



221

S Franklin Rd

For Lease

(1) 128,000 SF Suite 400

- Total 128,000 SF
 - Suite 400: 128,000 SF with 1,710 SF office
 - 14 docks / 1 drive-in (12' x 14')
- Gas Radiant heat over the dock area
- 24' – 25' clear height
- ESFR fire protection
- Heavy power
- Zoned I-3
- ± 1.4 acres of trailer/outside storage
- All city utilities
- Less than 1 mile to I-465
- \$4.25 NNN / SF
- \$1.82 Est. Operating expenses for 2025

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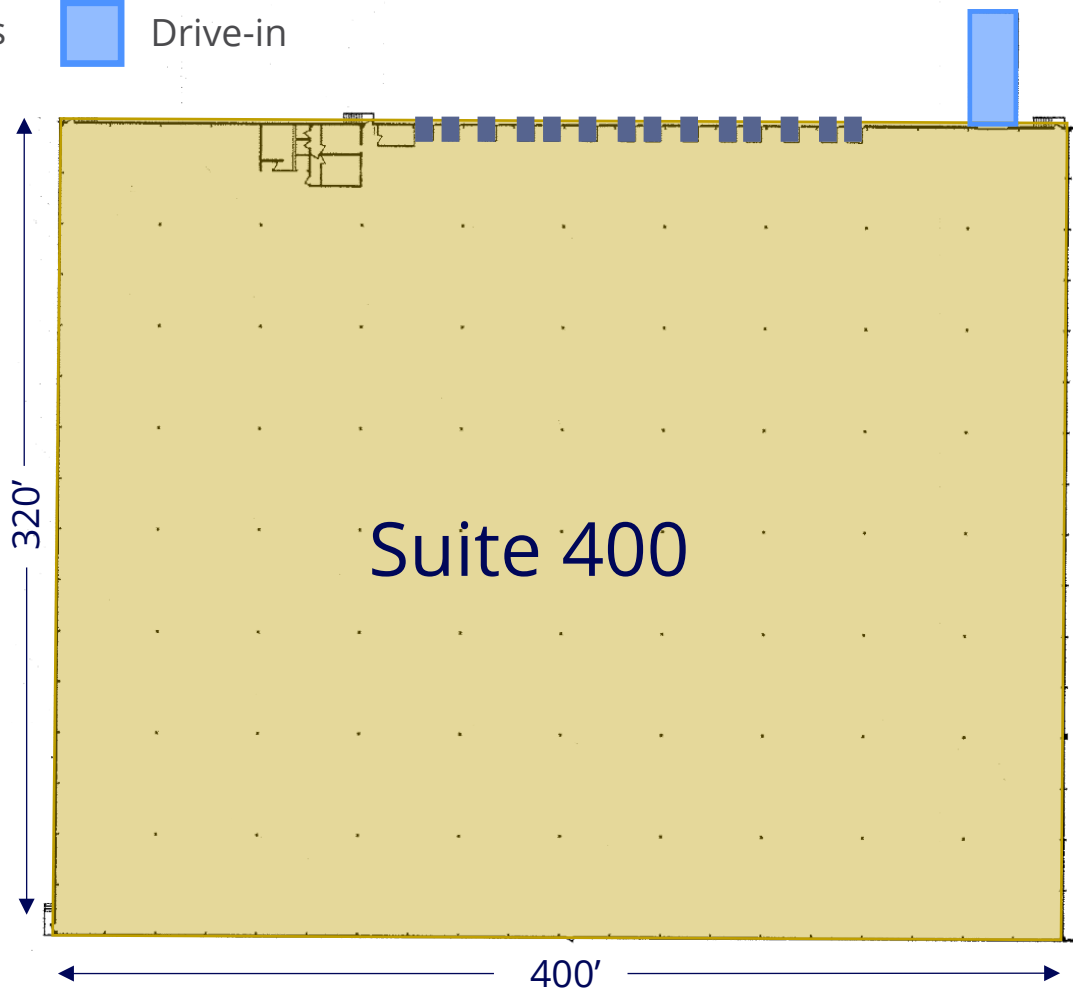
Floorplan



