



FOR LEASE

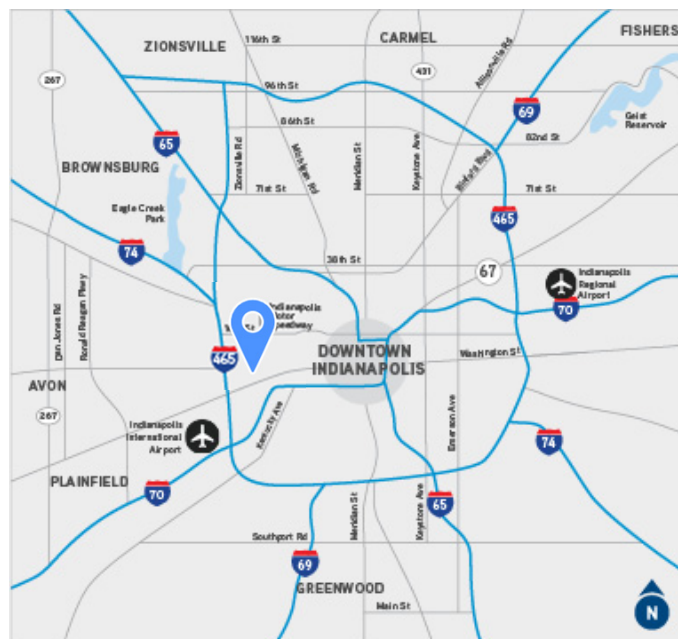
4701 Rockville Road

Indianapolis, IN

Unique Flex Space For Lease

Property Highlights:

- 50,000 SF multi-tenant building
- ± 5,000 – 10,830 SF available
 - Suite D: ± 5,000 SF
 - Suite E: ± 5,830 SF
- (3) Trailer parking stalls available for lease (\$75.00 / stall / month)
- Building is fully air-conditioned
- 24' clear height throughout building
- (1) 16'w x 14'h drive-in door (per suite)
- Floor drains in each suite
- 3 miles to I-465
- Operating Expenses: \$3.00 / SF



Owned By:

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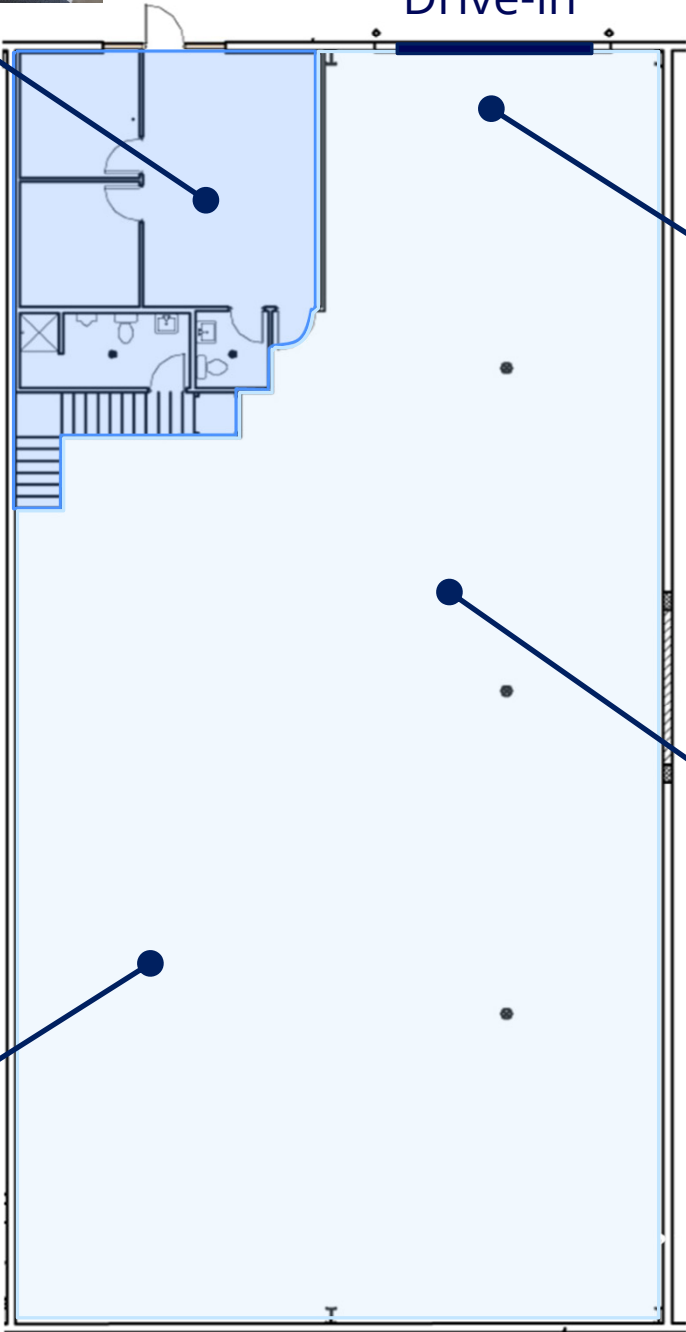
Suite D | Floorplan

