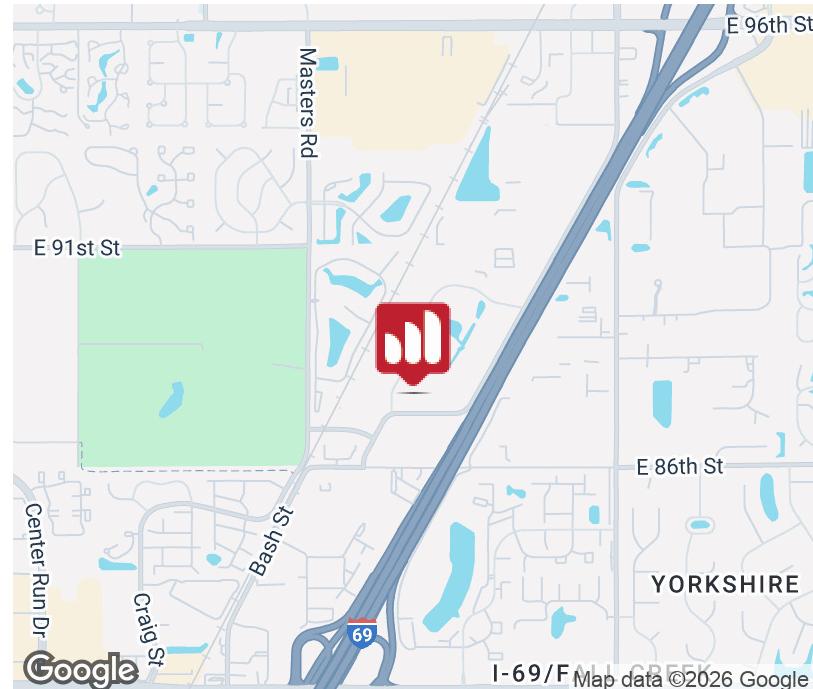


## NORTHEAST BUSINESS CENTER - BLDG. 3

7202 E. 87th St., Indianapolis, IN 46256

FOR LEASE



### PROPERTY HIGHLIGHTS

- Versatile spaces suitable for industrial/flex use
- Prime visibility & accessibility for optimal business operations
- High ceilings for a spacious & open feel - 9' in office spaces & 14' in warehouses
- Ample parking for employees & visitors alike

### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	2,270 - 3,836 SF
Building Type:	Flex/Industrial
Building Size:	37,000 SF

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## NORTHEAST BUSINESS CENTER - BLDG. 3

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FOR LEASE



### PROPERTY DESCRIPTION

Discover a premier commercial leasing opportunity at our prime properties in northern Indianapolis. Offering a range of exceptional features & amenities. These spaces boast high ceilings to accommodate diverse business needs. Positioned for optimal convenience & visibility, this address provides tenants with an esteemed & versatile commercial space suited to elevate their operations & enhance their business presence.

### LOCATION DESCRIPTION

Immerse your industrial/flex space tenants in the thriving energy of Northeast Business Center in Indianapolis, where innovation meets convenience—situated between the bustling 82nd St. & 96th St. & adjacent to I-69. Surrounded by a bustling commercial landscape, the area offers proximity to the Castleton area, providing plenty of retail amenities for employees & customers. With easy access to a myriad of conveniences & attractions, the location provides an ideal backdrop for industrial & flex space tenants seeking a dynamic & well-connected workspace in northern Indianapolis. Less than a mile to the I-465 interchange around the city. Minutes to the ever-growing Fishers & Carmel, IN.

### INTERIOR DESCRIPTION

9' clear height in office space & 16' clear height in warehouse.

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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Bldg. 3 - Ste. 103	Available	2,374 SF	Modified Gross	\$15.00 SF/yr
Bldg. 3 - Ste. 110	Available	3,191 SF	Modified Gross	\$15.00 SF/yr
Bldg. 3 - Ste. 113	Available	3,836 SF	Modified Gross	\$15.00 SF/yr
Bldg. 3 - Ste. 116	Available	2,270 SF	Modified Gross	\$15.00 SF/yr

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