

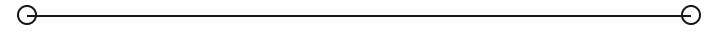


FOR LEASE

**+/- 20,000 SF Flex Industrial
Building Available for Lease**

8035 CRAIG ST

Indianapolis, IN 46250



PRESENTED BY:

WADE WILSON

C: 317.863.9271

wade.wilson@svn.com

**JESS LAWHEAD, SIOR, CCIM,
CBI**

C: 317.447.4403

jess.lawhead@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	22,250 SF
AVAILABLE SF:	+/- 18,820 SF
LEASE RATE:	\$13.00/SF NNN
POWER:	3-Phase 400 amp
ACREAGE:	1.17 Acres
AMENITIES:	Nickel Plate Trail Access 24/7 Security System Gym Volleyball Courts Entertainment/Bar Area
CLEAR HEIGHT (WAREHOUSE):	16' 8"

PROPERTY HIGHLIGHTS

- +/- 20,000 SF of high-end industrial & office space available for immediate occupancy
- Property is situated directly adjacent to the newly constructed Nickel Plate Trail
- 16' 8" clear height in warehouse
- Tenant to have full access to gym, volleyball court, and newly constructed bar/entertainment space
- Ideal corporate headquarters location
- Immediate access to Highway I-69 and I-465

