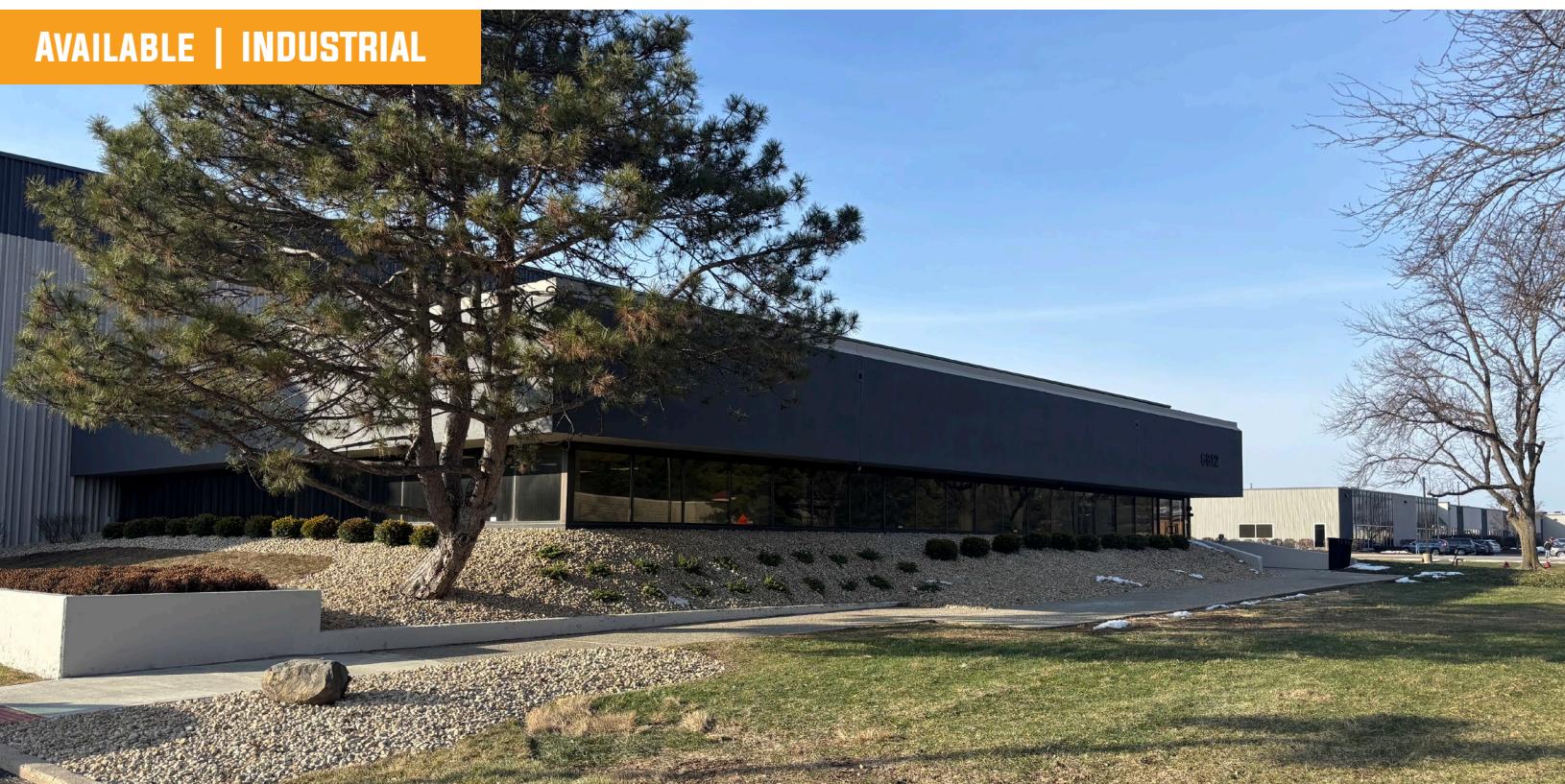


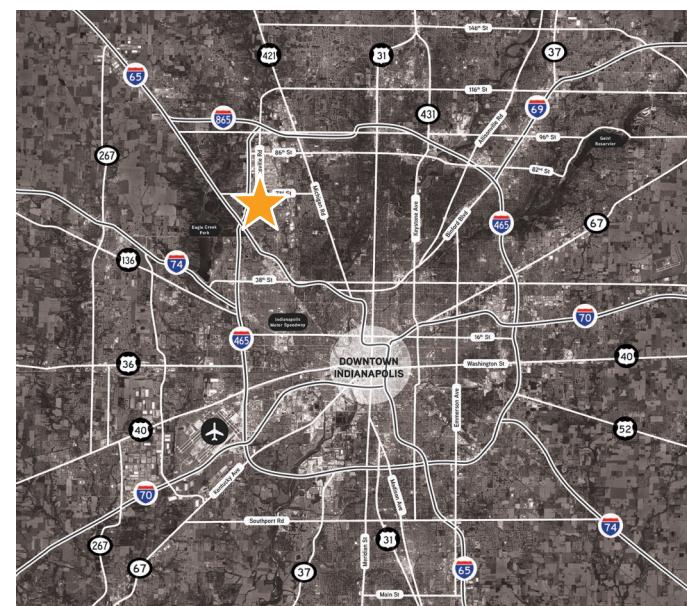
Freestanding Building with Premier Interstate Visibility

6812 Corporate Drive, Indianapolis, IN 46278

AVAILABLE | INDUSTRIAL



- 116,956 SF freestanding building (divisible to ±51,500 SF)
 - Warehouse: 109,521 SF
 - 1st Floor Office: 5,265 SF
 - 2nd Floor Office: 2,170 SF
- 27' clear height
- Dock & drive-in loading
- Potential to secure truck court
- I-465 frontage
- Numerous amenities nearby including retail centers, restaurants and hotels
- 15 minutes to Downtown Indianapolis or Indianapolis International Airport
- **Landlord investing significant capital into interior and exterior improvements**
- Lease Rate: \$8.50 PSF NNN
- Est. Operating Expenses: \$1.46 PSF
- Sale Price: Call Broker



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BILLY POWERS
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property group

