

**FOR LEASE**

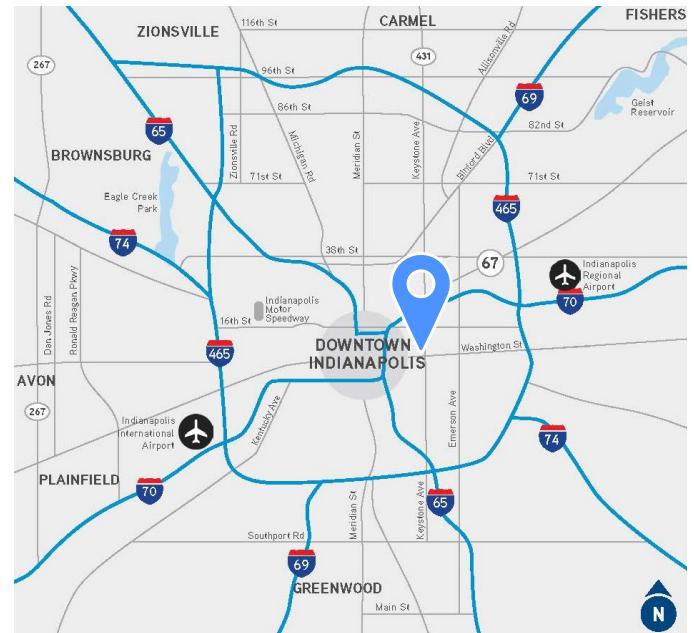
# The Bunker Building

@ The PR Mallory Co. Campus

101 S Parker Avenue, Indianapolis, IN

**Campus like setting in a central downtown location****Property Highlights:**

- Total Building SF: ± 61,472
- Units range from ± 4,320 SF – 39,376 SF
- ± 1.25 Acres of fenced yard space for fleet parking or material storage
- Acreage: ± 3.93
- Clear height: ± 13'-1"
- Loading docks: 4 (Common access)
- Zoning: CS / I-3
- West portion of the building is fully temperature controlled
- Minutes from downtown Indianapolis
- Good access to I-65 / I-70

