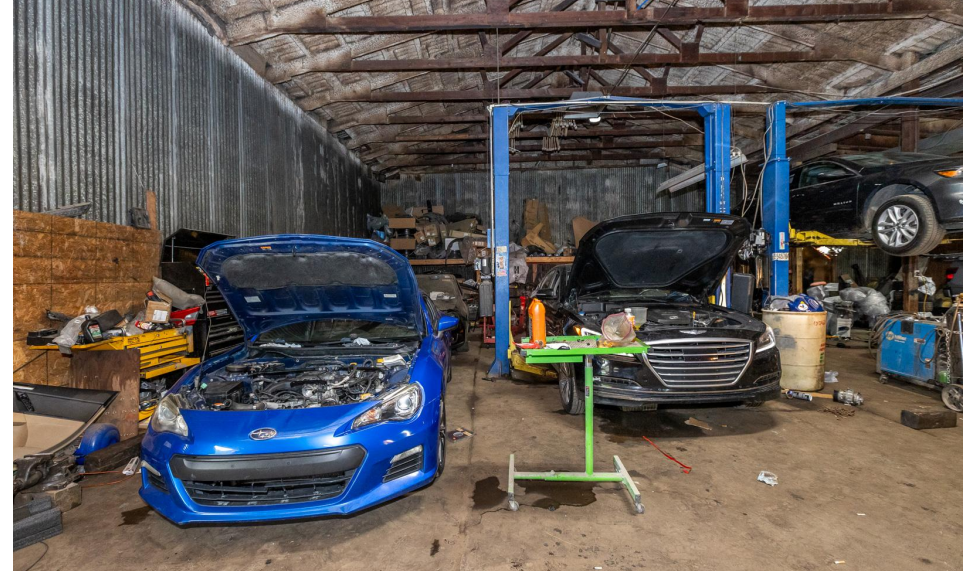


# Building 2





# Building 3



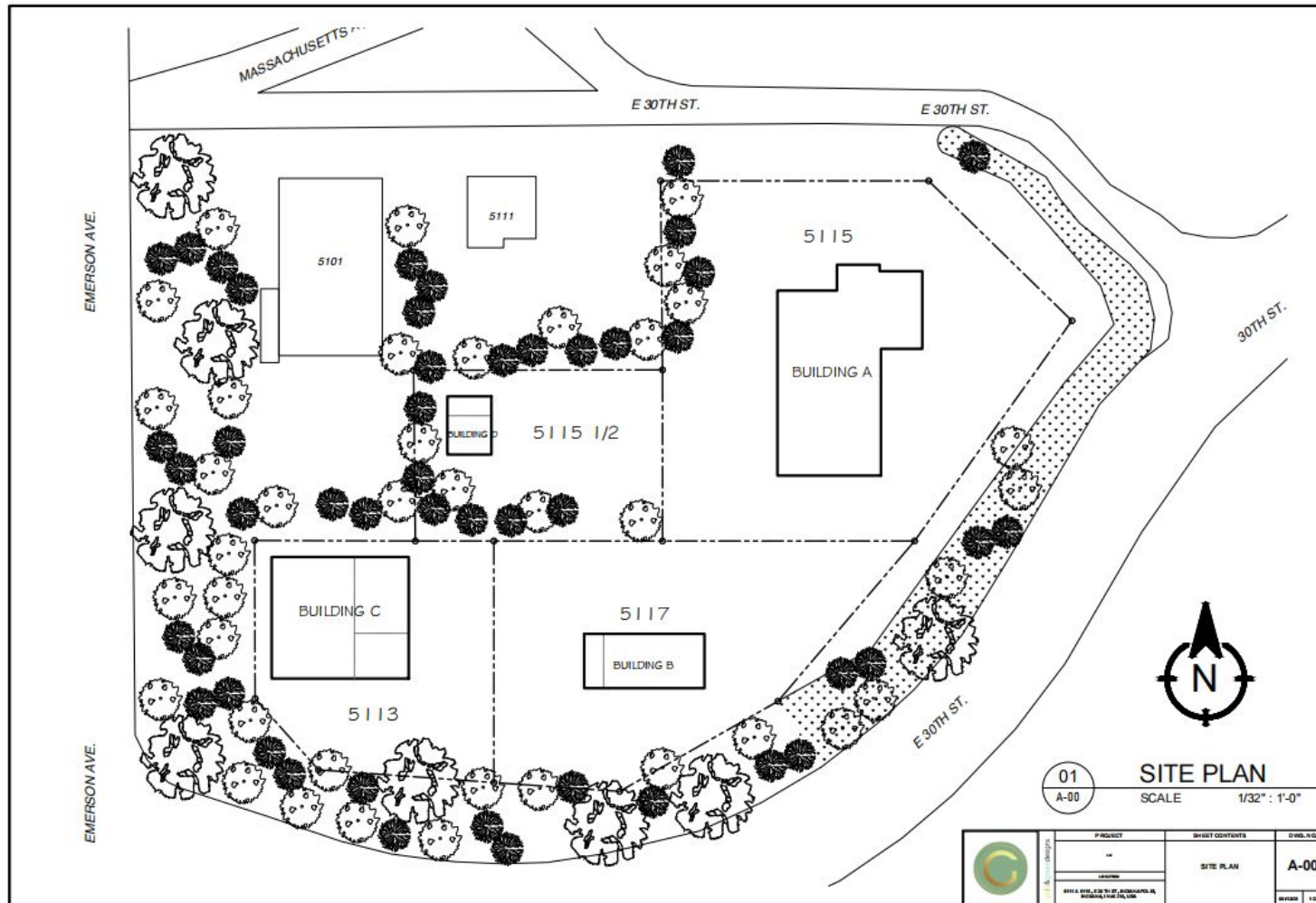


# Building 4





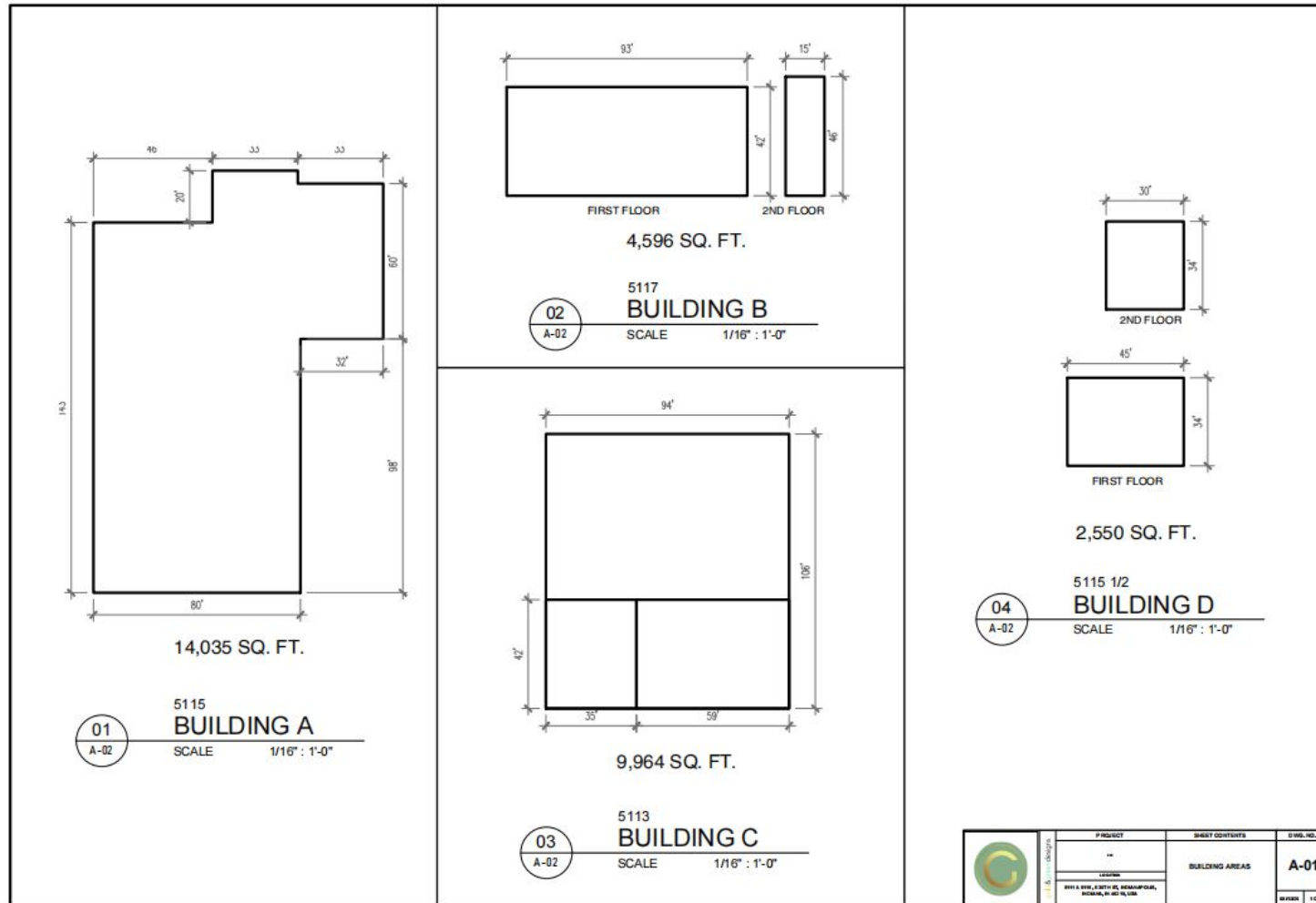
# Floor Plan



**IMPORTANT NOTICE REGARDING FLOOR PLAN AND PROPERTY DIMENSIONS:** Any floor plans, renderings, or spatial representations provided in association with this listing are conceptual in nature and have been prepared by a licensed real estate professional, not by a licensed architect, engineer, or surveyor. As such, these materials are not intended to be, nor should they be construed as, architectural or engineering documents. No warranties, guarantees, or representations, express or implied, are made as to the accuracy, completeness, or suitability of these materials for any purpose. Prospective tenants are hereby advised to conduct their own independent investigations, inspections, and due diligence with respect to all aspects of the