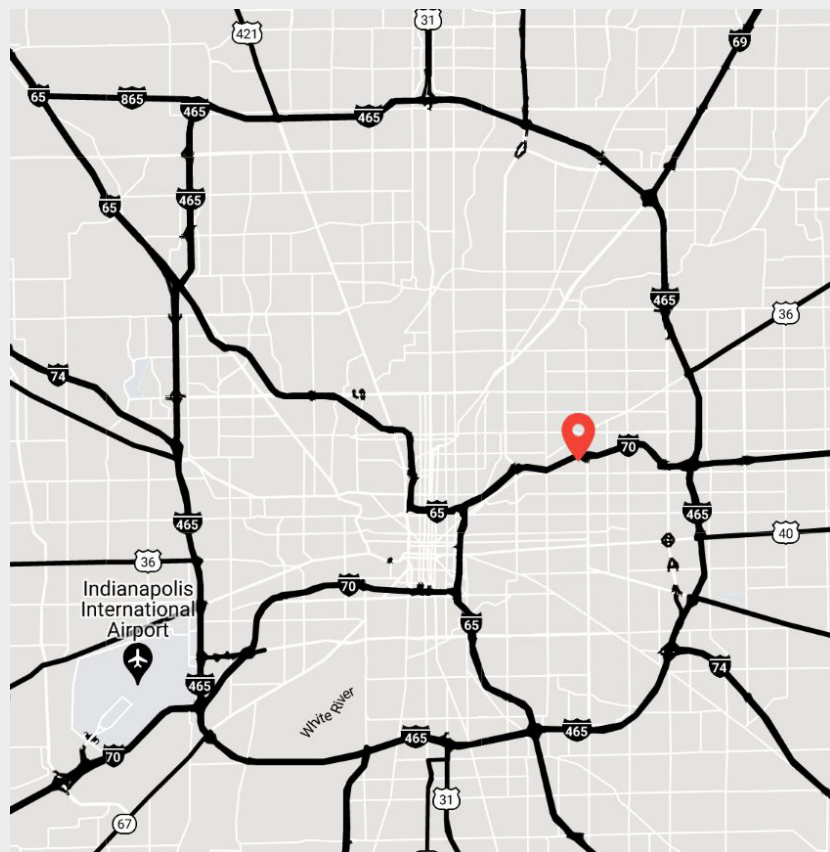




# FOR LEASE

## 4805 Punjab Drive, Indianapolis IN

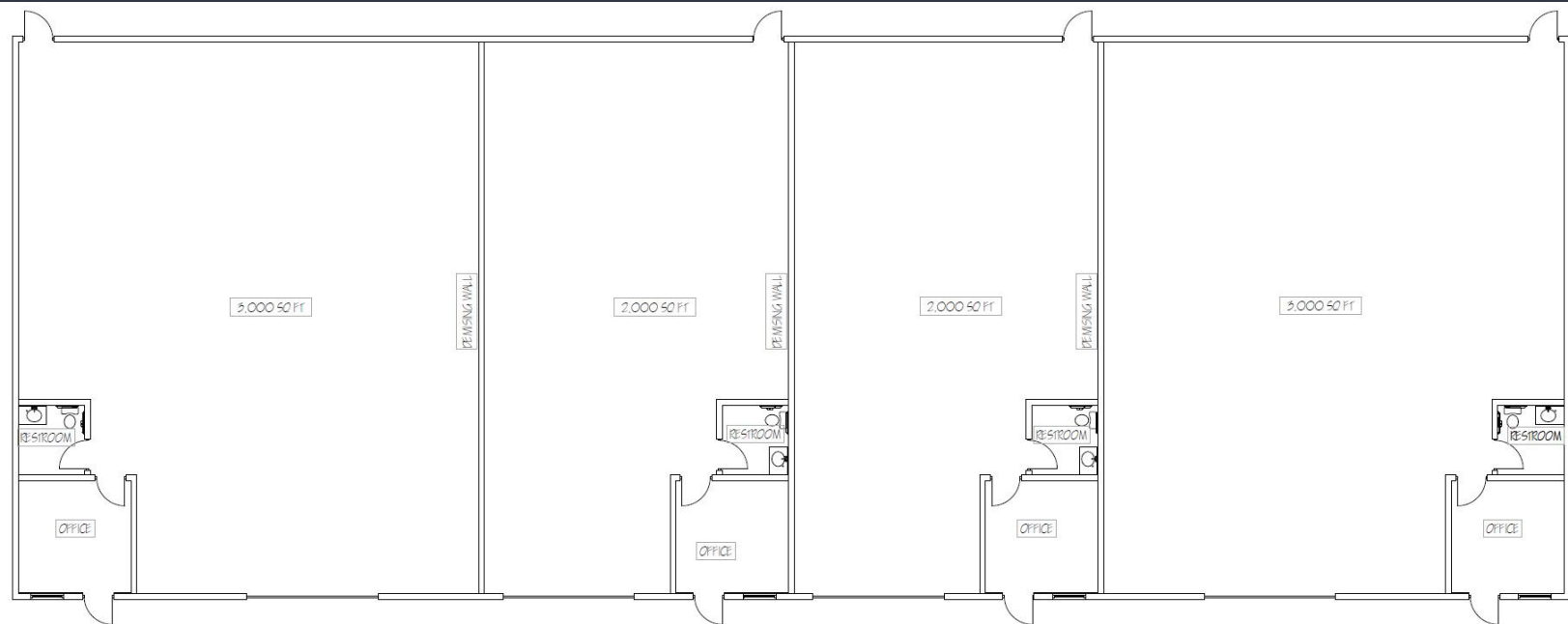
- 2,000 SF - 10,000 SF Units
- Flex Industrial - Office/Warehouse
- \$12.00 per SF NNN
- 1 Office - 1 Bathroom per Unit Build-out Completed
- 18' Clear Height
- 14' x 14' Drive In Overhead Doors w/ openers
- Heated and Cooled Office Space w/ heated warehouse
- Great Highway Access to I-70, I-465 & Downtown
- Ample Parking
- 120/208V | 3-phase Electrical
- I-2 Zoning



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# Floor Plan



## Office/Bathroom Build-Out



- Versatile Space
- Modern Infrastructure
- Lease flexibility
- Accessibility & Visibility
- Cost Effective Operations
- Growth Flexibility
- Customizable Workspaces
- Competitive Lease Rates

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