

INDUSTRIAL PROPERTY FOR SUBLEASE

# INDUSTRIAL SUBLEASE AVAILABLE

8804 Bash Street, Suite E  
Indianapolis, IN 46256

FOR MORE INFORMATION, CONTACT:

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# PROPERTY SUMMARY

**For Lease** | Industrial Sublease Available, 8804 Bash Street, Suite E, Indianapolis, IN 46256



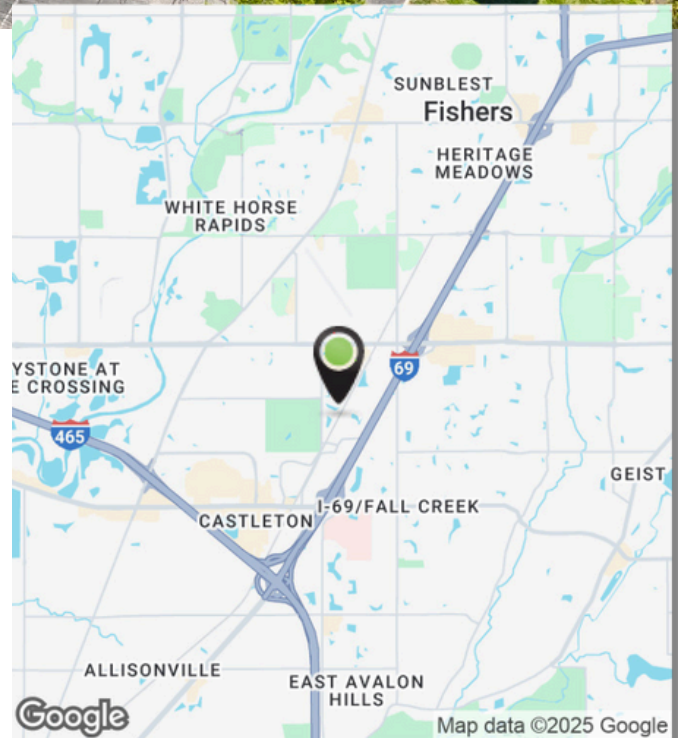
## PROPERTY DESCRIPTION

**Industrial Sublease | 19,413 SF Available**

Discover an exceptional industrial opportunity just off I-69 and 82nd Street near Hamilton County. This 19,413 SF space includes 15,387 SF of warehouse and 4,026 SF of office, offering an ideal setup for industrial, logistics, or distribution users in a highly desirable northside location.

The property features an 18' clear height, open floor plan, and flexible layout to accommodate a variety of operational needs. Available through a sublease running until February 28, 2027, it provides a move-in-ready solution with short-term flexibility for growing businesses.

Tenants benefit from convenient access to 82nd, 96th, and 116th Streets and the nearby Fishers District, surrounded by dining, retail, and entertainment options. This location offers both strategic access to customers and a vibrant setting for employees and clients alike.



[VIEW LISTING WEBSITE](#)

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# PROPERTY HIGHLIGHTS

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## PREMIER NORTHSIDE INDUSTRIAL OPPORTUNITY

Positioned adjacent to highly desirable Hamilton County, this property offers exceptional functionality and flexibility for logistics, distribution, or general industrial users. Featuring three docks and two oversized drive-in doors, the facility is designed to handle a wide range of operational needs.

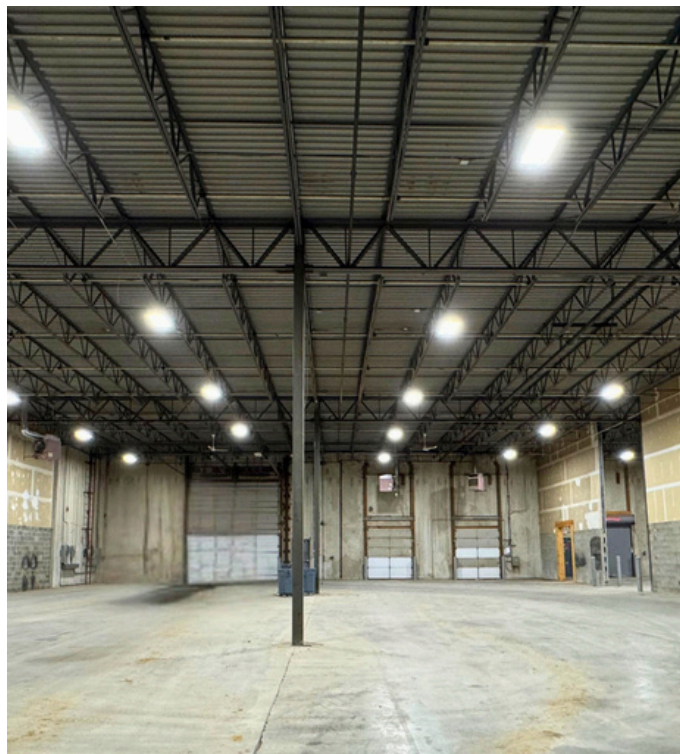
A two-story office component provides a true headquarters feel, complete with multiple conference rooms and direct access to the warehouse from both levels. The layout supports seamless connectivity between office and warehouse operations, ideal for growing companies that value efficiency and presence.

