

INDUSTRIAL FOR SALE

2145 RANDELL ST. INDIANAPOLIS, IN 46225

Prime Industrial Opportunity | 8,667 SQFT. | \$509,000



CONTACT:

ANNIE SCOTT (317) 902-8622



PROPERTY DETAILS

2145 RANDELL ST. INDIANAPOLIS, IN 46225



509,000

Offering Price

Z001

Commercial Zone

Property Type	Commercial
Zoning	I-4
Parcel No.	49-11-13-138-013.000-101
Bldg. Size	8,667 Sq. Ft.
Lot Size	0.26 Acre
Year Built	1951
Stories	2

Year	Total Taxes
2024	\$2,195.20
2023	\$2,190.96
2022	\$5,253.83
2021	\$2,094.34
2020	\$2,090.90



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REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

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PROPERTY DESCRIPTION

2145 RANDELL ST. INDIANAPOLIS, IN 46225



Located at the end of a quiet cul-de-sac just north of Raymond Street and minutes from Garfield Park, 2145 Ransdell Street offers a rare industrial opportunity in one of Indianapolis's most promising growth corridors. This wide-open warehouse-style property is currently used for storage and features convenient drive-in garage doors, excellent access to I-65, and proximity to Downtown Indianapolis. The building requires significant rehabilitation, including a new roof, window and ceiling replacement, and electrical upgrades, but its solid structure and flexible layout make it ideal for an owner-occupant or investor ready to reimagine the space.

Positioned near the revitalized Garfield Park neighborhood, the area is seeing renewed investment and development. Nearby businesses, creative studios, and local favorites such as Garfield Brewery, Café Babette, and Skosh Provisions contribute to a vibrant, up-and-coming community atmosphere. The park itself—one of Indianapolis's oldest and most beloved green spaces—anchors the area with year-round recreation, walking trails, and community events, drawing consistent local activity.

With improving infrastructure and increasing demand for flexible industrial and creative-use properties on the near south side, 2145 Ransdell Street represents a strategic opportunity to acquire a property with substantial potential in a neighborhood on the rise. The property is being sold as-is, and financing will likely need to include a rehab loan, making it a strong fit for a buyer with the resources and vision to complete a thoughtful redevelopment.



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PERMITTED I-4 USES

1. Greenway
2. Park or Playground
3. Public Safety Facility or Post Office
4. Schools: Elementary, Middle or High Schools
5. Vocational, technical, or industrial school or training facility
6. Medical or Dental Laboratories
7. Agricultural Machinery and Equipment Sales, Rental or Repair
8. Agricultural Uses, Buildings and Structures
9. Processing, and Packaging of Food and Beverages
10. Commercial and Building Contractors
11. Heavy Equipment Sales, Service or Repair
12. Vehicle-Related Operations
13. Research and Development
14. Utilities
15. Waste and Recycling
16. Wholesale Distribution or Storage



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Exterior Photos



Aerial Photos



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AREA HIGHLIGHTS

Indianapolis

- Indianapolis is the capital and most populated city in Indiana
- 875,000+ population in the city; 2+ million population in the 11-county metro area
- Indianapolis is the economic and cultural center of the Indianapolis MSA
- Known as the Crossroads of America because of its prime centralized location – 50% of the population is accessible within a one-day drive
- Home of the Indianapolis Colts (NFL), the Indiana Pacers (NBA), the Indianapolis 500 (IndyCar), and headquarters of the National Collegiate Athletic Association (NCAA)
- Indianapolis 500 - Annual automobile race held at the Indianapolis Motor Speedway; draws over 400,000 attendees on average per day and is the largest single-day sporting event in the world