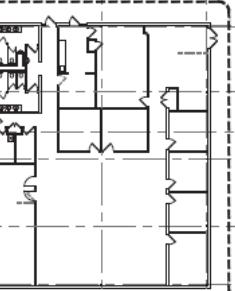
SITE PLAN

■ = dock doors
■ = drive-in doors

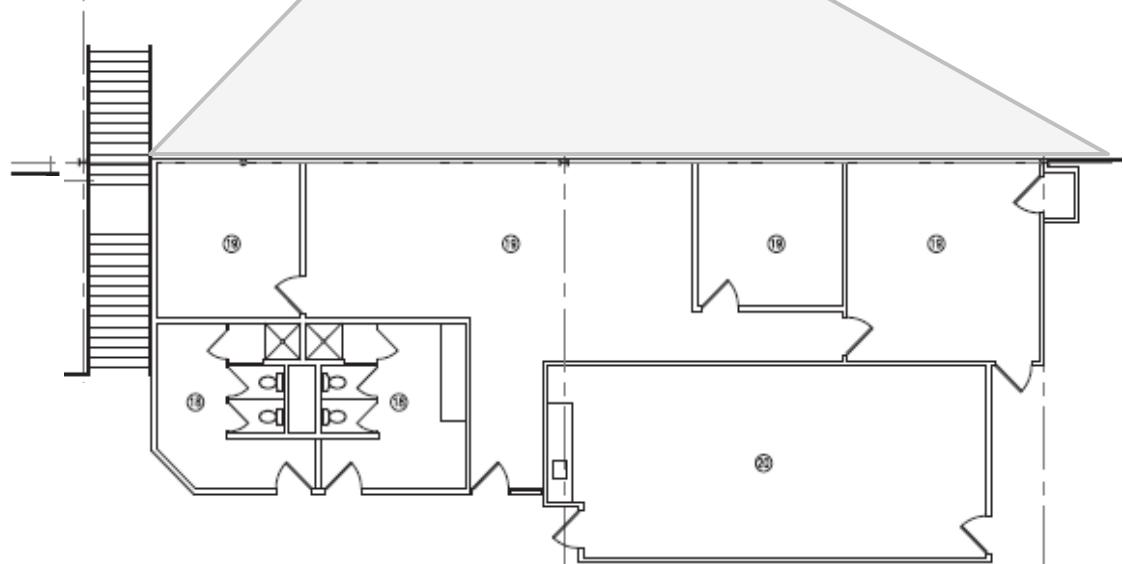
