



**FOR SUBLEASE  
PREMIER INTERSTATE VISIBILITY**

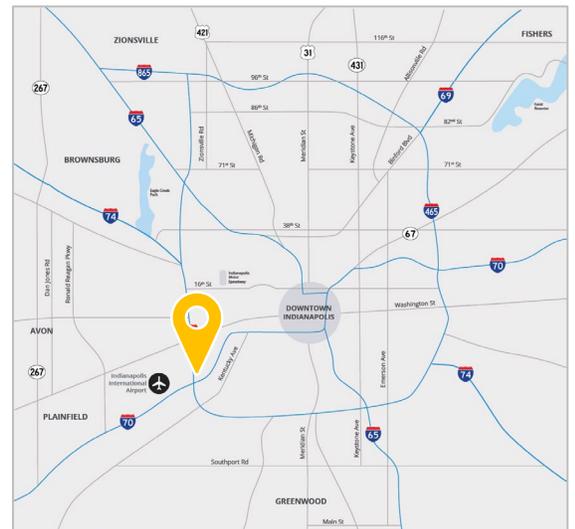
# Park Fletcher Building 40

2920 Fortune Circle West  
Indianapolis, IN 46241

**Warehouse/Distribution Space with Immediate Access to I-465, I-70, Global FedEx Hub, and Indianapolis International Airport**

## Property Highlights

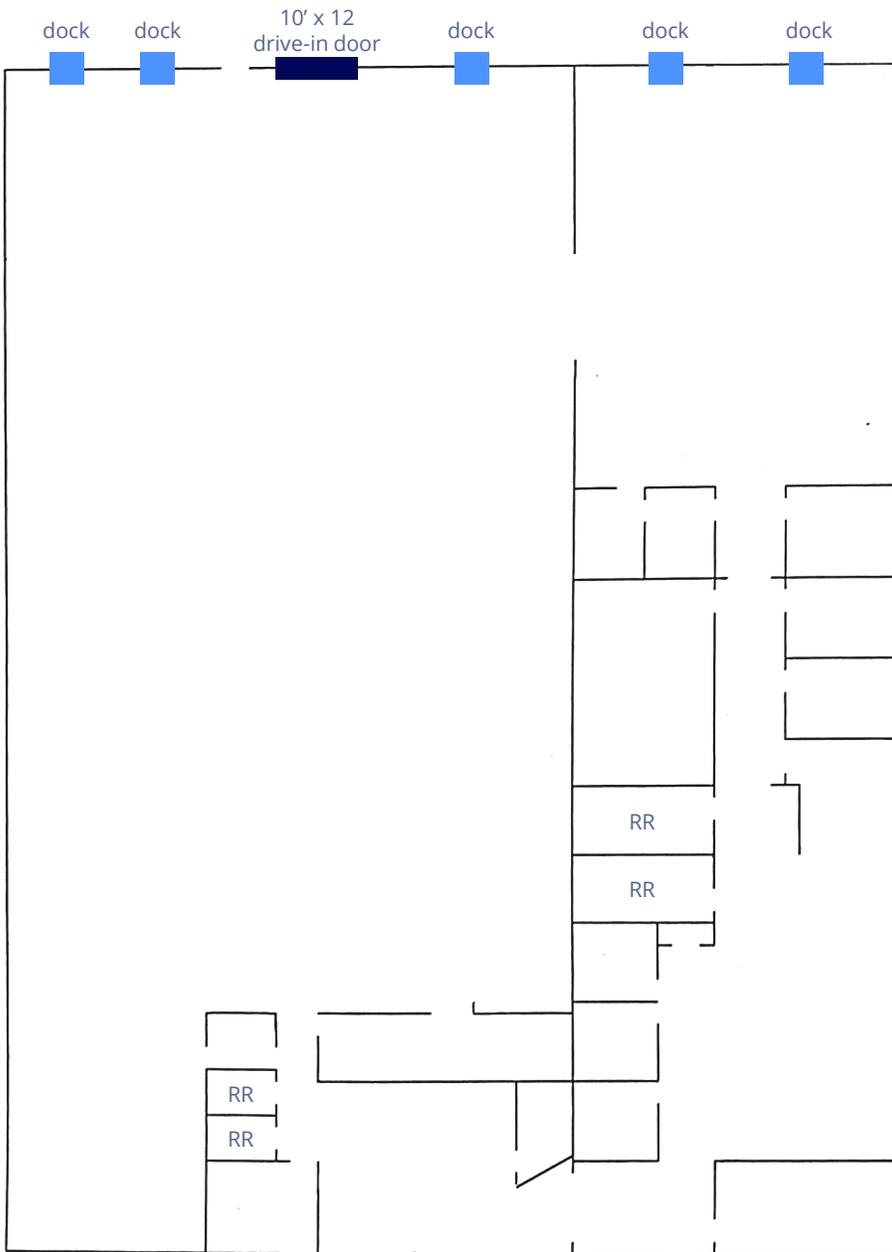
- 19,152 SF Available for Sublease
- 24' clear height
- ±6,152 SF office
- Dock & drive-in loading
- Located in popular Park Fletcher Business Park
- Immediate access to I-465 & I-70
- Lease Rate: \$7.50 PSF NNN
- Est. OpEx: \$2.36 PSF
- Sublease Expiration Date: 1/31/2029



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## Suite C

Office SF	±6,152
Warehouse SF	±13,000
<b>Total SF</b>	<b>19,152</b>

## Suite Specs

- (5) dock doors – 1 equipped with 40,000 lb. hydraulic leveler
- (1) 10' x 12' drive-in door
- Power: 480 v | 800 amps | 3-phase
- Numerous private offices
- (4) sets of restrooms
- Telecom room