Strategically located on Indianapolis' north side, this property offers unmatched access to major transportation routes, a strong labor pool, and proximity to key customer bases, making it a smart move for companies looking to expand or relocate in one of Central Indiana's most sought-after industrial corridors.

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## PROPERTY HIGHLIGHTS

- **Building Size:** 19,413
- **SF Warehouse Space:** 15,387 SF
- **Office Space:** 4,026 SF
- **Clear Height:** 18'
- **# Dock Doors:** 3
- **# Drive Ins:** 2
- **Year Built:** 1988
- **Zoning:** I-3-S
- **Parking:** Surface Lot – 55 Spaces



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# PROPERTY PHOTOS

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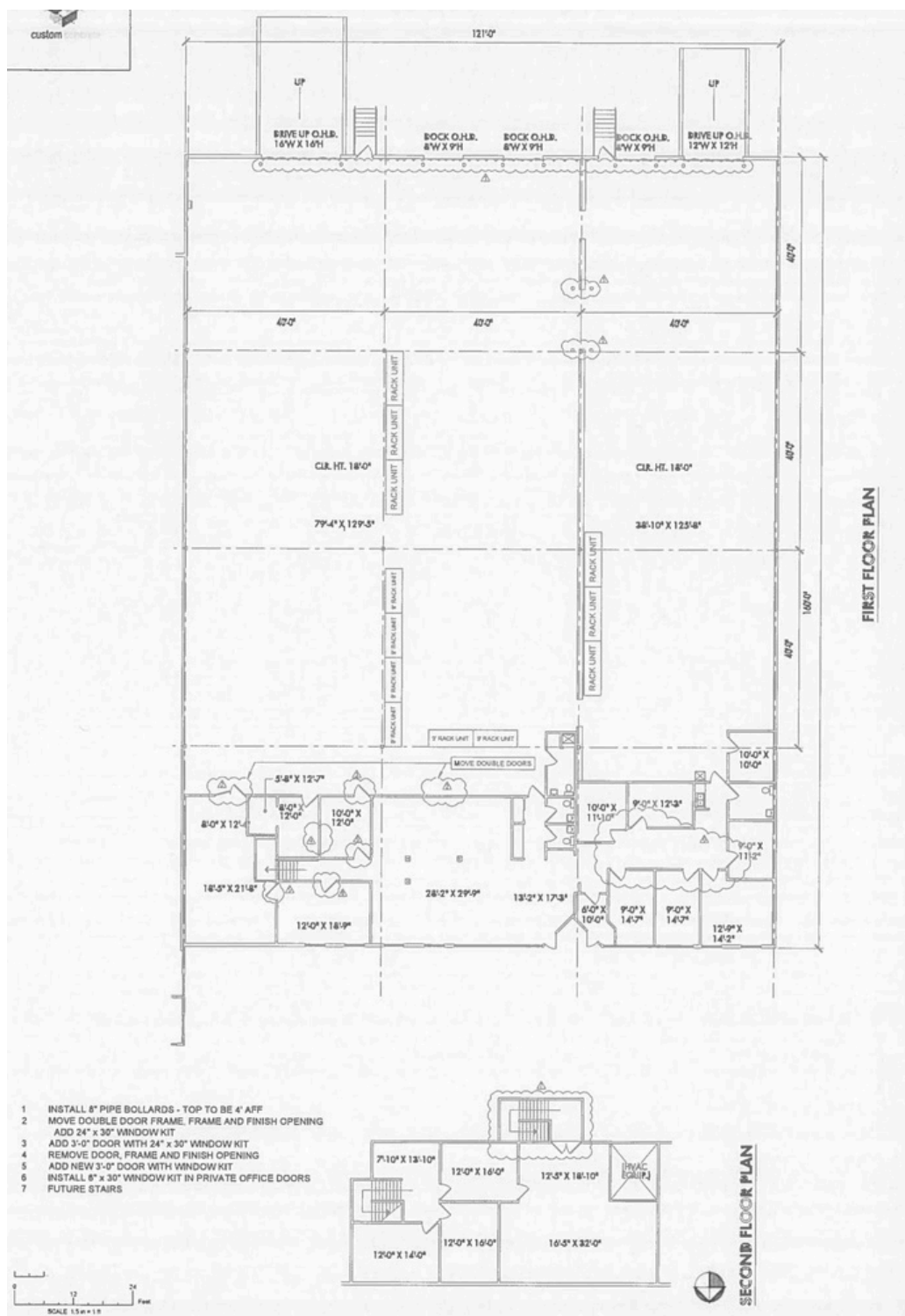