N
NORTH

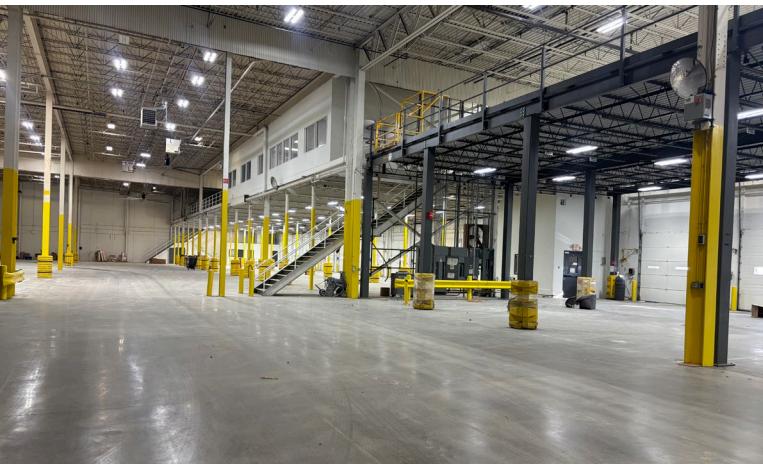
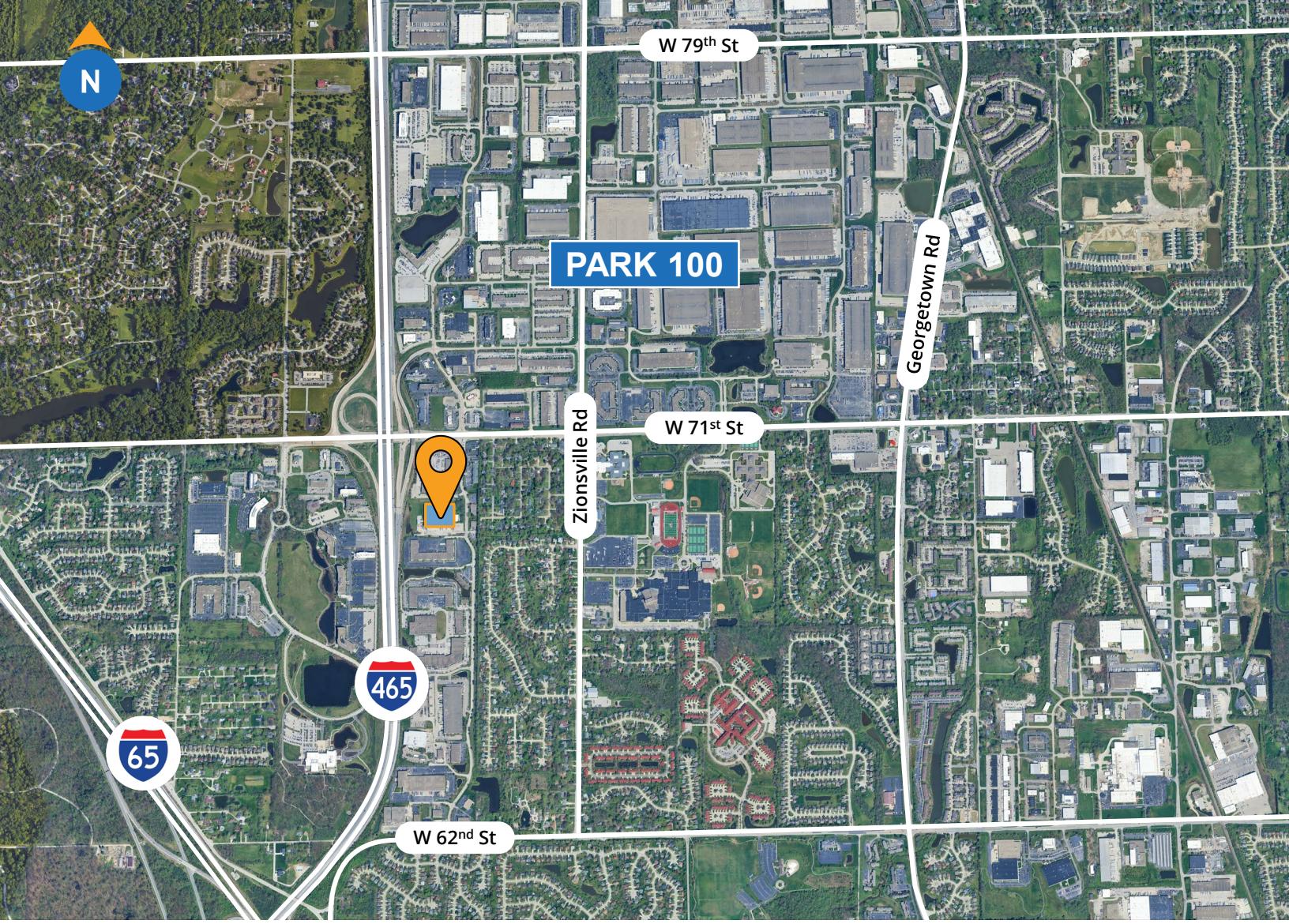
WAREHOUSE
109,521 SF