ECONOMY

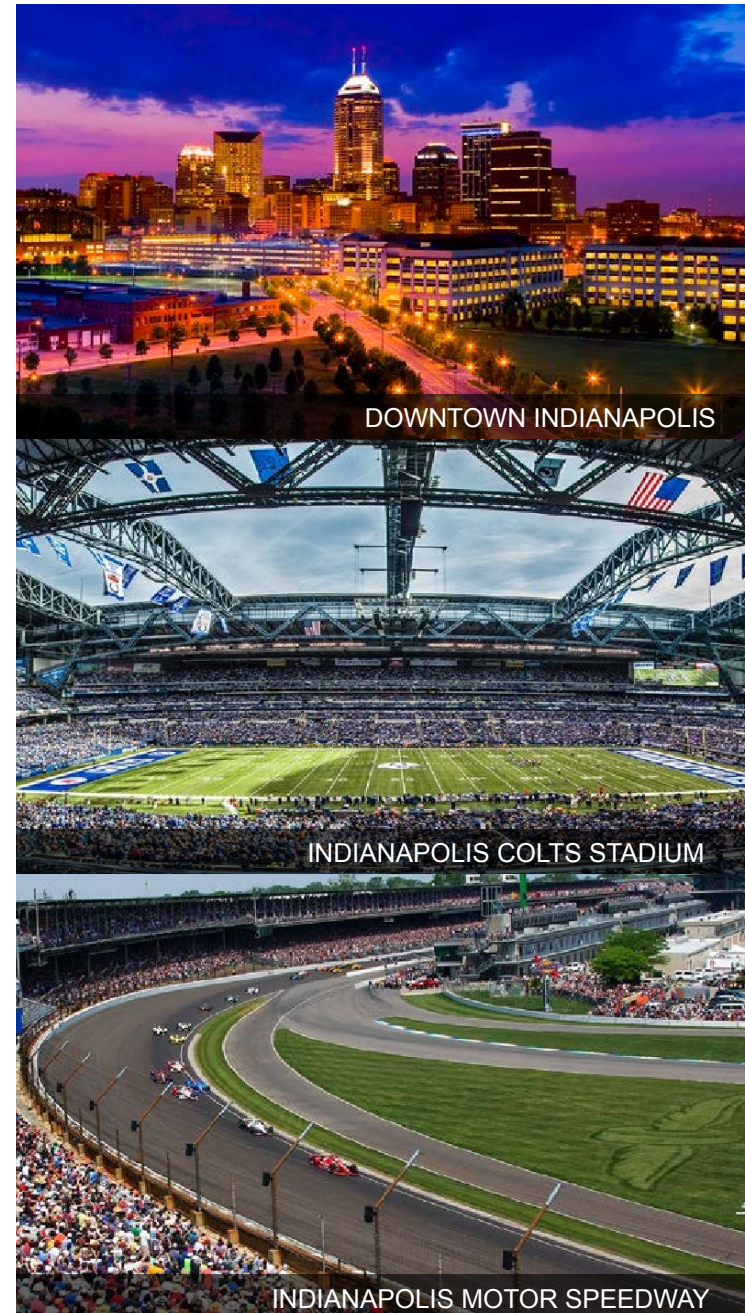
- Strong corporate base with growing companies, drawing national and global firms
- Headquarters to 3 Fortune 500 companies: Anthem, Eli Lilly and Co., and Simon Property Group
- Underwent an economic renaissance during the past two decades; diversifying the manufacturing- based economy into a variety of other employment sectors
- Biotechnology, life science, and healthcare have played a major role in Indianapolis' economy
- An important national health-science sector accounts for 2,100 companies (56,000 employees), anchored by Roche Diagnostics Corp., Eli Lilly and Co., and Covance Inc.
- Eli Lilly and Company have become the largest private employer in the city with over 11,000 employees
- #4 "Top 10 Markets for Future Tech Growth" – Zillow (2020)

DEVELOPMENTS

- *IU Health Academic Health Center*: A consolidated academic health campus, merging the medical school and research operations with Methodist Hospital; estimated to cost \$1 billion



2 Million Population in the Metro Area



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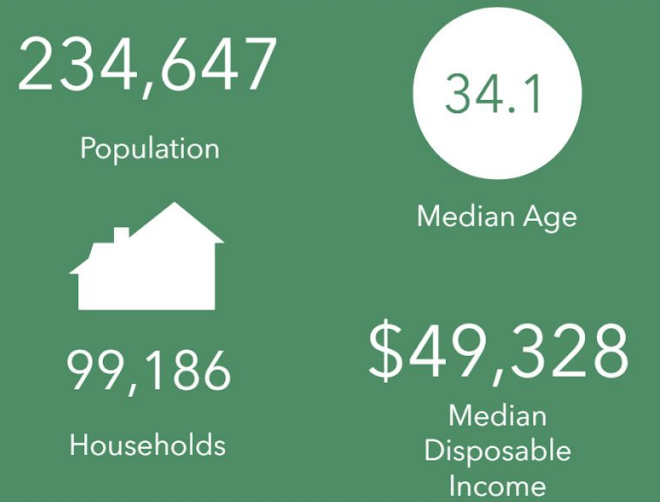
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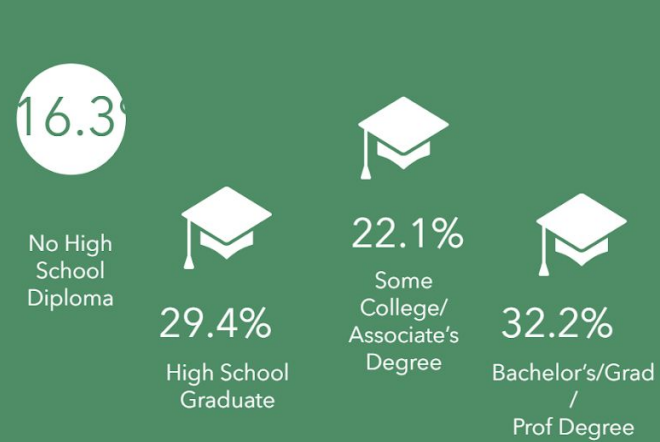
DEMOGRAPHIC SUMMARY

