



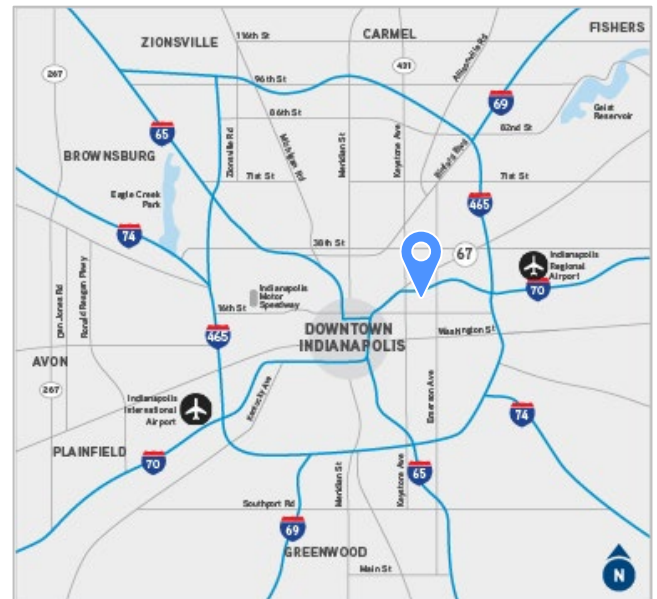
FOR LEASE

Brookside Industrial Park

Indianapolis, IN

Property Highlights:

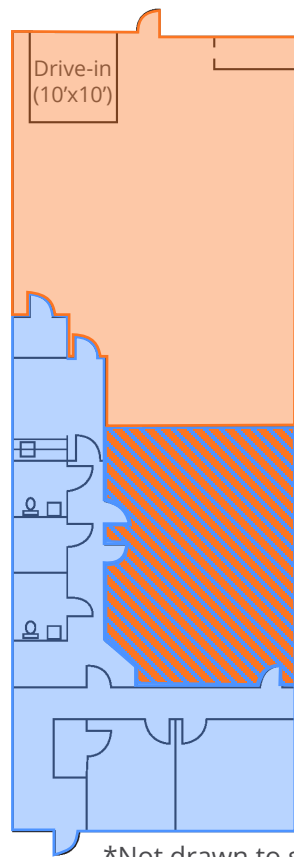
- 10 industrial buildings located on ± 33.95 acres
- Located at the corner of Sherman Drive & 16th Street on the Indianapolis near east side
- Spaces for lease ranging from 1,800 SF to 7,200 SF
- Zoned I-3
- Located on IndyGo bus line
- ± 1.5 miles from interstate 70



Tony Hupp
+1 317 713 2116
tony.hupp@colliers.com

Ryan Kelly
+1 317 713 2118
ryan.kelly@colliers.com

Colliers Indianapolis
colliers.com



- Office Area
- Warehouse Area
- Can be converted to warehouse space

*Not drawn to scale

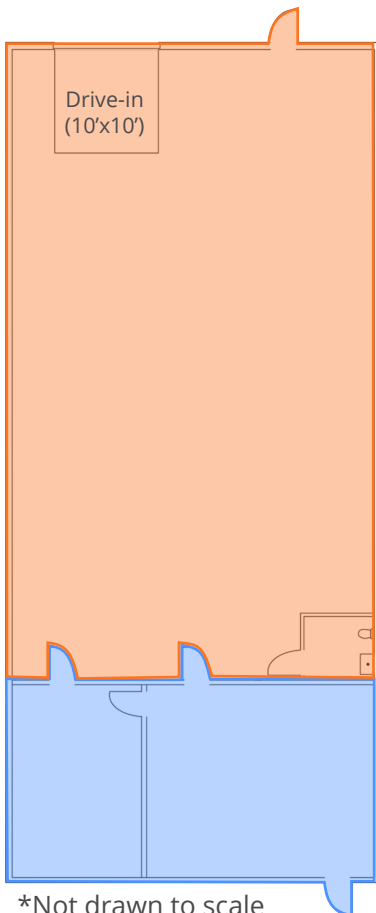
Building 1 1761 N Sherman Drive Suite H

- ± 2,700 SF Total
- ± 1,134 SF Warehouse
- ± 1,566 SF Office
- 1 Drive-in (10'x10')
- 14' Clear Height
- \$9.00 / SF Industrial Gross



