

FOR LEASE | NEWLY CONSTRUCTED INDUSTRIAL FLEX 6,750± UP TO 13,500± SF | IMMEDIATE AVAILABILITY

NEQ OF E NORTHFIELD DR & US 136 | 1681 E NORTHFIELD DR | BROWNSBURG, IN 46112 (HENDRICKS COUNTY)



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PROPERTY FEATURES:

- **AVAILABLE FOR LEASE: 6,750± SF up to 13,500± SF newly constructed industrial flex space** at northeast corner of E Northfield Dr & US 136 in Brownsburg, IN just south of I-74. Construction completed 03.01.2024.
- Located in Brownsburg's major industrial area with Schumacher Racing and other racing tenants in addition to distribution, life sciences, logistics, fitness and other users.
- Immediate availability with all suites including a 12' x 10' office and dedicated restroom; additional office space (BTS) available per tenant requirements.
- Site is .29 miles from US 136 (Crawfordsville Road) and 2.19 miles from I-74 & Ronald Reagan Pkwy interchange.



FOR LEASE: DIVISIBLE
6,750± SF up to 13,500± SF



DIMENSIONS
Building: 135' x 250'
Suites: 135' x 50'
Office: 12' x 10'



OVERHEAD DOORS
Two per suite
(1) 12' x 14' and (1) 24' x 14'



AVAILABLE
Immediate Occupancy



FLOORS
6" Concrete slab on grade;
Mezzanine 3" concrete slab
over 1" metal pan deck; each
4,000 psi



MEZZANINE DIMENSIONS
14' 6" x 50'
(load capacity of
125 PSF live load and
60 PSF dead load)



