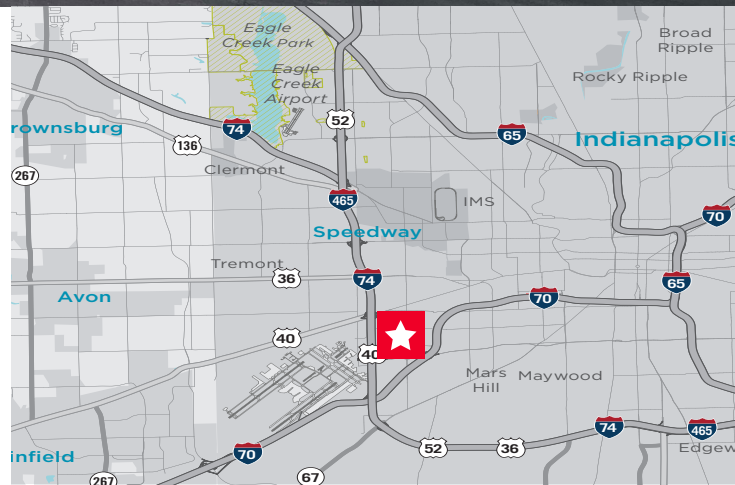




## Property Highlights

Up to 18,916 SF of office and warehouse available

- 4,729 SF - 18,916 SF
- New HVAC/electrical/plumbing systems
- Whitebox delivery condition
- New common area restrooms
- Unmatched I-465 signage opportunity
- Excellent access to I-465/I-70/airport
- Sprinklered
- 93 parking spaces
- 1 drive-in door
- \$15.00/SF net of utilities and janitorial
- Sale Price: Negotiable



### Joshua Graham

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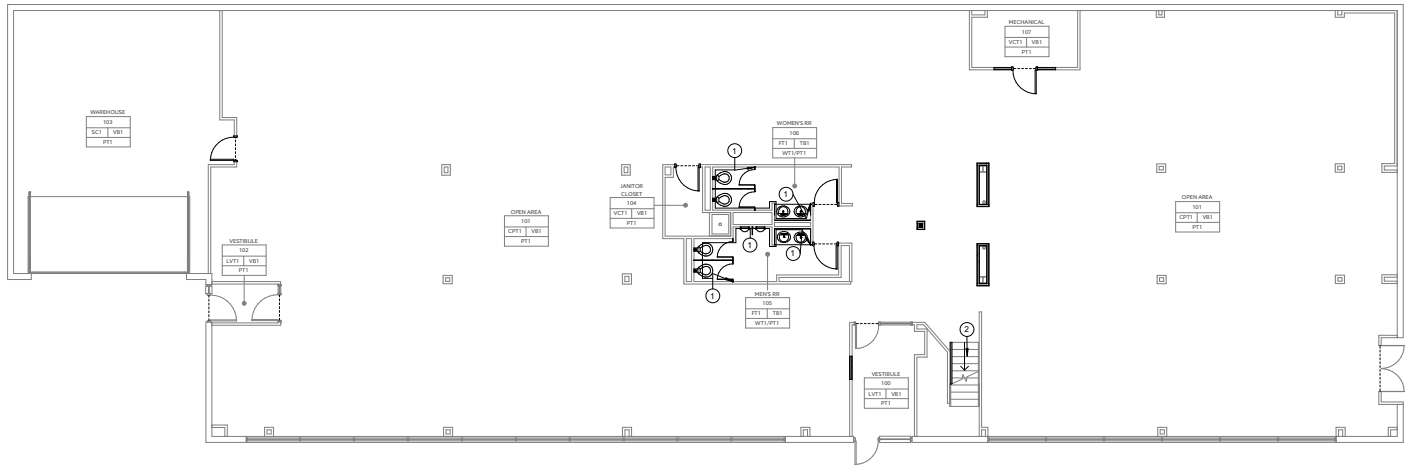
One American Square, Suite 1800

Indianapolis, IN 46282

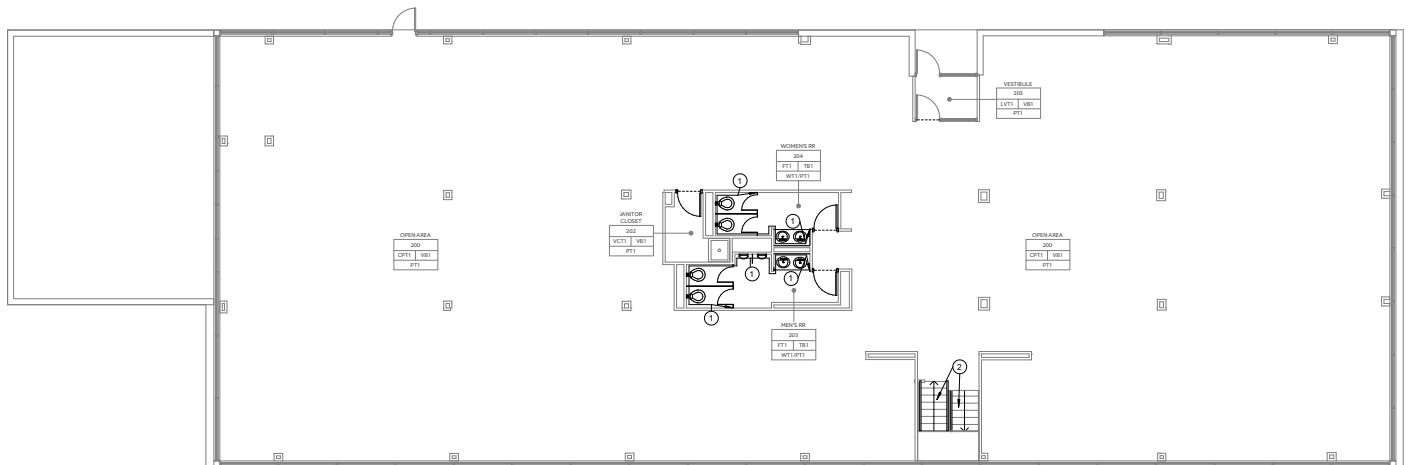
Main +1 317 639 0515

[cushmanwakefield.com](http://cushmanwakefield.com)

**Floor Plans**



**1 FIRST FLOOR FINISH PLAN**  
1/8" = 1'-0"



**2 SECOND FLOOR FINISH PLAN**  
1/8" = 1'-0"

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