



FOR LEASE ▸ INDUSTRIAL BUILDING

21,074± SF TOTAL WAREHOUSE WITH OFFICE SPACE

8282 SOUTH STATE ROAD 67 ▸ PENDLETON, IN 46064 ▸ MADISON COUNTY

IMMEDIATE OCCUPANCY ▸ GREAT LOCATION ON SR 67/US 36 ON THE SOUTH SIDE OF PENDLETON



SR 67/US 36



AVAILABLE
21,074± SF TOTAL

SR 67/US 36

FOR LEASE ▸ INDUSTRIAL BUILDING

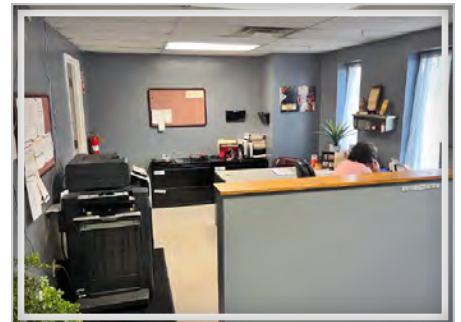
21,074± SF TOTAL WAREHOUSE WITH OFFICE SPACE

8282 SOUTH STATE ROAD 67 ▸ PENDLETON, IN 46064 ▸ MADISON COUNTY

LOCATED WITHIN THE INDIANAPOLIS MSA

▸ PROPERTY FEATURES

- FOR LEASE: 21,074± SF of industrial warehouse space with immediate occupancy at the SEQ of SR 67/US 36 and SR 9 on the south side of Pendleton in Madison County.
- Less than 7 minutes to I-69, approximately 25 minutes to I-465 near Castleton and 56 minutes to Indianapolis International Airport
- Total Building: 21,074 SF
- Main Building: 17,500 SF
- Main Office: 2,040 SF with 6 private offices, reception, breakroom, conference and locker restrooms with shower
- Mezzanine: 2,474 SF (3" concrete)
- Cooler: 1,100 SF (6" concrete) tolerance 34° to 40° in cooler
- Main Building: 4" concrete with trench drains throughout including oil/water separator
- Clear Height: 17'
- Power: 1200 Amps 120/240 V 3 phase
- 9 Drive-In Overhead Doors (14' x 14')
- 1 Dock Door (opens to cooler) 9' x 10'



