



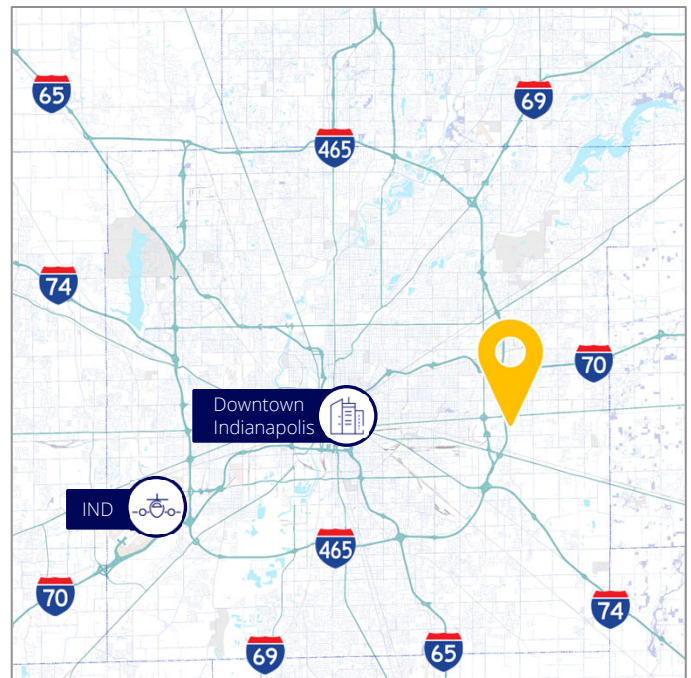
FOR SUBLEASE

333 S Franklin Rd

Indianapolis, IN 46219

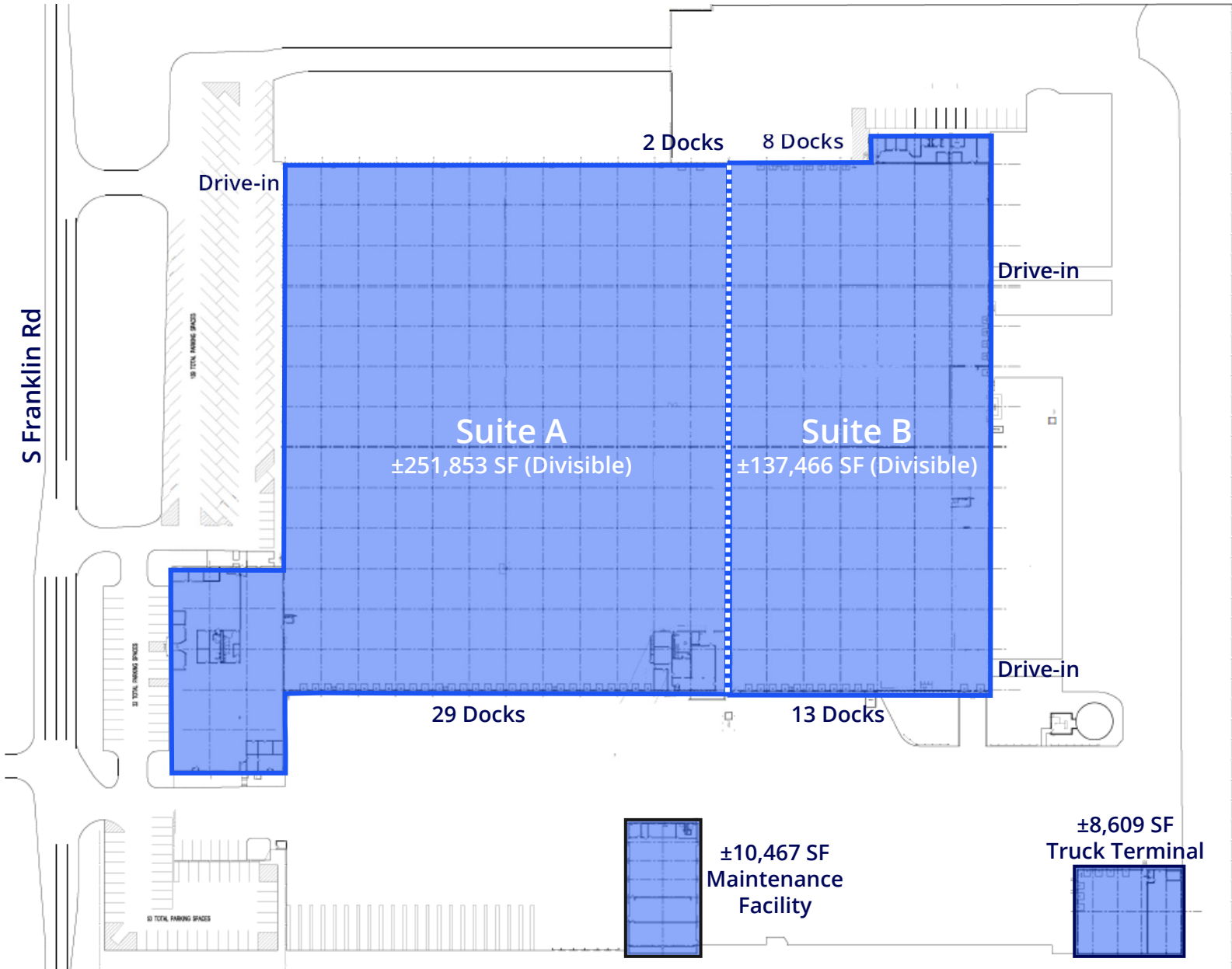
±408,395 SF Available (Divisible to ±30,000 SF)
Distribution center, maintenance facility, and truck terminal

- Customizable space sizes and flexible terms available
- 59 Dock doors & 12 Drive-in doors
- 23'6" Clear height
- Wet sprinkler system
- Ample auto & trailer parking
- Fully secured with outdoor storage available
- Immediate access to I-465, offering excellent connectivity to Indy's interstate systems
- Building renovations recently completed



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Site Breakdown

Suite	Size (SF)	Warehouse (SF)	Office (SF)	Docks	Drive-ins
Suite A	251,853	227,859	23,994	31	1
Suite B	137,466	134,429	3,037	21	2
Maintenance Facility	10,467	7,643	2,824	-	9
Truck Terminal	8,609	8,409	200	7	-





Miles	Drive Time
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Cincinnati, OH	104	1 hr 38 min
Louisville, KY	117	1 hr 53 min
Columbus, OH	170	2 hr 31 min
Chicago, IL	191	3 hr 10 min
Detroit, MI	280	4 hr 10 min
St. Louis, MO	252	4 hr 37 min