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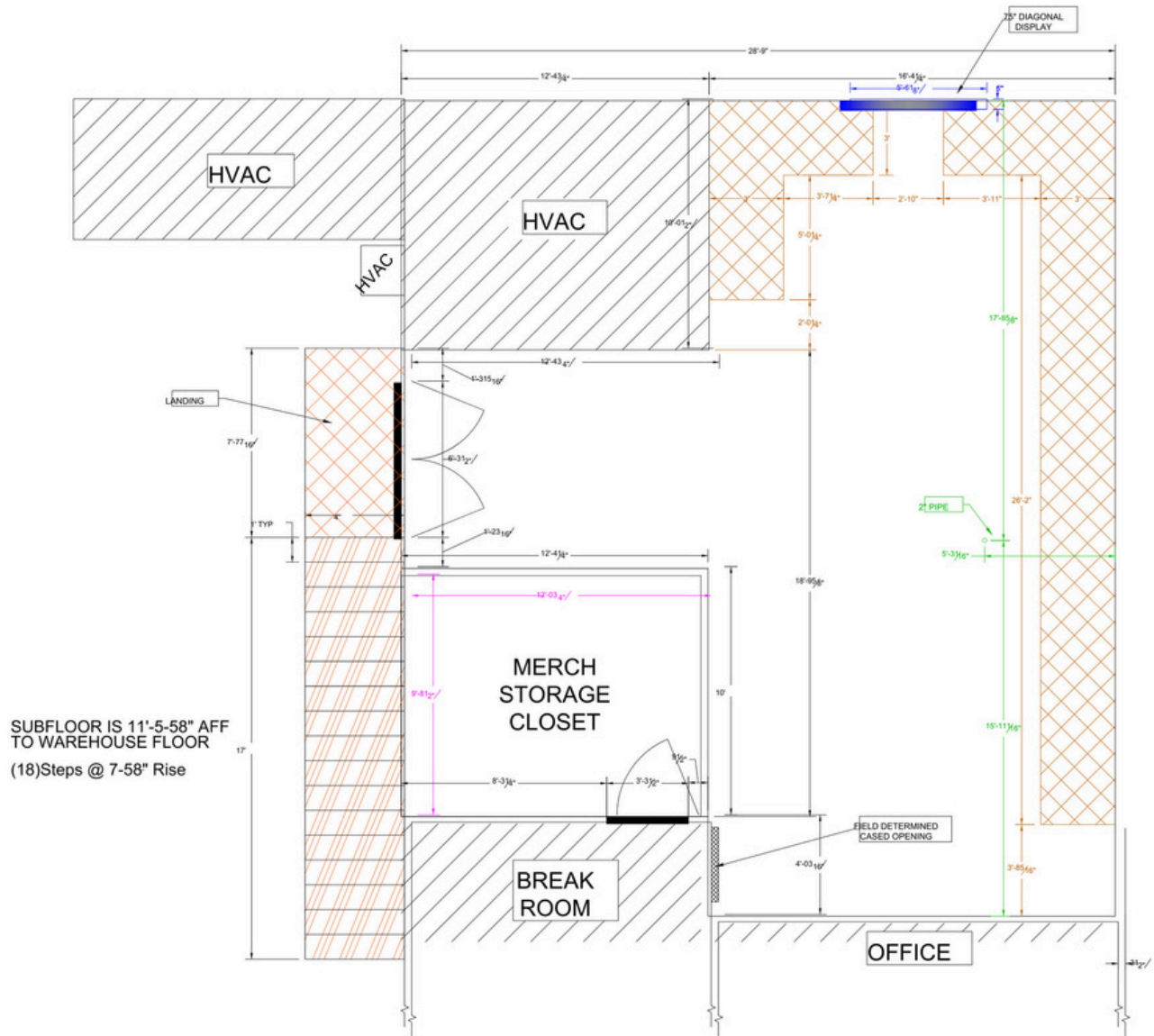
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