Reliant
COMMERCIAL REALTY

THOMAS WILLEY

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5915 N. COLLEGE AVENUE ▸ INDIANAPOLIS, IN 46220 ▸ RELIANTCR.COM

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11/18/2024

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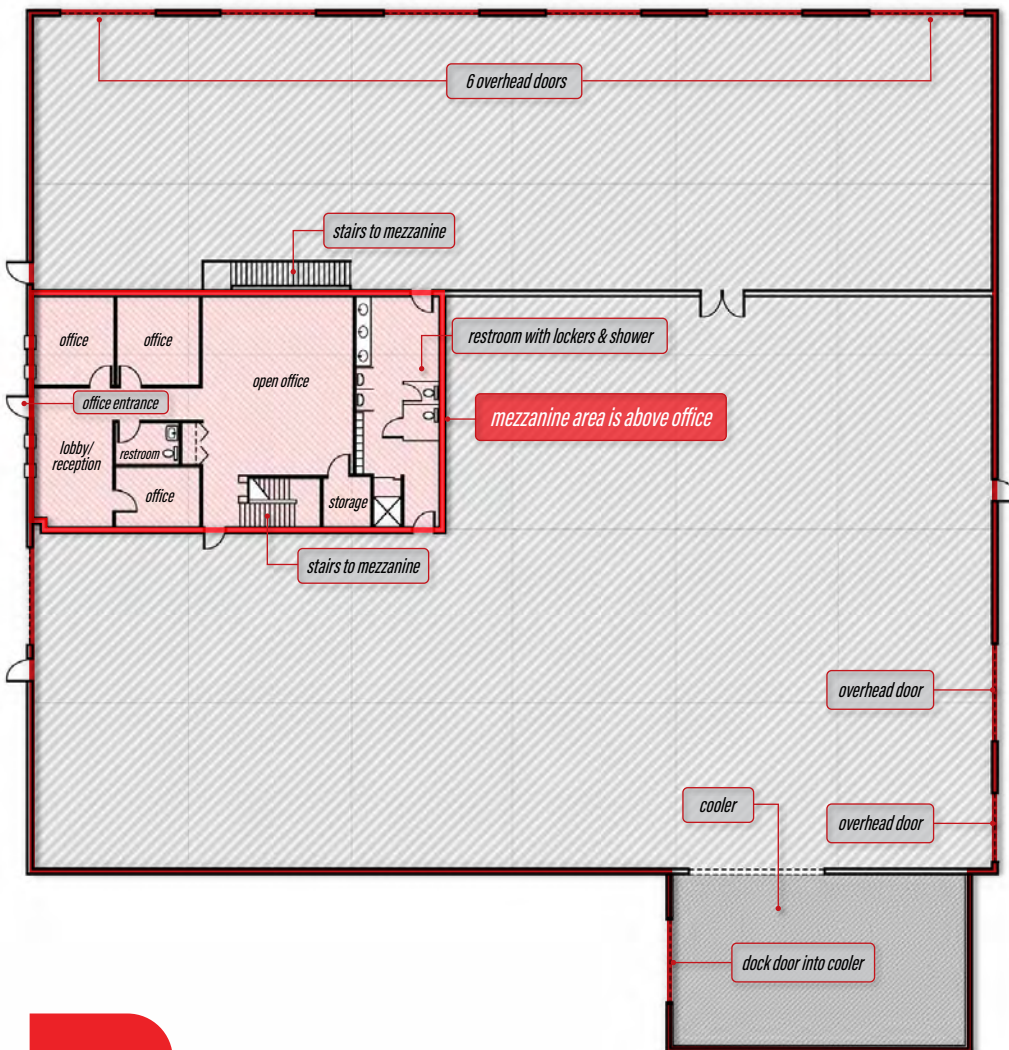
8282 SOUTH STATE ROAD 67 ▸ PENDLETON, IN 46064 ▸ MADISON COUNTY