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## 3+ Tenants

# PHASE I

## PHASE II



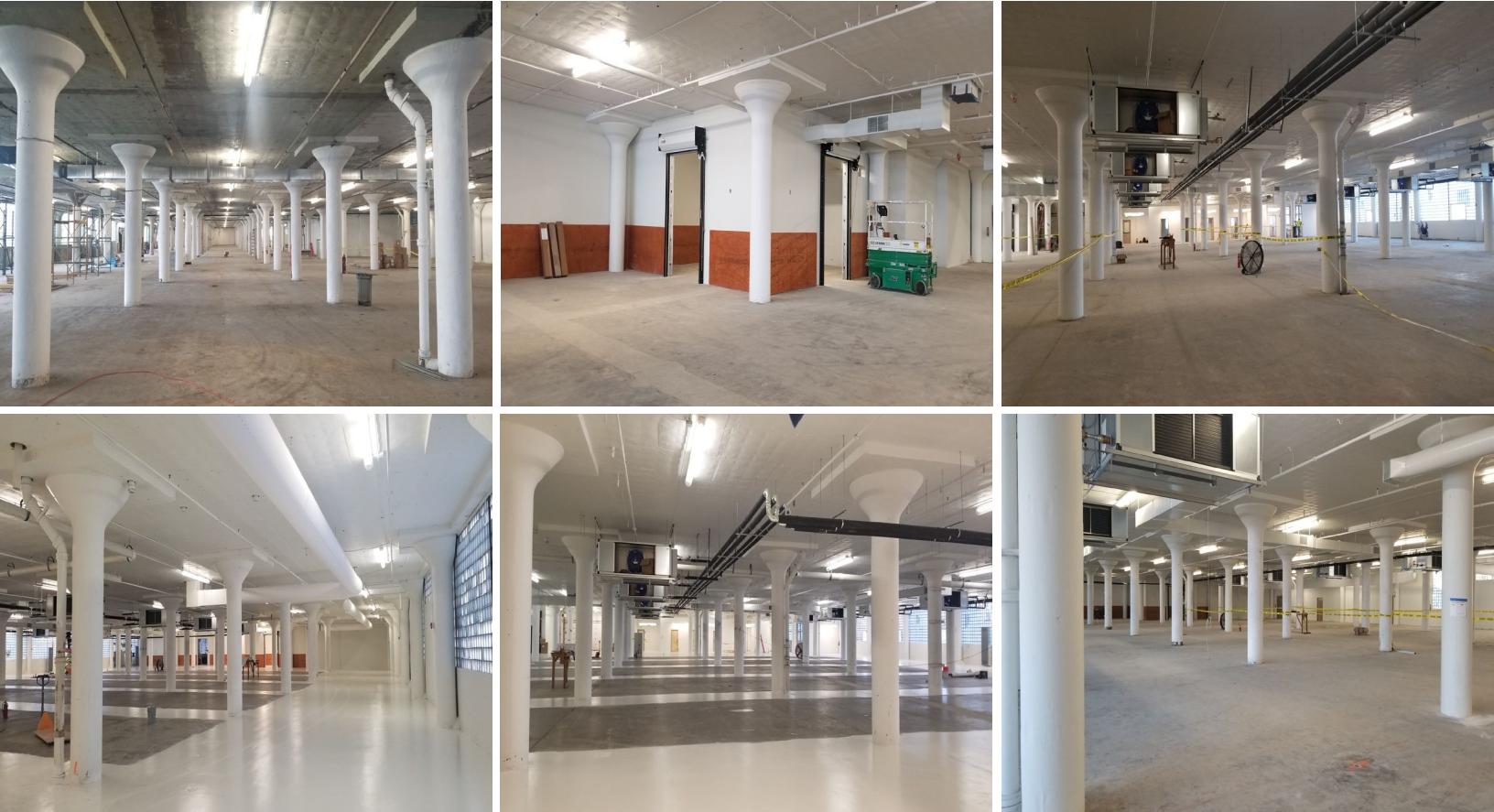
## Suite B Specifications

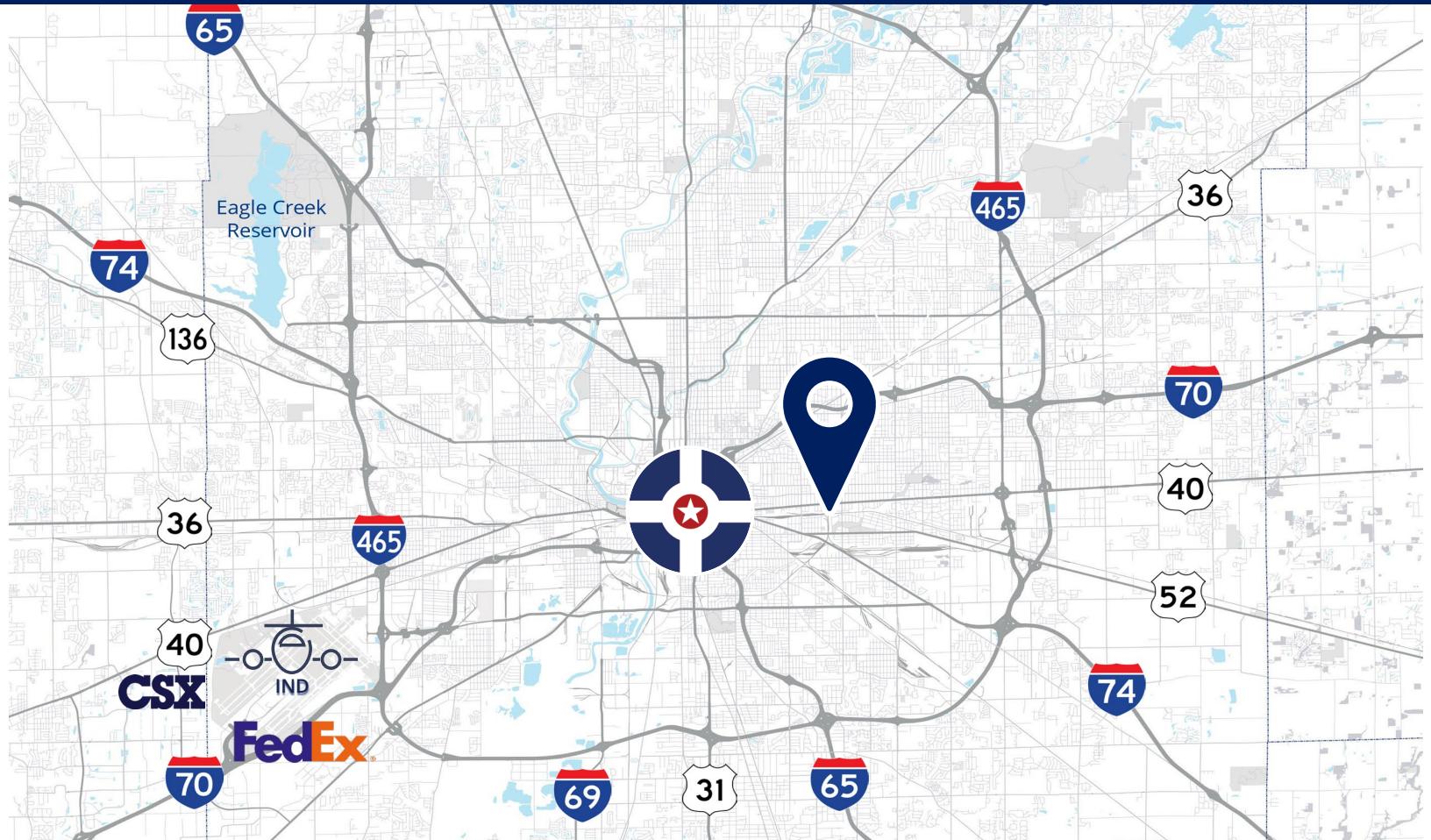
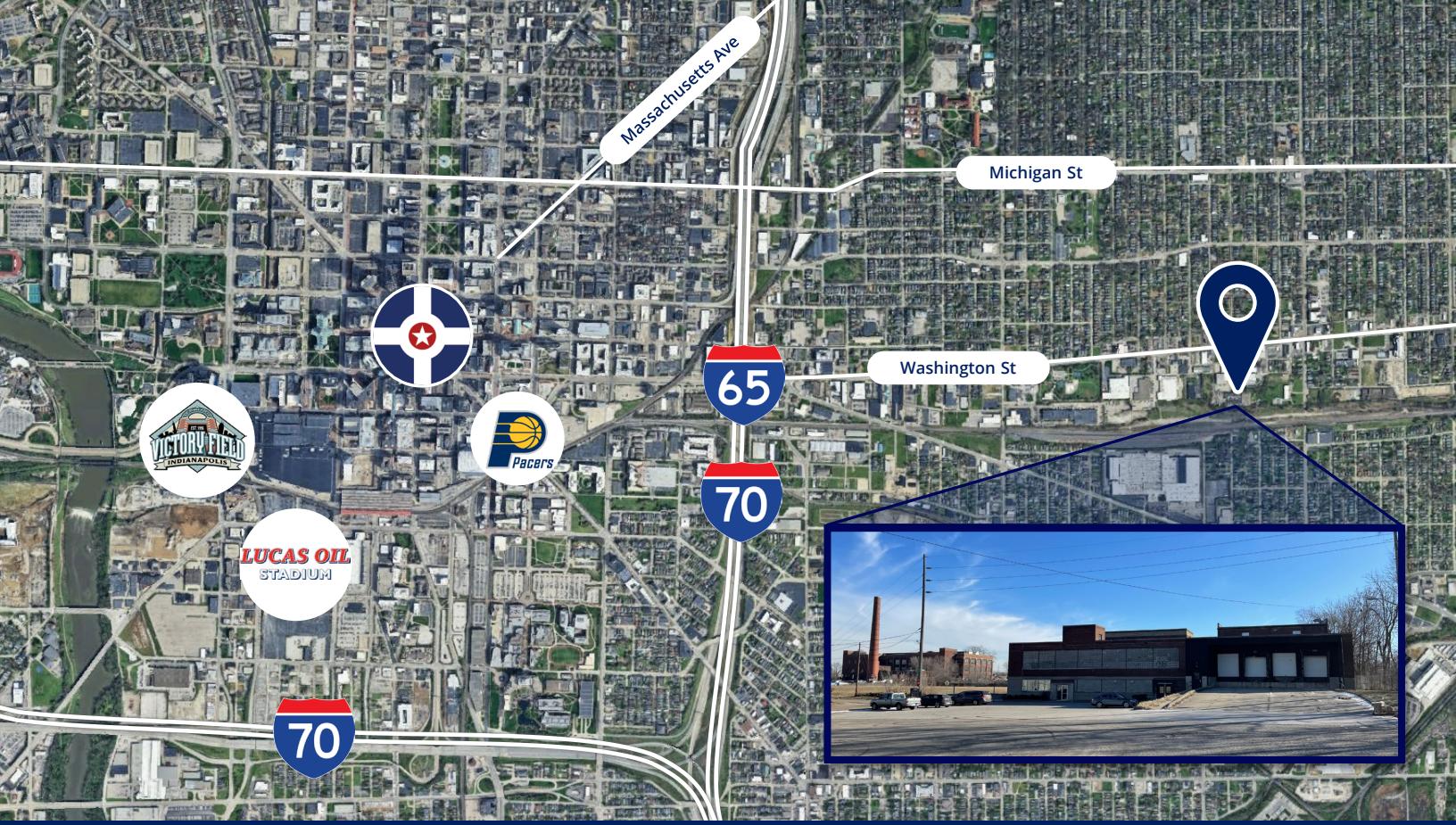
Total SF	± 4,320 SF
Office	0 SF (Could add)
Clear Height	13'-1"
Docks	(4) Common access
Electrical	Ample Power
Lease Rate:	\$7.00 / SF IG, Utilities included



## EXTERIOR STORAGE

Land Available: ± 1.25 AC | \$3,500 / Monthly (Fenced yard space for trailer parking or material storage)





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