

NEW OWNERSHIP - IMPROVEMENTS UNDERWAY!



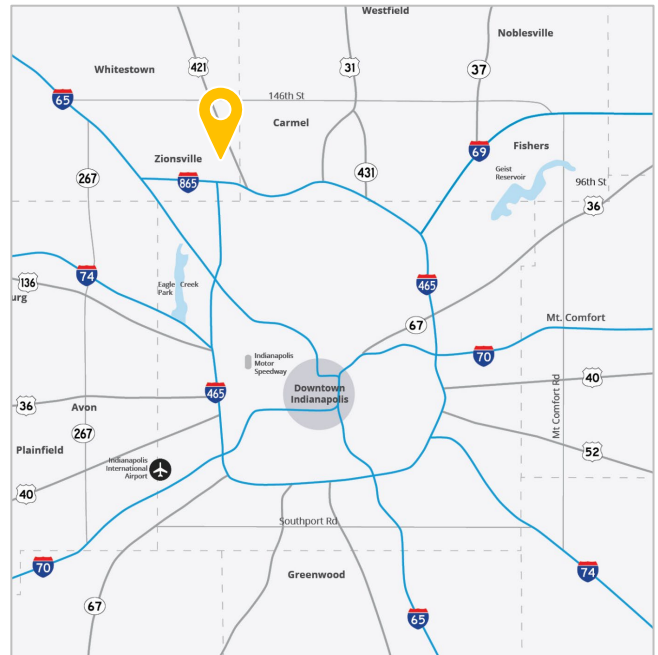
FOR LEASE

10655-10677 Andrade Dr
Zionsville, IN 46077

Light Industrial Space in Zionsville, IN

Property Highlights

- Total Building SF: 13,950 SF
- Suite 10663: 1,750 SF available
- 16' clear height
- Zoned I-2
- Drive-in loading
- Year built: 1990
- Convenient interstate access to I-465 & I-65 with a multitude of nearby amenities along the Michigan Road corridor
- Improvements:
 - Milling & repaving of parking lots (Sept. 2024)
 - Façade repairs, tuckpointing and new paint (Q4 2024)
 - Proactive renovations of vacant space (Sept. 2024)

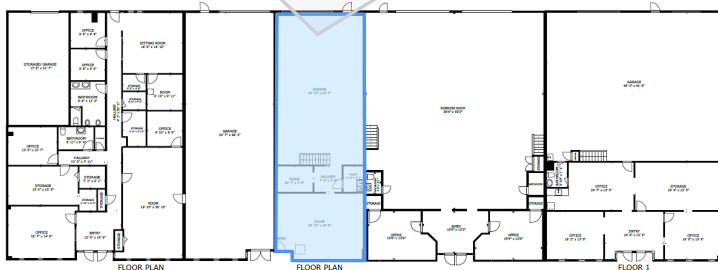
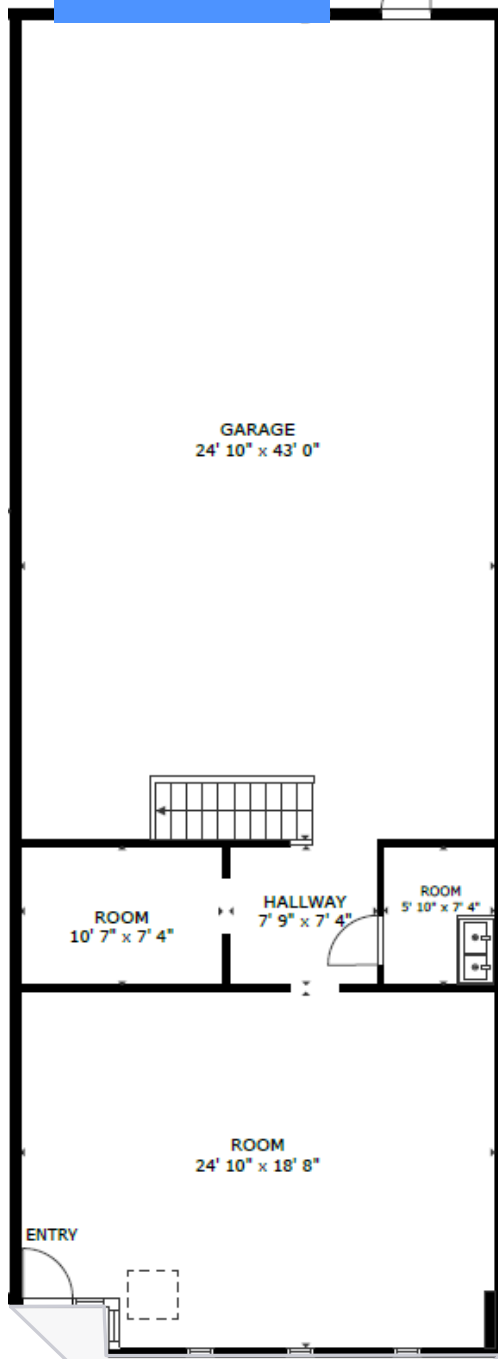


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(1) 12' x 14' drive-in door



Suite 10663

Office SF	682
Warehouse SF	1,068
Total SF	1,750

Suite Specs

- 16' clear height
- (1) 12' x 14' drive-in door
 - Automatic opener
- Power: 120/208 volt | 125 amp | 3-phase
- Rear man door
- Water access in warehouse
- Mezzanine to access mechanicals
- (1) office
- Open area for showroom, addtl. private offices, or cubicles
- (1) restroom
- Planned improvements:
 - LED lighting in office & warehouse
 - New paint in office
 - Replace ceiling tiles