2145 Ransdell St, Indianapolis, Indiana, 46225
Rings: 1, 3, 5 mile radii

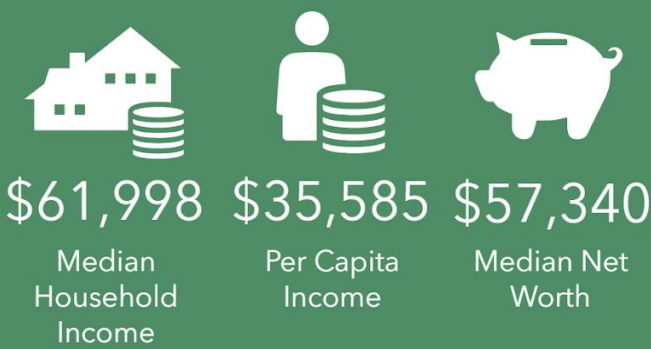
KEY FACTS



EDUCATION



INCOME



ANNUAL HOUSEHOLD SPENDING



500

Number of Restaurants

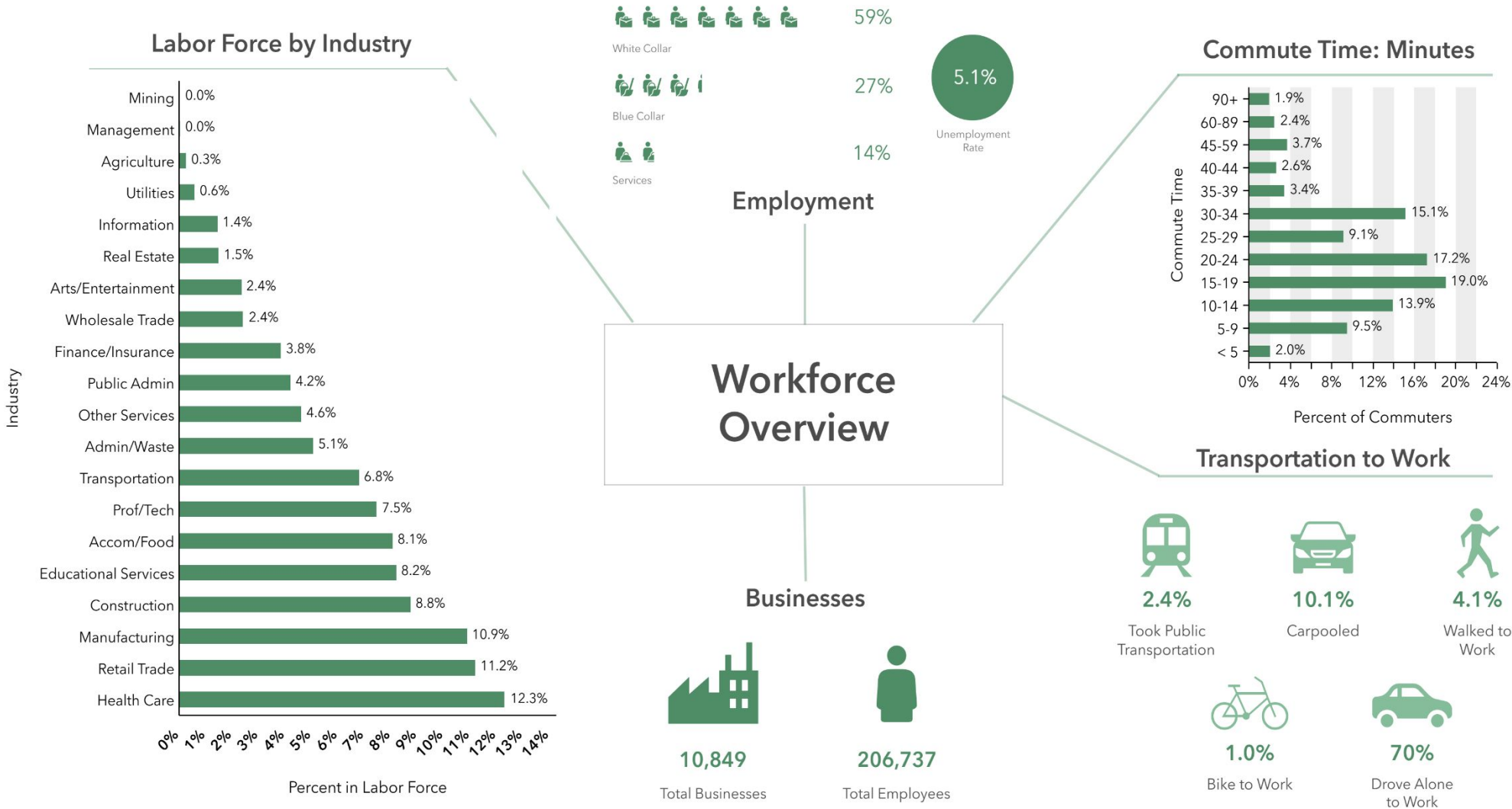
Variables	1 mile	3 miles	5 miles
2023 Total Population	10,943	89,136	234,647
2023 Household Population	10,889	83,802	227,756
2023 Family Population	7,215	51,575	155,970
2028 Total Population	10,961	90,096	237,832
2028 Household Population	10,907	84,763	230,941
2028 Family Population	7,163	51,366	156,139

