

Enterprise Real Estate Services

1175 Airport Parkway Greenwood, IN 46143

Industrial Flex • Warehouse/Office • SPACE FOR LEASE

New Construction

Available Fall 2025

33,800 SF



New construction will be similar to building above

Highly Desired Location - $\frac{1}{2}$ mile from 1-65/County Line Rd Exit
Next To Indy South Greenwood Airport

33,800 SF Building: 12,675 SF Available (*21,125 SF Leased*)
11,175 SF Warehouse • 1,500 SF Office • Dock • Overhead Door

At Door Parking
Municipal Utilities
Exits Front & Side
Sprinklered Building

Zoned AC
Overhead Door 12' x 14'
Loading Dock
24'H Front, 22'H Rear

Electrical Panel: 3 Phase
120/208
Accommodates Racking Systems
Up to 20'H

Lease Rate \$10.00 PSF NNN • Includes Standard Build-Out
10-Year Tax Abatement

Rudy Schwarz 317-201-3243
RSchwarz@Enterprise-Realty.com
Enterprise Real Estate Services 5340 Commerce Circle Suite C Indianapolis, IN 46237

Jackie Tinnerman Briggs 317-332-5762
JTB Briggs@Enterprise-Realty.com

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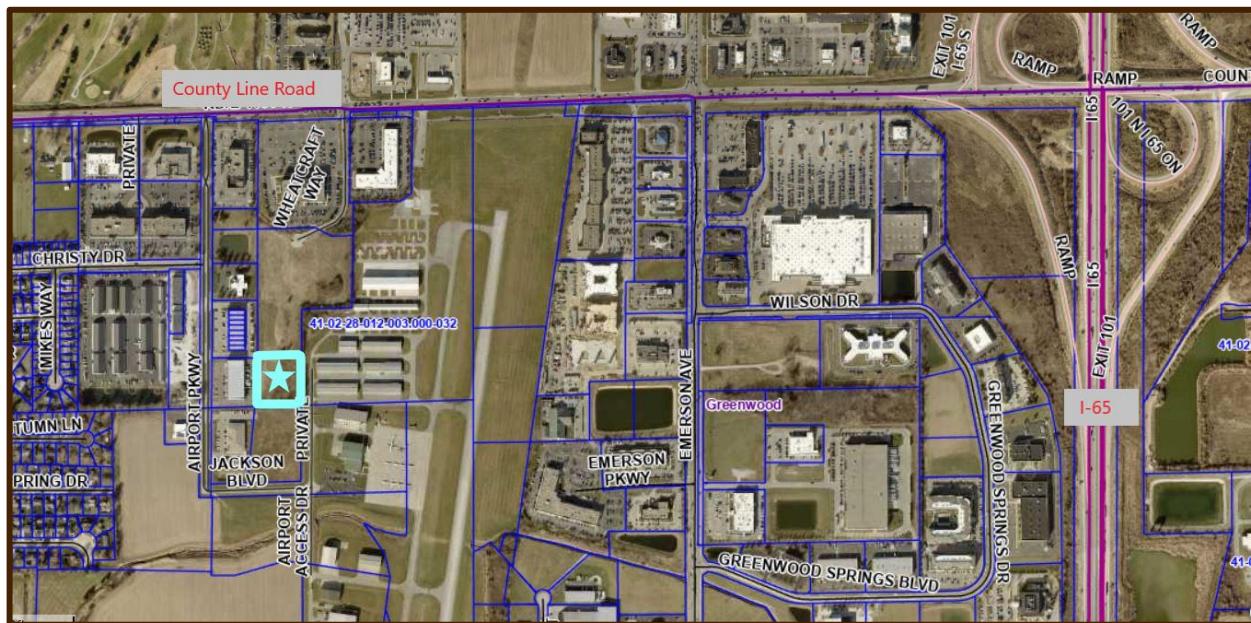
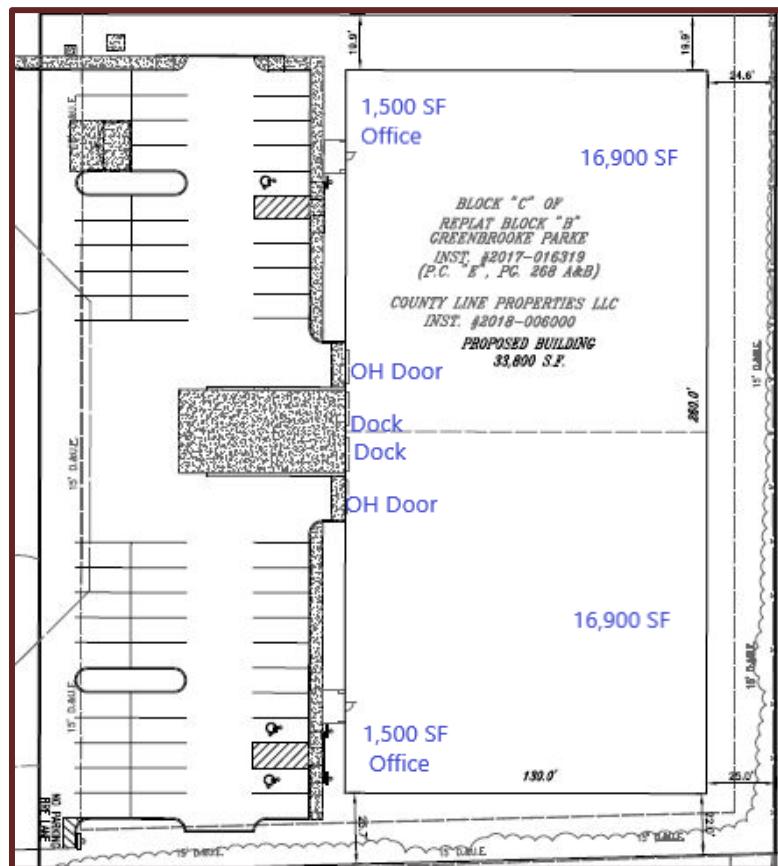
Dimensions Per Space: 2 Spaces
130' x 130' at 50/50

