



## **Brownsburg Build to Suit**

10095 US Highway 136, Indianapolis, IN 46234

### **Jason Rikken**

Advanced Wood Designs

9125 Doe Spring Dr, Indianapolis, IN 46278

[jrikken@advancedwooddesigns.com](mailto:jrikken@advancedwooddesigns.com)

(812) 320-5919

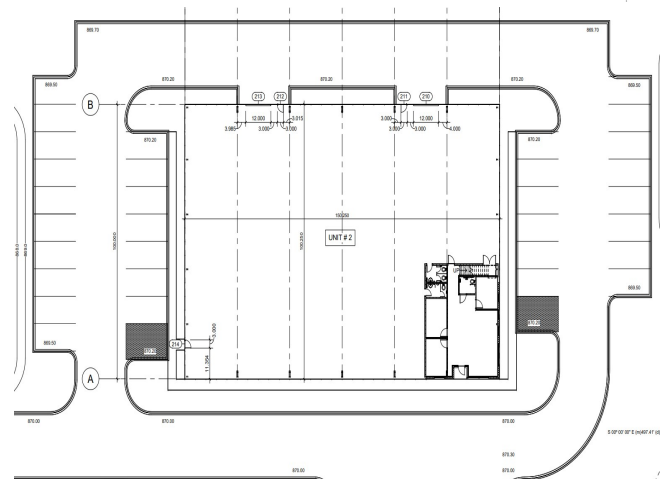
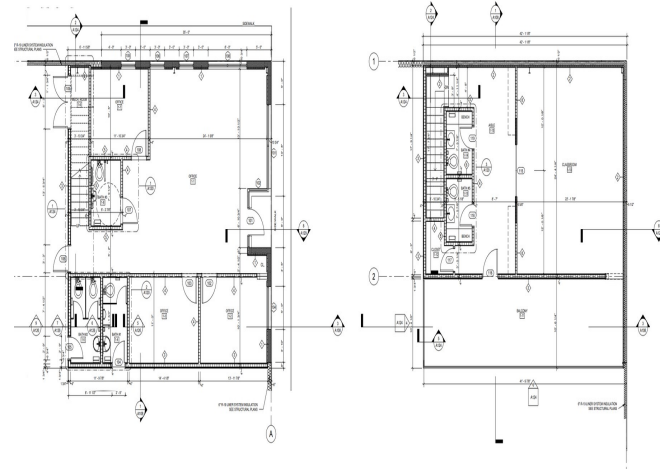


# Brownsburg Build to Suit

\$13.25 /SF/YR

Build to Suit - 15k sq ft Industrial or Flex space. 14k sq ft clear span shop with 2500 sq ft office buildout. Current plans have a two story office buildout features 5 offices, 5 restrooms, breakroom and lobby. The office buildout can be changed before construction to meet your businesses needs. Heated and air conditioned shop with 2 drive in doors and heavy 3Ø power, ample parking. 2 loading docks can be added to the south end of the building if required....

- Very high traffic count along highway and Ronald Reagan Parkway.

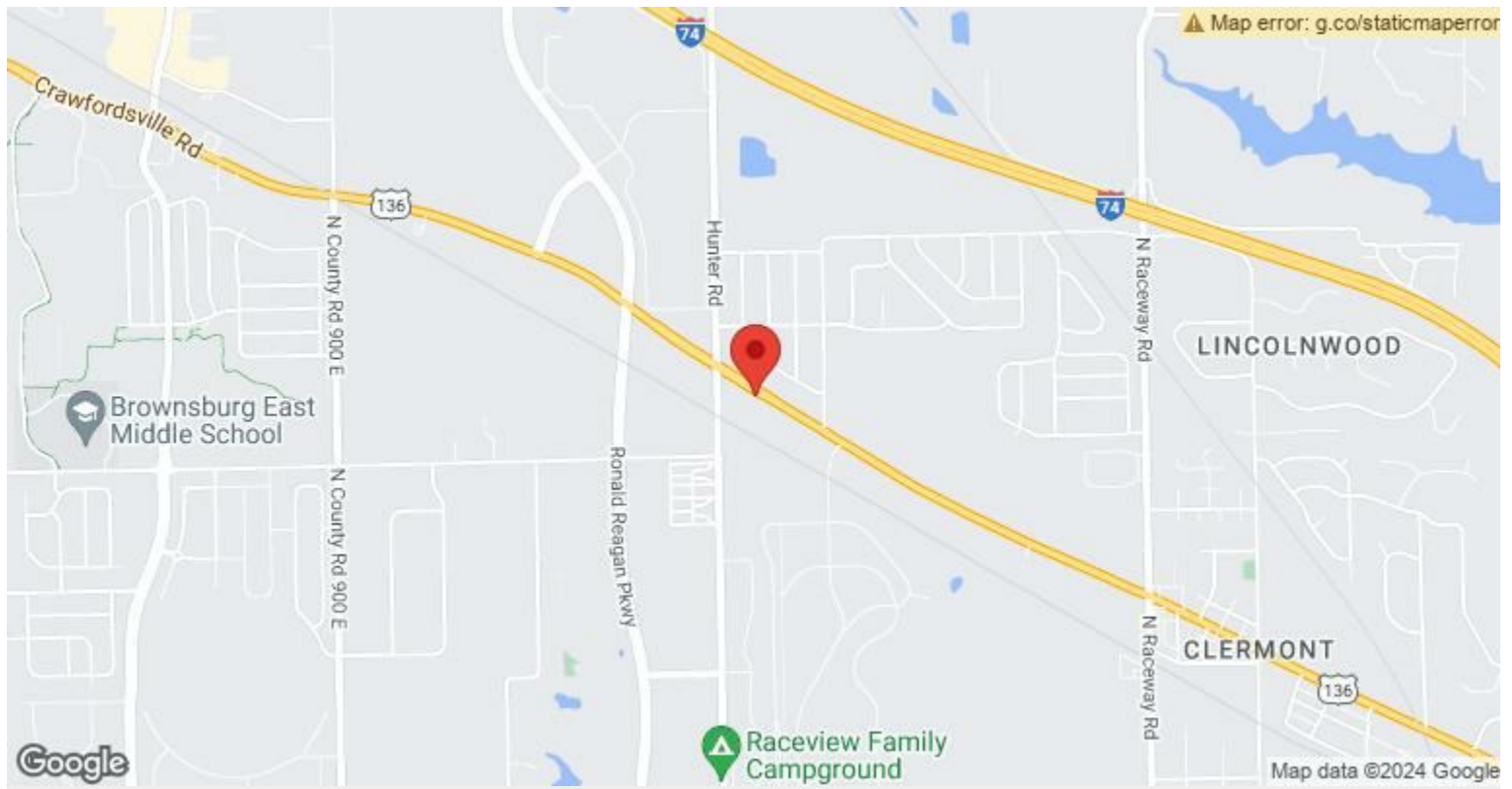


Rental Rate:	\$13.25 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	16,500 SF
Year Built:	2024
Construction Status:	Under Construction
Rental Rate Mo:	\$1.10 /SF/MO

### 1st Floor Ste North

Space Available	16,000 SF
Rental Rate	\$13.25 /SF/YR
Date Available	September 01, 2024
Service Type	Plus Electric
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

Coming in September of 2024 - 14k sq ft shop with 2500 sq ft office buildout. Two story office buildout features 5 offices, 5 restrooms, breakroom and lobby. Heavy 3Ø power, ample parking.



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# Property Photos