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025). © 2025 Esri

Economic Development Profile

2145 Ransdell St, Indianapolis, Indiana, 46225

Ring of 5 miles



OFFICE MARKET PROFILE

2145 Ransdell St, Indianapolis, Indiana, 46225
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



0.27%
Population



2.86%
Generation Z



-0.96%
Generation X



-2.25%
Millennial

INTERNET ACCESS (INDEX)



99

Access to Internet at home



99

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



74

Meals at
Restaurants



73

Entertainment/
Recreation



73

Retail Goods



76

Apparel & Services



72

Home Services

Tapestry segments

No segments found

COMMUTE PROFILE

2145 Ransdell St, Indianapolis, Indiana, 46225
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



2.4%

Took Public Transportation



10.1%

Carpooled



4.1%

Walked to Work



1.0%

Bike to Work

WORKERS



111,637

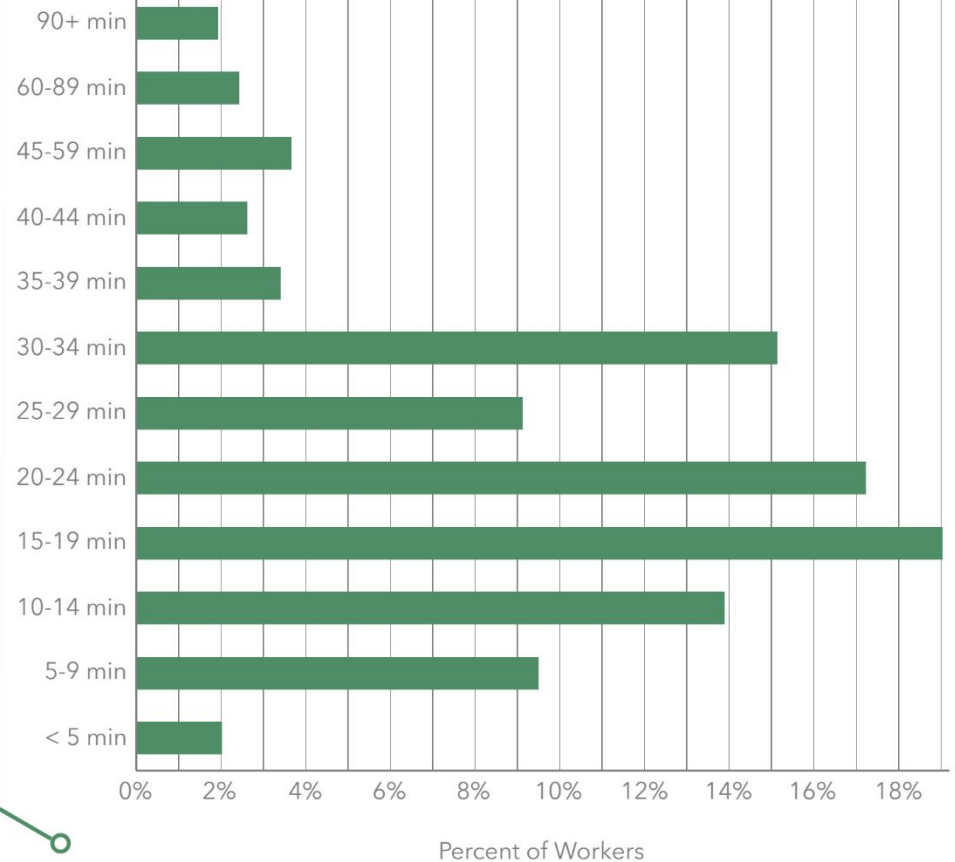
ACS Workers Age 16+



69.9%

Drove Alone to Work

TRAVEL TIME TO WORK



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EXCLUSIVELY LISTED BY:

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.** The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.