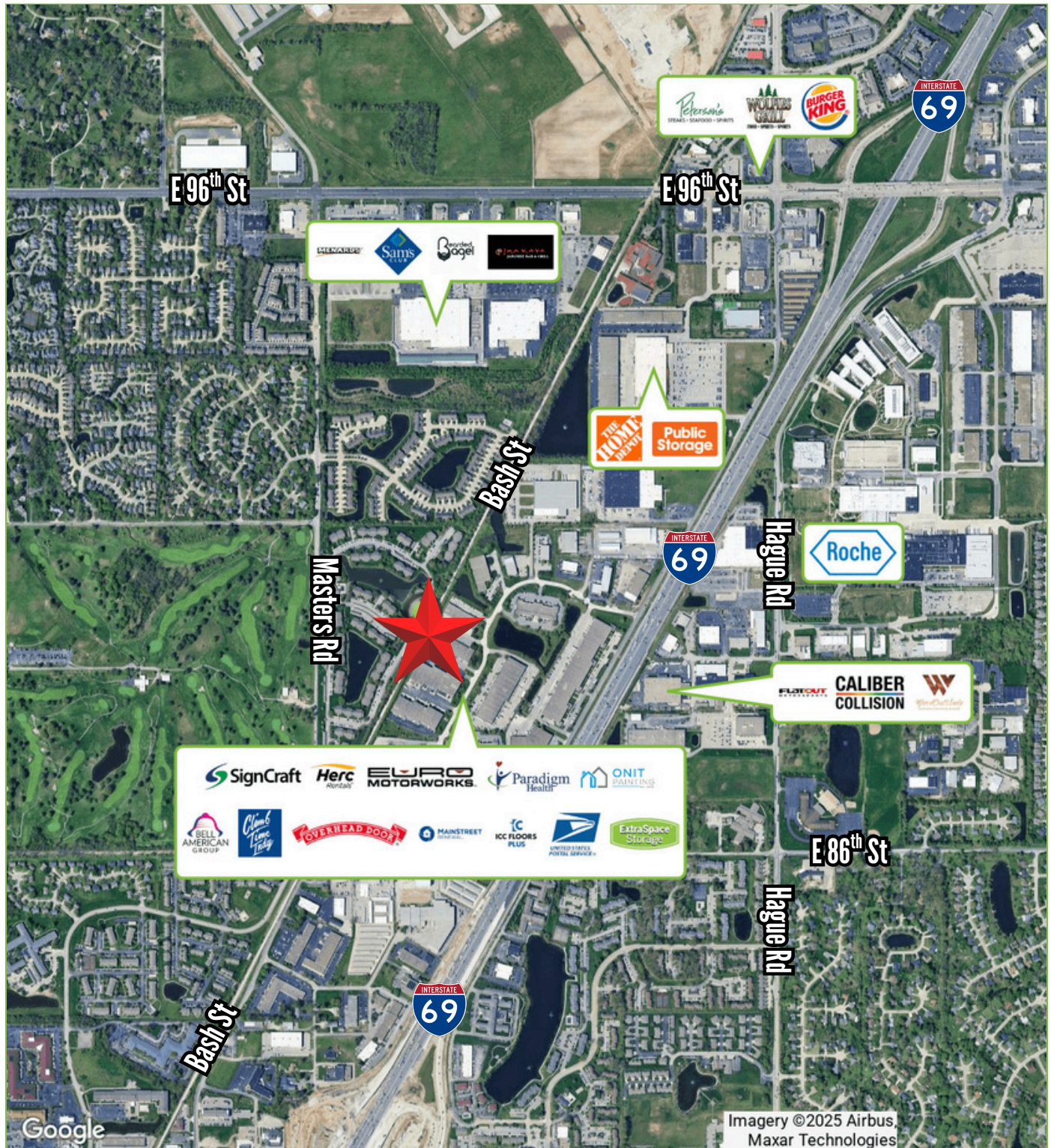
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# LOCATION MAP

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