SUITE D SPECS

Available SF	± 5,000
Office SF	± 592
Clear Height	24'
Drive-ins	1 (16' x 14')
Rate PSF	\$10.00 NNN
OpEx PSF	\$3.00
Availability	Immediate



Drive-in



Suite E | Floorplan

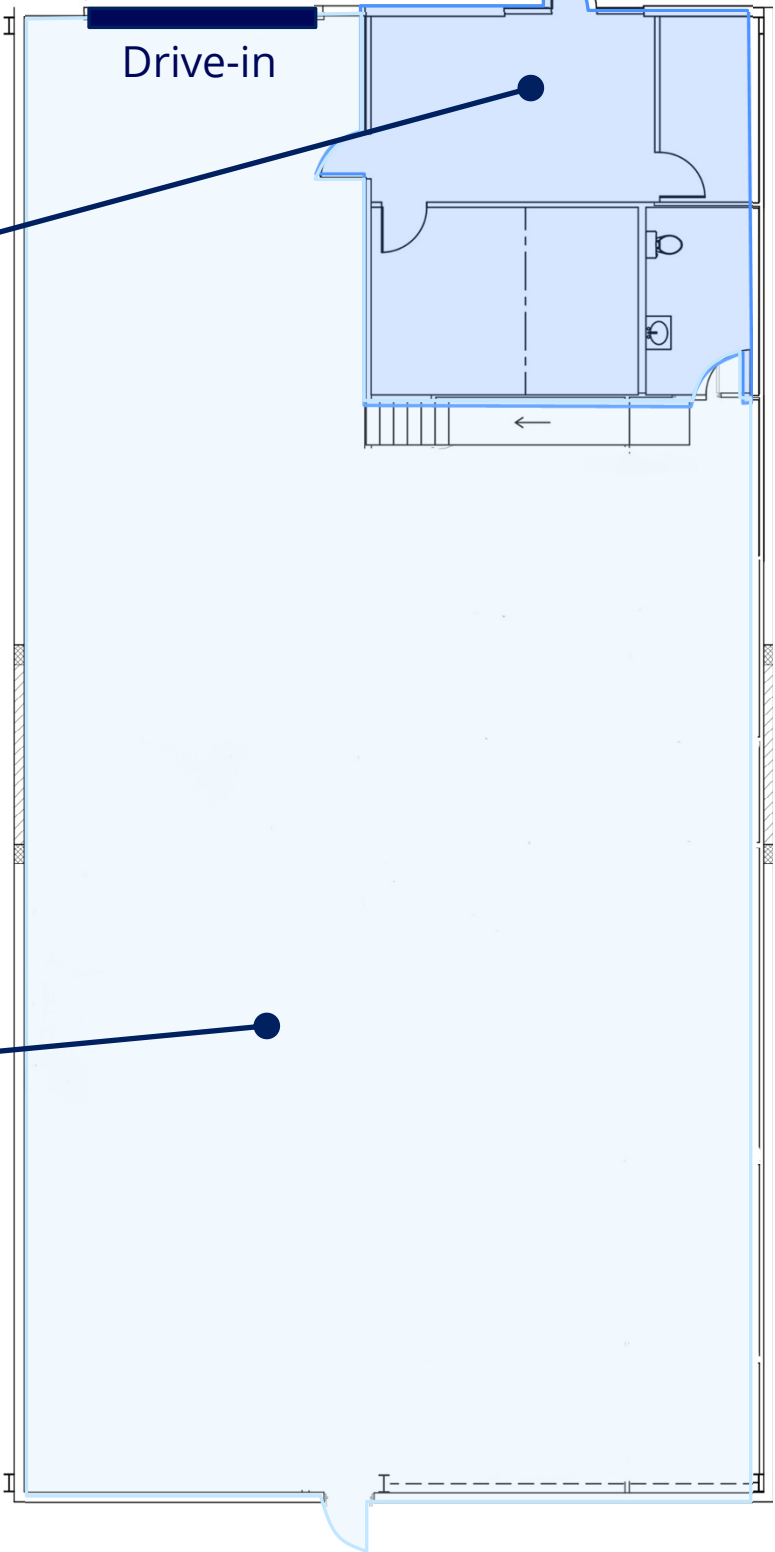
SUITE E SPECS

Available SF	± 5,830
Office SF	± 1,660 (2-Story)
Clear Height	24'
Drive-ins	1 (16' x 14')
Rate PSF	\$10.00 NNN
OpEx PSF	\$3.00
Availability	Immediate