premises, including but not limited to dimensions, layout, square footage, structural or code compliance, zoning, and permitted uses. Landlord and listing broker disclaim any and all liability for any discrepancies or inaccuracies contained in marketing materials, and no reliance should be placed on these materials in lieu of professional evaluation. **FURTHER DISCLAIMERS:** Nothing in this communication shall be construed as an offer to lease, nor shall any obligations arise on the part of the landlord unless and until a written lease agreement is fully executed by all parties. All terms, conditions, availability, and representations are subject to change without notice. All interested parties are encouraged to seek legal, architectural, and financial counsel prior to entering into any agreement.



# Floor Plan



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DEMOGRAPHIC SUMMARY

5115 E 30th St, Indianapolis, Indiana, 46218 2  
Rings: 1, 3, 5 mile radii

KEY FACTS

273,613

Population

35.5

Median Age



120,001

Households

\$49,117

Median Disposable Income

EDUCATION

12.7%

No High School Diploma



27.3%

High School Graduate



22.5%

Some College/Associate's Degree



37.5%

Bachelor's/Grad/Prof Degree

INCOME



\$61,269

Median Household Income



\$38,453

Per Capita Income



\$59,405

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,969

Apparel & Services



\$183

Computers & Hardware



\$3,197

Eating Out



\$5,974

Groceries



\$5,935

Health Care

BUSINESS



11,185

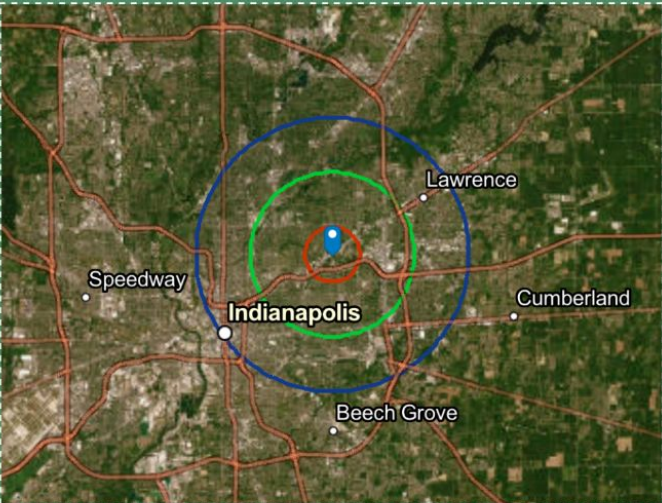
Total Businesses



157,503

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	8,781	97,107	273,613
2023 Household Population	8,781	96,241	269,583
2023 Family Population	6,868	72,932	191,884
2028 Total Population	8,675	97,623	275,578
2028 Household Population	8,675	96,757	271,547
2028 Family Population	6,745	72,829	191,322