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OFFICE PHOTOS



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WAREHOUSE PHOTOS

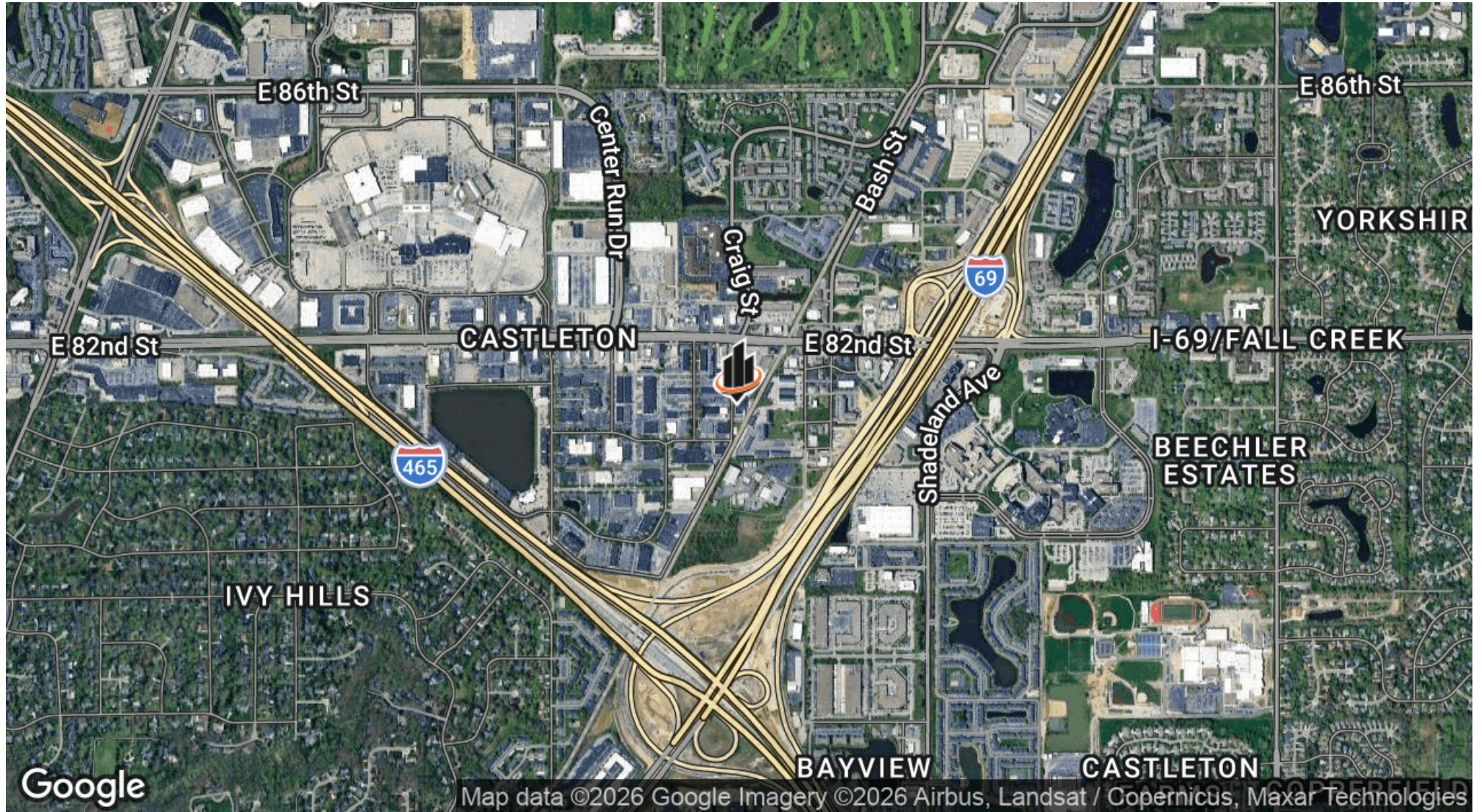


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LOCATION MAP



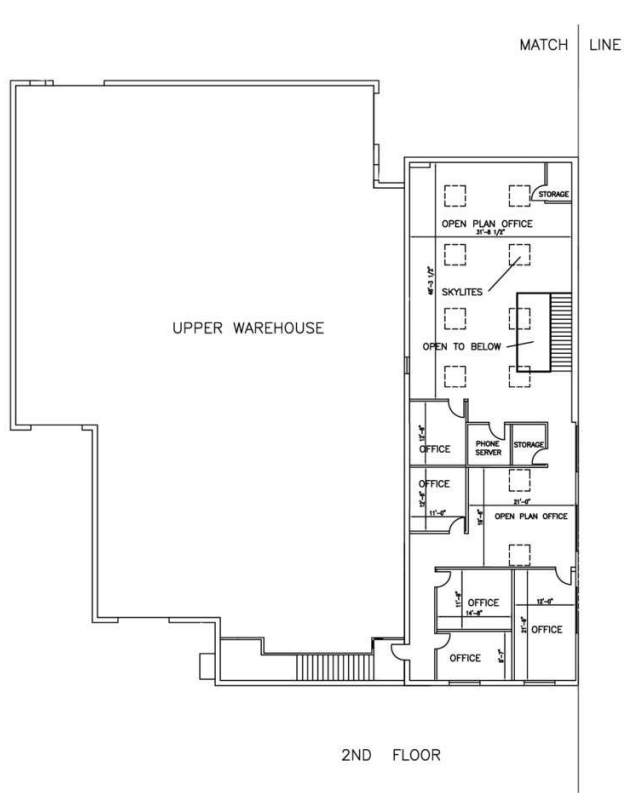
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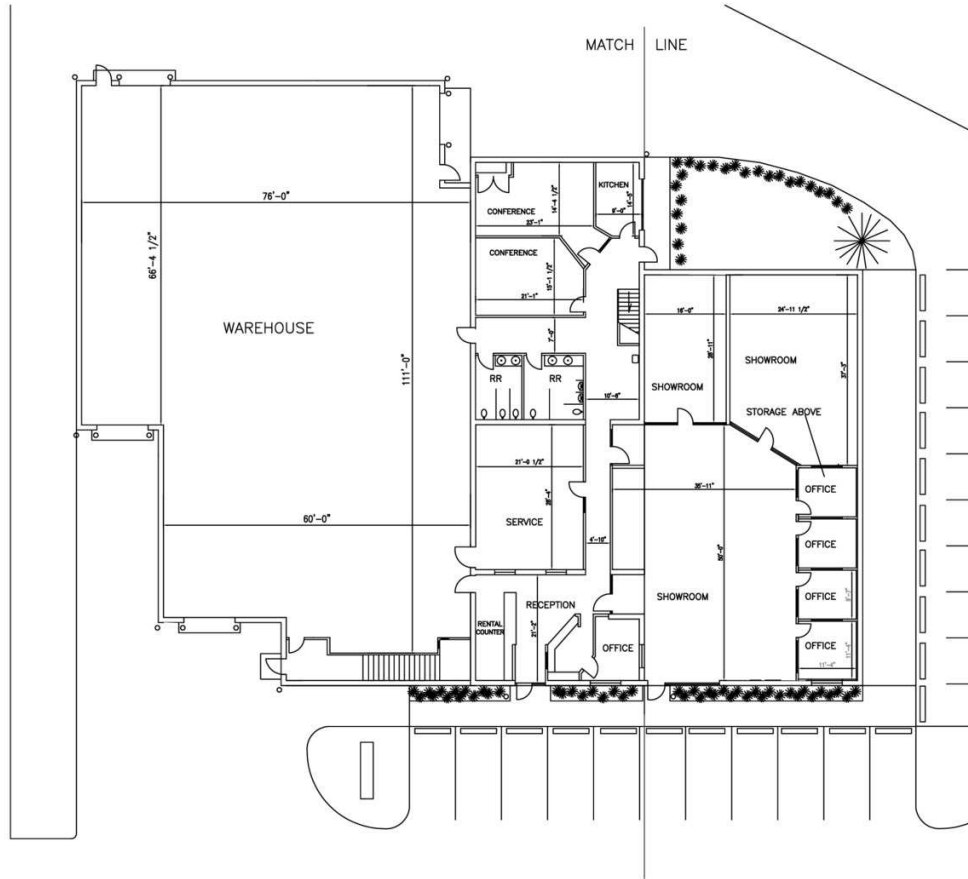
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FLOOR PLAN



2ND FLOOR



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DIRECTLY ADJACENT TO THE NICKEL PLATE TRAIL



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ABOUT SVN



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