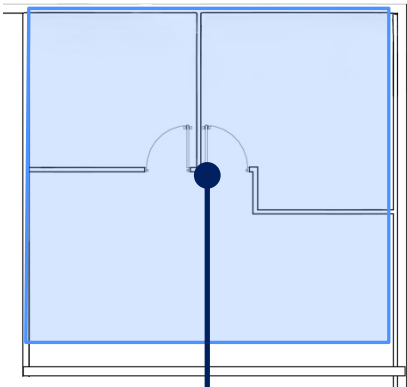
First Floor



Drive-in



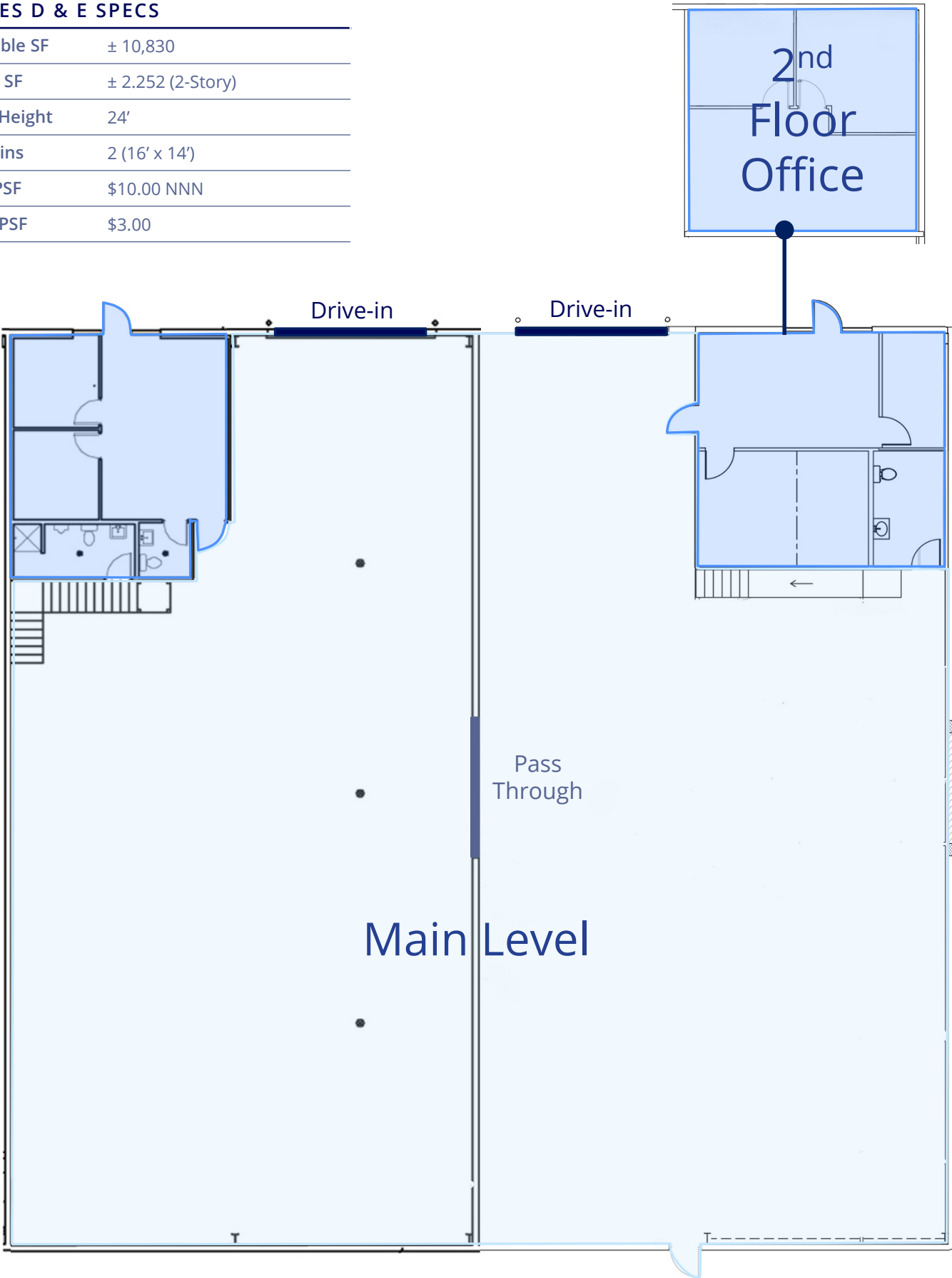
Second Floor Office



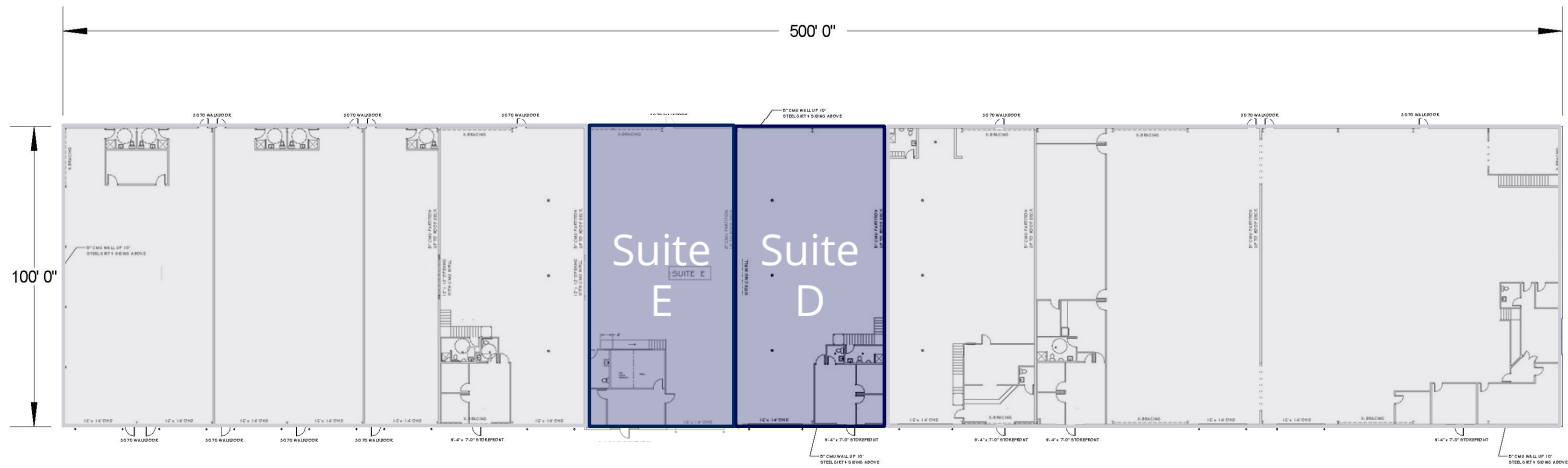
Suites D & E | Floorplan

SUITES D & E SPECS

Available SF	± 10,830
Office SF	± 2,252 (2-Story)
Clear Height	24'
Drive-ins	2 (16' x 14')
Rate PSF	\$10.00 NNN
OpEx PSF	\$3.00



Aerial & Site Plan



LEASE AVAILABILITY

Suite	D	E	D & E
Available SF	± 5,000	± 5,830	± 10,830
Office SF	± 592	± 1,660	± 2,252
Clear Height	24'	24'	24'
Docks	0	0	0
Drive-ins	1	1	2
Rate PSF	\$10.00 NNN	\$10.00 NNN	\$10.00 NNN
Operating Expenses PSF	\$3.00	\$3.00	\$3.00

Trailer / Large vehicle parking available for an additional \$75.00 per space monthly

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