Docks



Drive-in



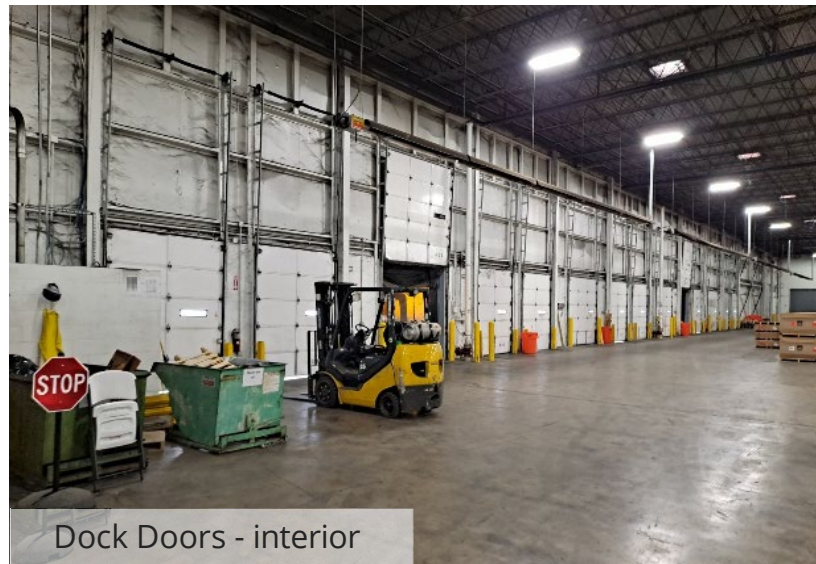
Suite 400 Specifications

Total SF	± 128,000 SF
Office	± 1,710
Clear Height	24' – 25'
Column Spacing	40' x 40'
Docks	14
Drive-ins	1 (12' x 14')
Lease Rate PSF	\$4.25 NNN
Operating Expenses PSF	\$1.82
Available	February 1, 2026