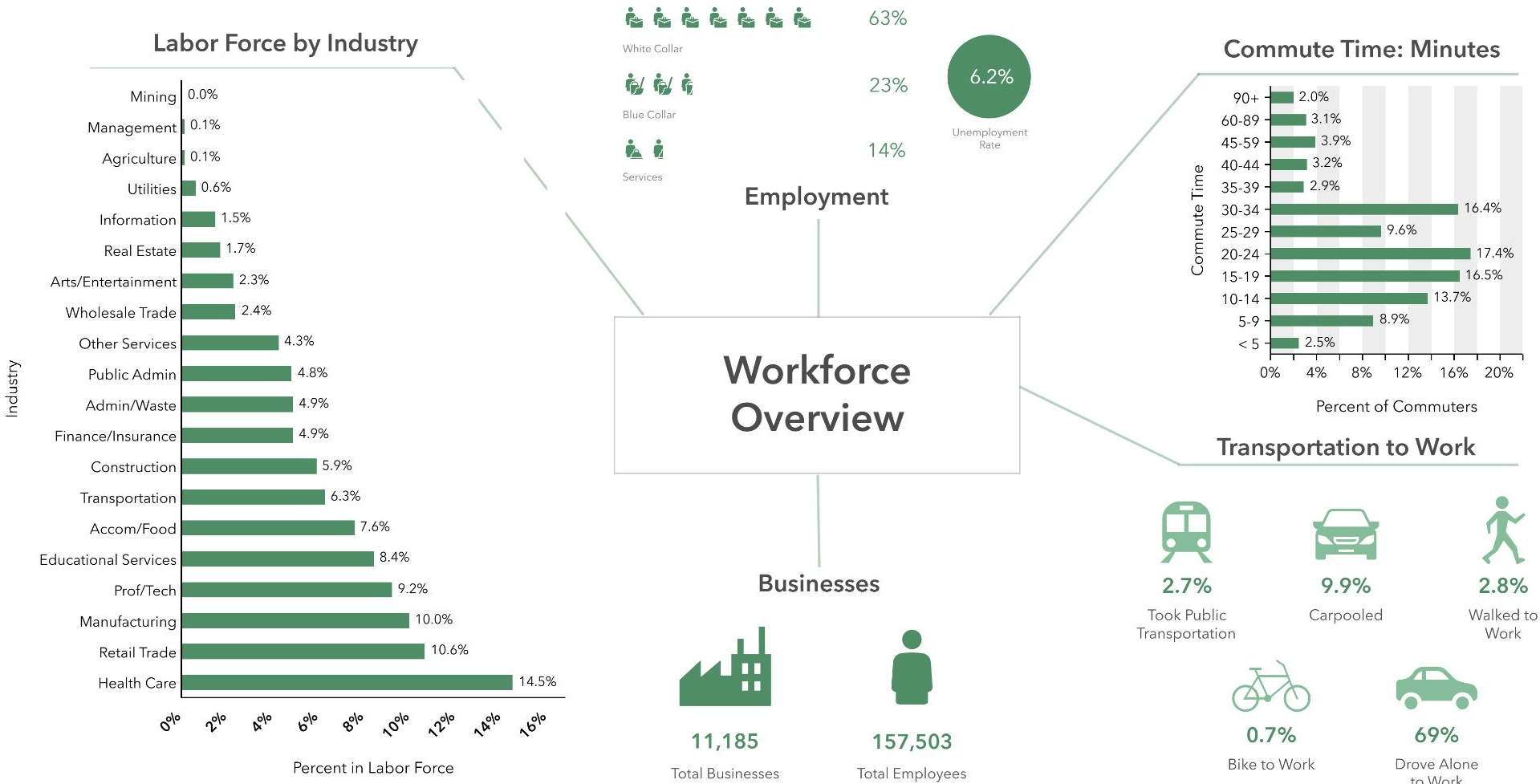
# Economic Development Profile

5115 E 30th St, Indianapolis, Indiana, 46218 2

Ring of 5 miles



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Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