FIRST FLOOR
OFFICE
5,265 SF



SECOND FLOOR OFFICE
2,170 SF

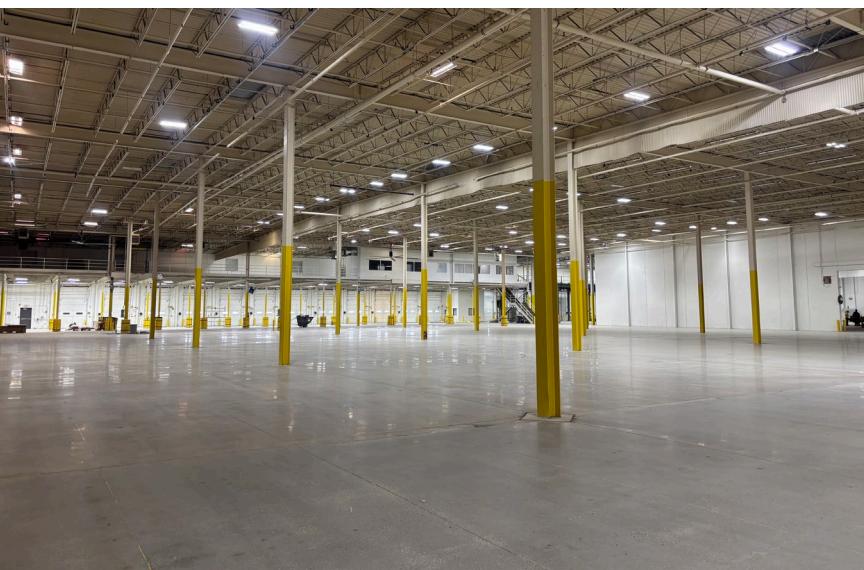




SITE & BUILDING SPECS

Total Building Area	116,956 SF
Site Area	8.34 AC
Office Space	1 ST floor: 5,265 SF 2 ND floor: 2,170 SF
Clear Height	27'
Dock Doors	23
Drive-in Doors	1
Power	800 amps 480 volts
Fire Protection	ESFR
Column Spacing	45' x 40'
Car Parking	63 spaces
Trailer Parking	5 spaces (expandable)
Truck Court	125' (can be easily secured)

RENOVATIONS UNDERWAY!



PLANNED PROPERTY IMPROVEMENTS

OFFICE

- New HVAC units
- Complete renovation of 1st floor and 2nd floor office spaces

WAREHOUSE

- New heating units
- New LED lighting
- Fresh paint

EXTERIOR

- New LED lighting
- Fresh paint
- Fresh landscaping
- New asphalt in truck court from street to west wall of building