INTERIOR LIGHTING
Lithonia Compact Pro
LED High Bay Lights -
30,000 lumens



HVAC
Heat throughout
A/C in office only



FIRE PROTECTION
Wet System



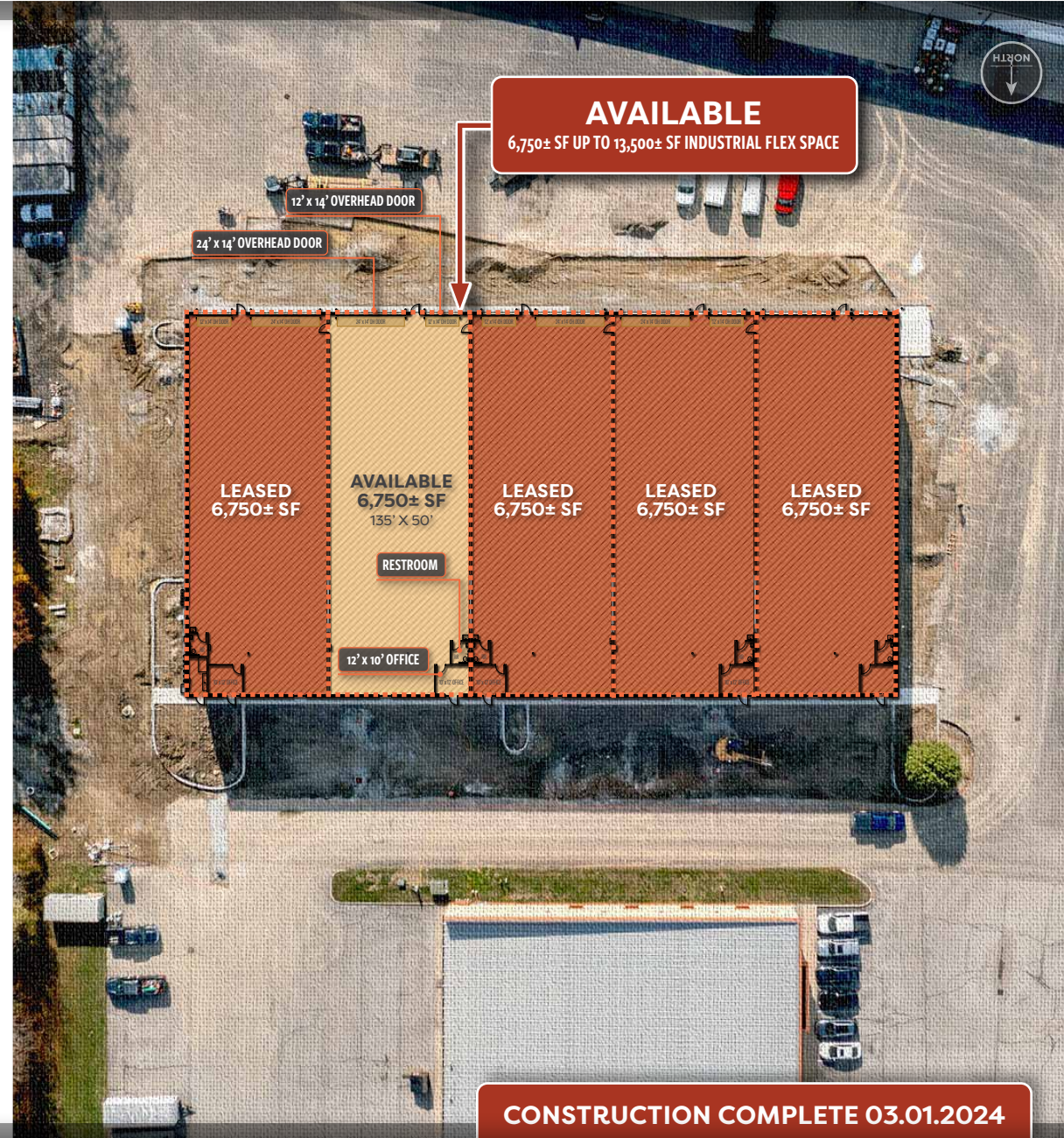
ROOF
.045 mil TPO
membrane system



POWER
225 Amp - 120/208V



CLEAR HEIGHT
24'



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**BROWNSBURG EAST
MIDDLE SCHOOL**

REAGAN ELEMENTARY

US 136/CRAWFORDSVILLE ROAD

SUMMERS PLUMBING HEATING & COOLING

CROSSFIT 9 DEGREES

BROWNSBURG BALLROOM

JOHN CUMMISKEY RACING

TEAM SPORTS APPAREL

HMD MOTORSPORTS

HOOSIER TRAINER

LEX JOON RACING

CONTENDERS WRESTLING

BROWNSBURG FITNESS

MOTORSPORTS WAY

SCHUMACHER RACING

E NORTHFIELD DR

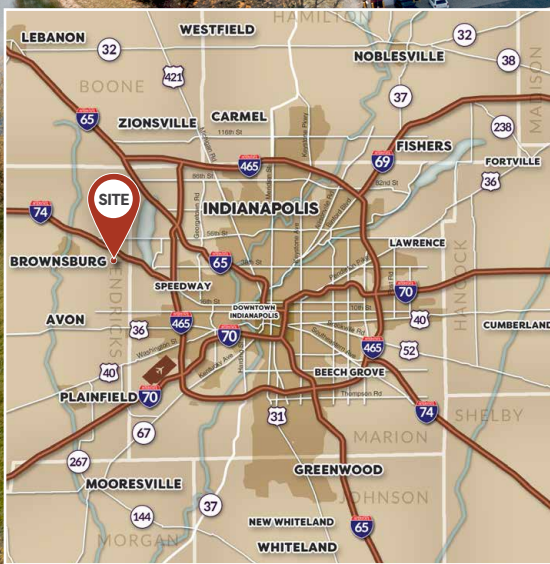
CBD MODULAR EXTRACTION

ACCESS TO SITE

TASCA RACING

SITE

**SIX SIX APPAREL
MOTORSPORTS PD
FIGHT BACK FITNESS**



**Brownsburg, IN
Hendricks County**

CONSTRUCTION COMPLETE 03.01.2024