Building Site: 2.07 Ac

Building Dimensions:
260' W x 130' D

Parking: 25 parking spaces per suite

Delivery: Each suite will be delivered with 1,500 SF office build out including entrance, LVT flooring, restroom, ceilings, closet; and warehouse space including loading dock, overhead door, exit, restroom and utility sink. Customization available.

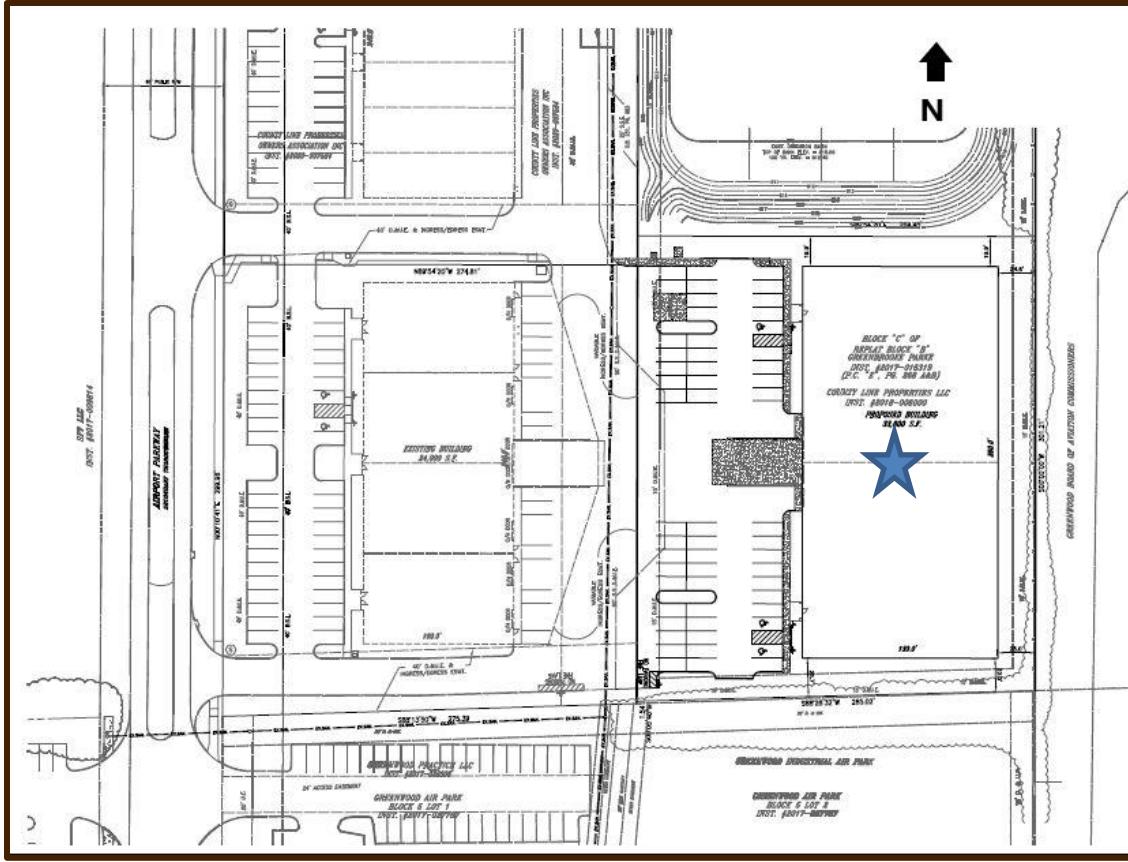


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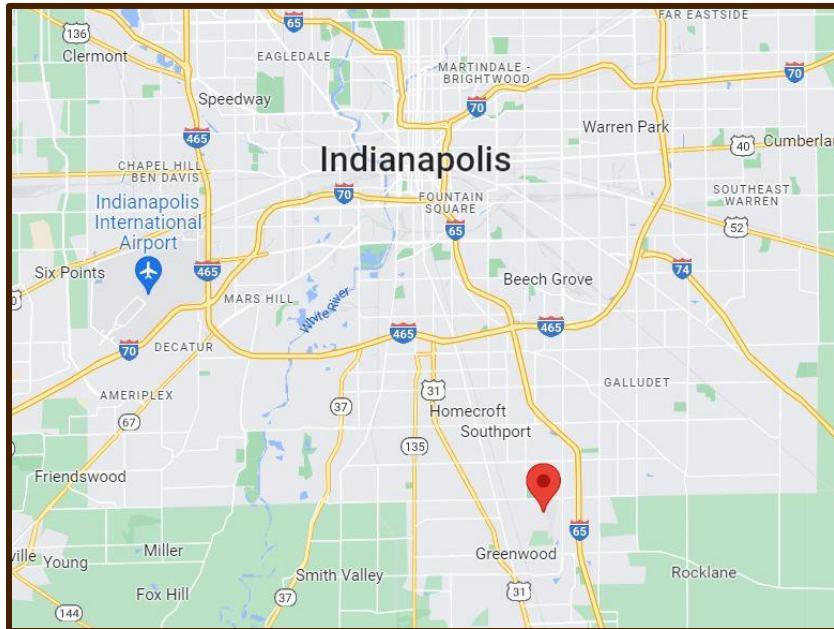
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Energy Efficiency: The building meets standards required for commercial buildings.



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Rudy Schwarz 317-201-3248
 RSchwarz@Enterprise-Realty.com

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 JTBriggs@Enterprise-Realty.com