



ALLIES
COMMERCIAL
REALTY




FOR SUBLEASE Prime Industrial Space in Pendleton Submarket


Industrial


8252 S SR-67 PENDLETON, IN 46064


VIEW THIS LISTING ONLINE 


 **ASKING RATE**
\$7.25/SF NNN
OPEX: \$2.10/SF


 **AVAILABLE SPACE**
± 20,703 SF Total
± 16,563 SF Warehouse
± 4,140 SF Office (Two-story)

 **ZONING**
General Business (GB)


 **OFFICE FEATURES**
5 Private Offices
Kitchen/Break Area

 **DRIVE-IN DOORS**
Eight (8) 12'x14'
One (1) 10'x10'

 **DOCK DOOR**
One (1) with leveler

 **CLEAR HEIGHT**
17'

 **POWER**
1,200 Amps | 120/240V |
3-Phase Power

 **HIGHWAY ACCESS**
Located on US Hwy 36
4.4 mi (7 min) to I-69,
11 mi (16 min) to I-70 and
22 mi (29 min) to I-465

 **RENOVATIONS**
Built 2000 | Renovated 2024





Warehouse
± 16,563 SF



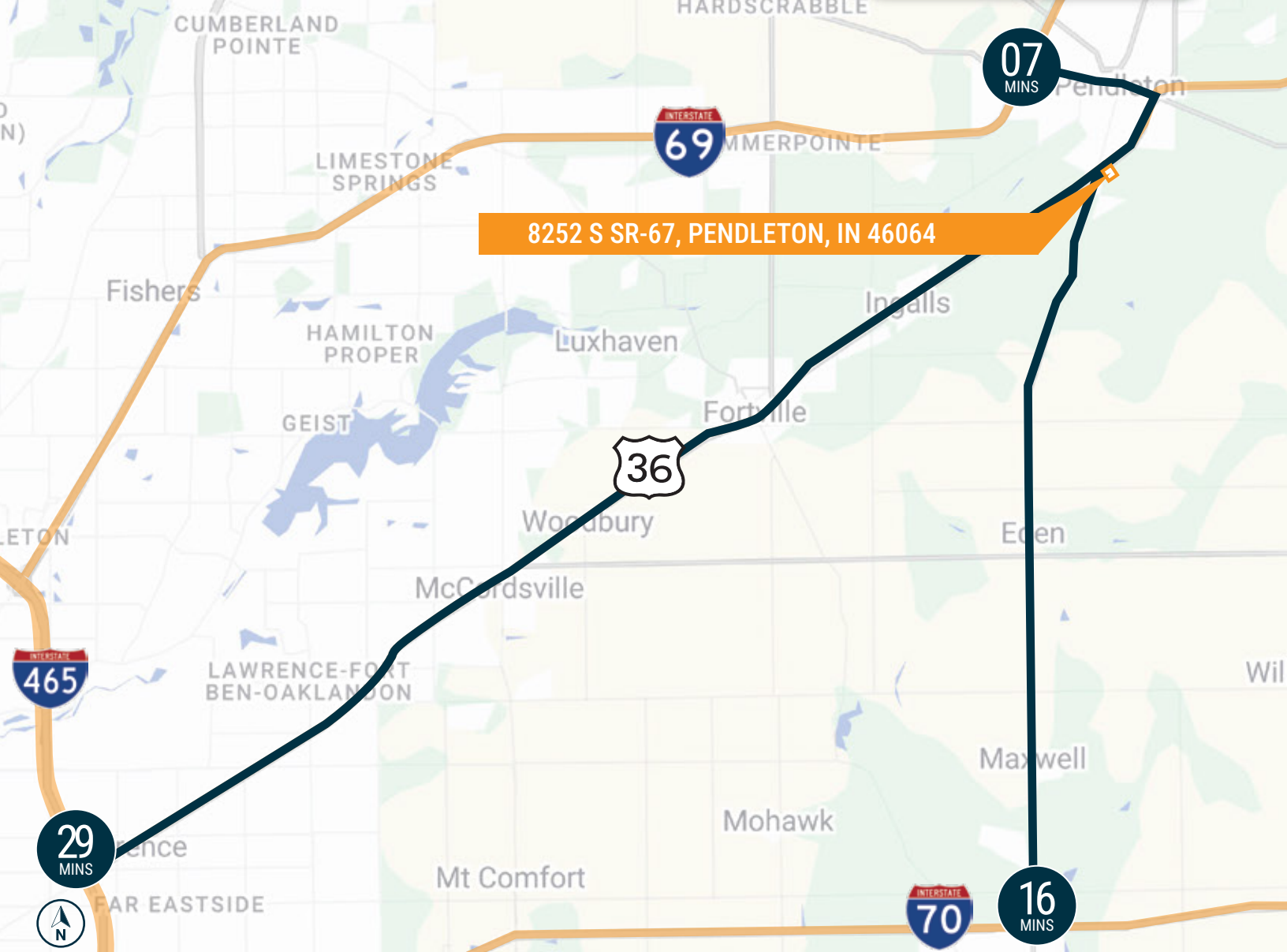
Office
± 4,140 SF



LOCATION



DISTANCE	
I-69	4.4 miles (7 mins)
I-70	11 miles (16 mins)
I-465	22 miles (29 mins)



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