Interior Space



Office - warehouse entry



Dock Doors - interior



Warehouse



Warehouse

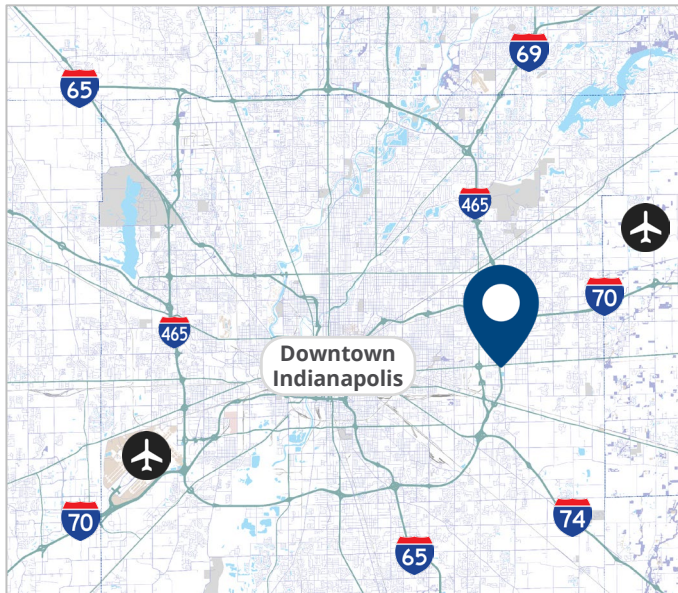
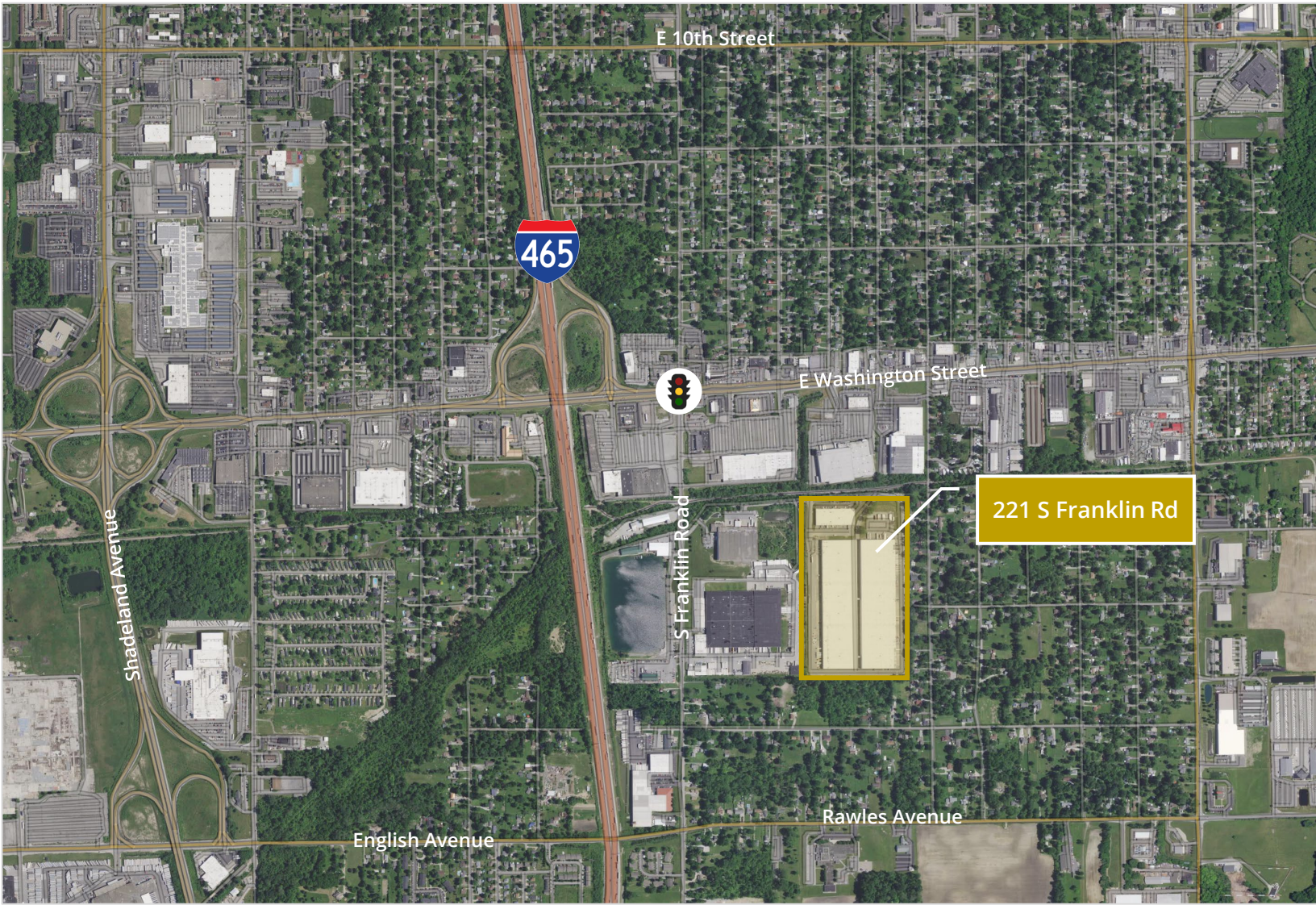


Warehouse Restroom



Warehouse

Location



Local Connectivity

	Miles	Drive Time
I - 465	0.7	1 min
I - 70 East	2.5	5 min
I - 74 East	3.9	7 min
I - 65 South	8.5	16 min
I - 69 North	9.6	13 min
Downtown Indy	7.0	18 min
Indianapolis Intl. Airport	22.3	29 min

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