LOCATED WITHIN THE INDIANAPOLIS MSA

▸ FLOOR PLAN

TOTAL BUILDING ▸ 21,074± SF

- MAIN BUILDING: 17,500± SF
- MEZZANINE: 2,474± SF
- MAIN OFFICE: 2,040± SF
- COOLER: 1,100± SF



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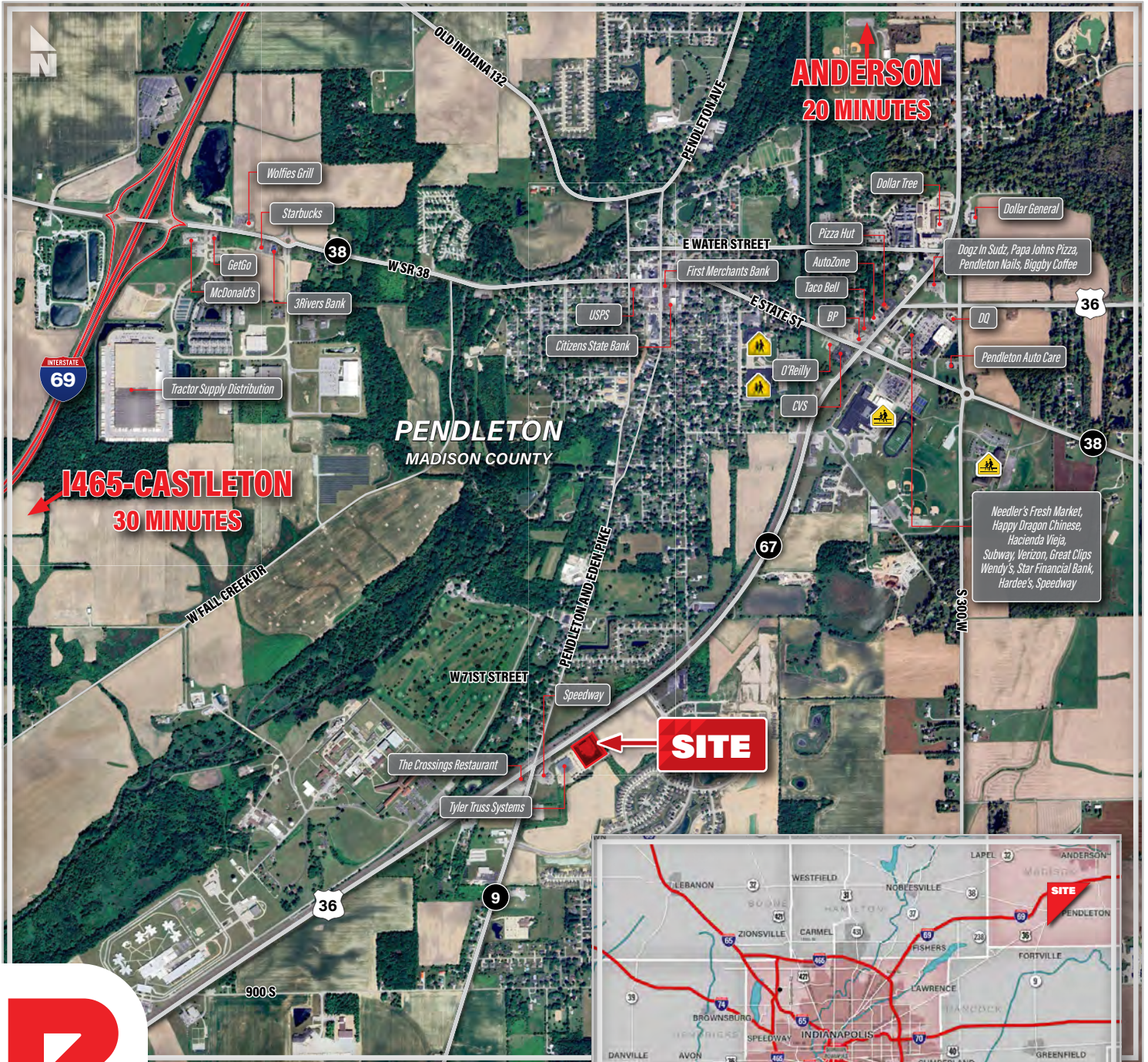
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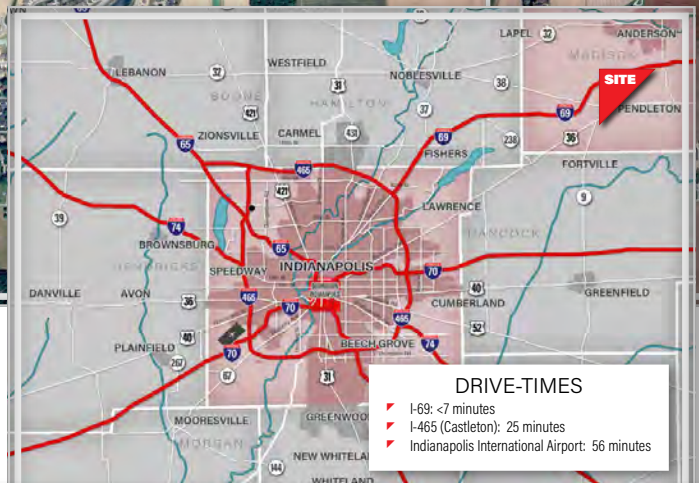
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▸ AERIAL



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