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# COMMUTE PROFILE

5115 E 30th St, Indianapolis, Indiana, 46218 2  
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

## TRANSPORTATION TO WORK



2.7%

Took Public Transportation



9.9%

Carpooled



2.8%

Walked to Work



0.7%

Bike to Work

## WORKERS



133,776

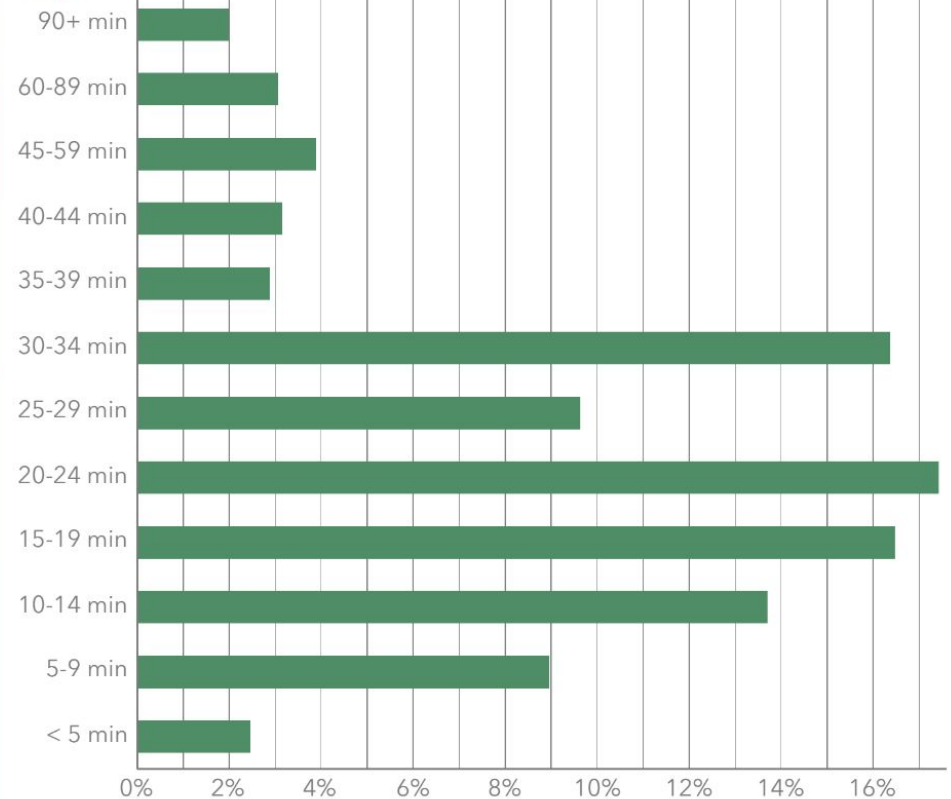
ACS Workers Age 16+



68.9%

Drove Alone to Work

## TRAVEL TIME TO WORK



Percent of Workers



# OFFICE MARKET PROFILE

5115 E 30th St, Indianapolis, Indiana, 46218 2  
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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## PROJECTED ANNUAL GROWTH RATE



0.14%  
Population



2.52%  
Generation Z



-0.90%  
Generation X



-2.16%  
Millennial

## INTERNET ACCESS (INDEX)



99

Access to Internet at home



98

Internet at home via high speed connection

## LIFESTYLE SPENDING (INDEX)



78

Meals at  
Restaurants



76

Entertainment/  
Recreation



76

Retail Goods



80

Apparel & Services



75

Home Services

Tapestry segments

No segments found



# AREA OVERVIEW

## INDIANAPOLIS, IN

Indianapolis is the capital and most populated city in Indiana. With a population of over 892,000 residents within the city, it is the economic and cultural center of the Indianapolis MSA and is the 33rd most populated MSA in the nation. The city covers 368 square miles, making it the 16th largest city in the US. The area is known for its one-of-a-kind culture with six distinct cultural districts. Indianapolis stays true to its history and savors its historically significant neighborhoods. These districts include Broad Ripple Village, Canal and White River State Park, Fountain Square, Indiana Ave, Mass Ave, and Wholesale. Whether you are looking for sports, arts, dining, or excitement, Indianapolis has something for everyone.

## More than 517,000 Employees in Six Key Industries

- ° Logistics | 109,000 Employees | Express Scripts, Amazon, and FedEx
- ° Manufacturing | 88,000 Employees | Allison Transmission, Nice Pak, and Red Gold
- ° Information Technology | 22,000 Employees
- ° Life Sciences | 21,000 Employees | Eli Lilly & Co., Anthem, Roche Diagnostics, and Corteva
- ° Agribusiness | 16,000 Employees | Elanco, Beck's Hybrids, and AgReliant Genetics
- ° Sports | 16,000 Employees | NCAA Headquarters and Indianapolis Motor Speedway





# 5113, 5115 & 5117 E 30TH ST.

## INDIANAPOLIS, IN 46218

**EXCLUSIVELY LISTED BY:**



**Annie Scott**

Realtor / Broker

Annie Scott Realty Group LLC

Mobile: 317-902-8622

Email: [annie.scott@talktotucker.com](mailto:annie.scott@talktotucker.com)

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