Google Earth

- Office Area
- Warehouse Area



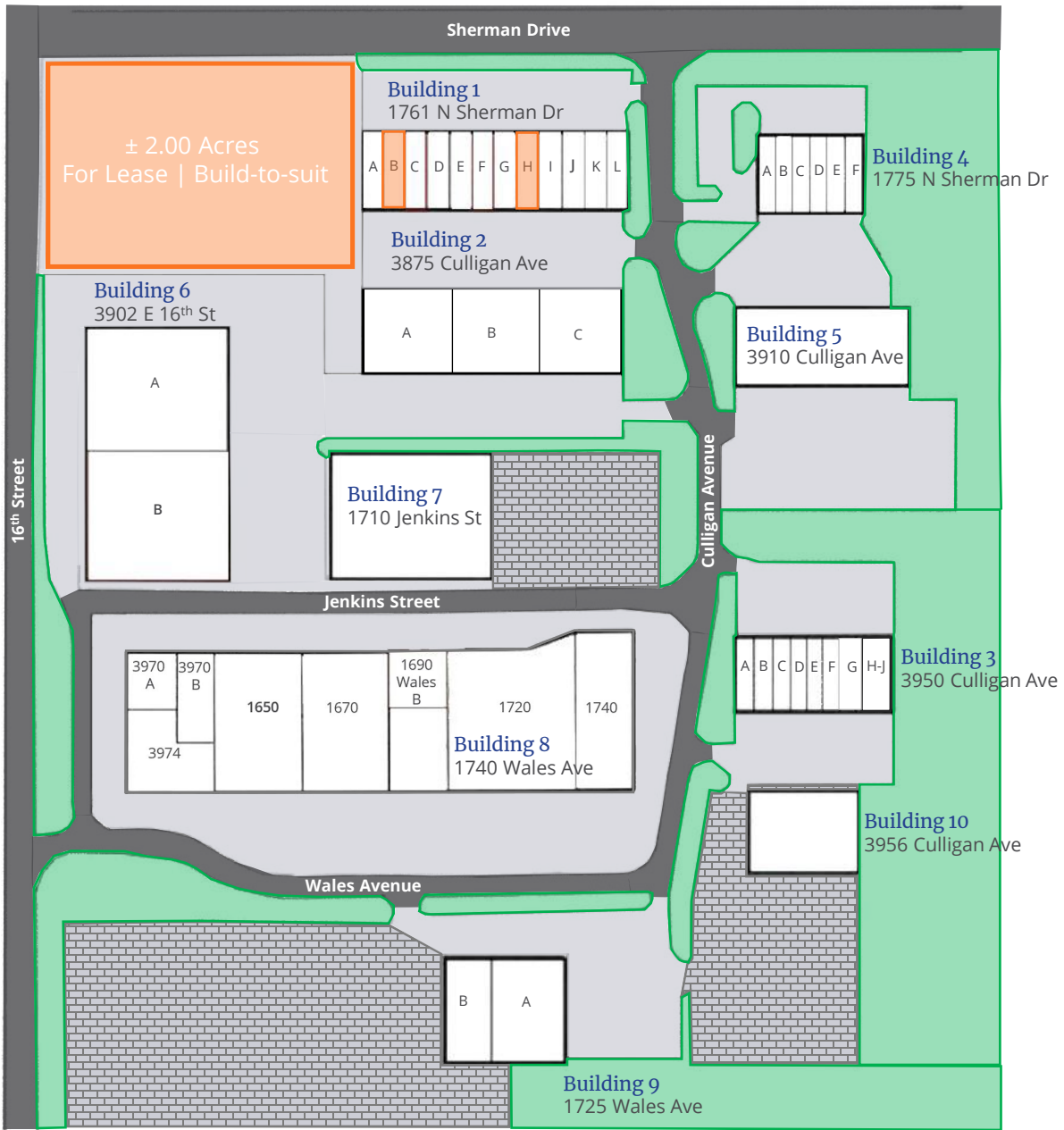
*Not drawn to scale

Building 1 1761 N Sherman Drive Suite B

- ± 2,880 SF Total
- ± 473 SF Warehouse
- ± 1,566 SF Office
- 1 Drive-in (10'x10')
- 14' Clear Height
- \$9.00 / SF Industrial Gross
- Available 12/1/2025

Brookside Industrial Centre

Current Availabilities



Lease Availabilities

Building	Unit	Total SF	Office SF	Clear Height	Docks / Drive-ins	Rate	Comments
Land		± 2.00 acres	BTS	BTS	BTS	Call for pricing	• Available now
1	H	2,700	1,566	14'	0 / 1	\$9.00 IG	• Available now
1	B	2,880	473	14'	0 / 1	\$9.00 IG	• Available now