



FOR LEASE

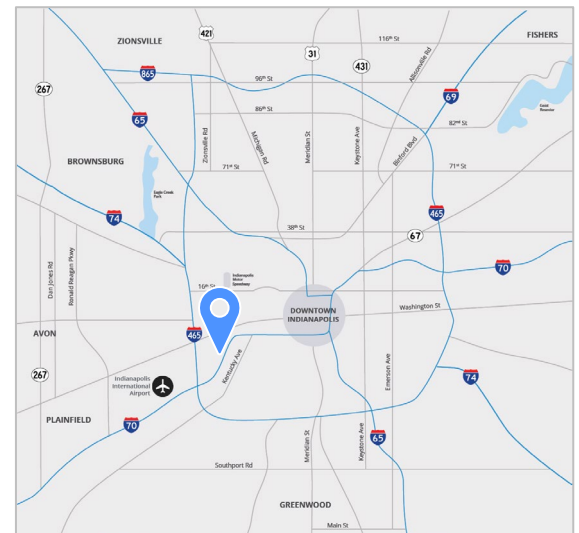
2643 – 2707 Rand Rd

Indianapolis, IN

3,000 SF of Flex Space Available

Property Highlights

- ± 28,340 SF Building
- ± 2.91 Acres
- 13' clear height
- Drive-in loading
- Zoned I-2-S (light industrial)
- Visible from I-70 with signage opportunities
- 7 minutes to Indianapolis International Airport
- 10 minutes to Downtown Indianapolis
- Immediate access to interstate system
- Immediately available

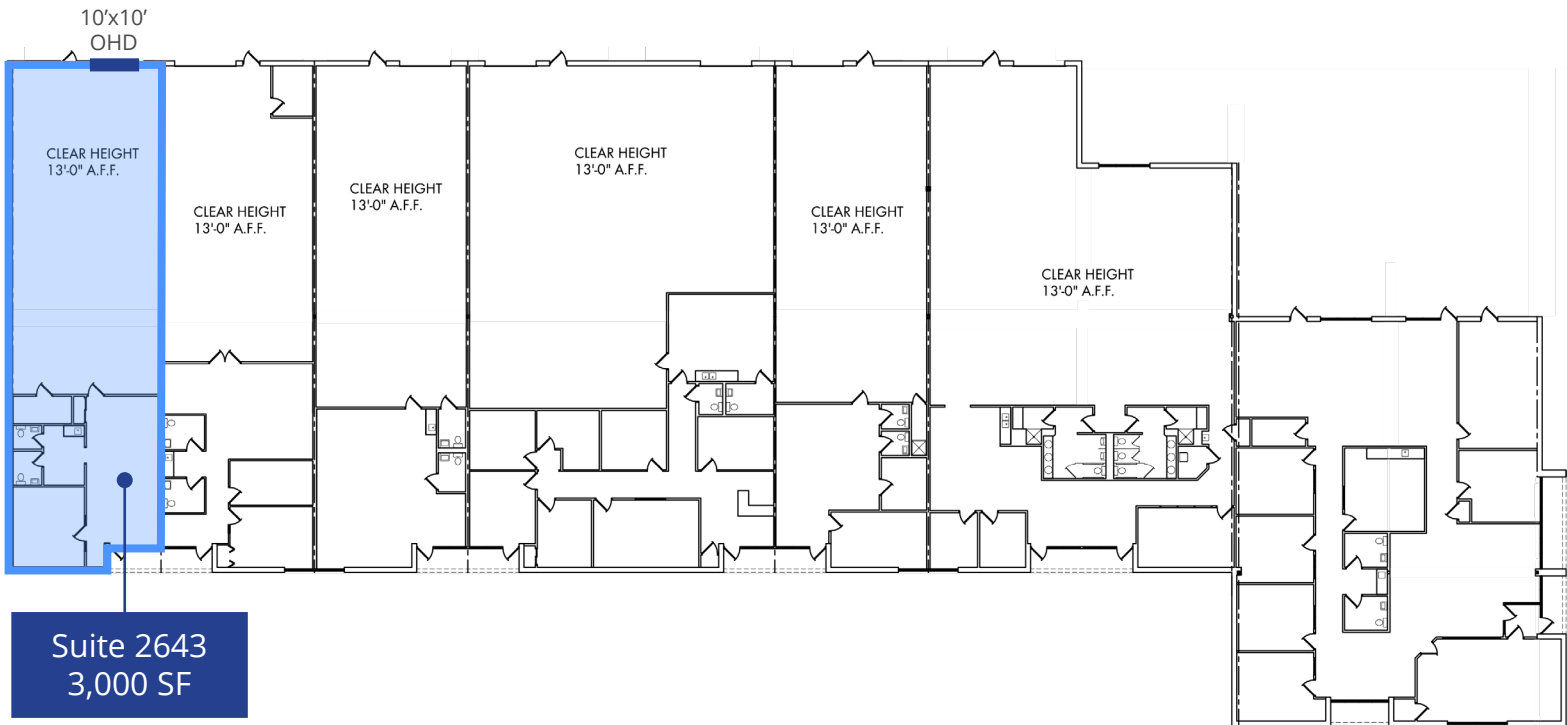


George Manley SIOR
+1 317 397 2551
george.manley@colliers.com

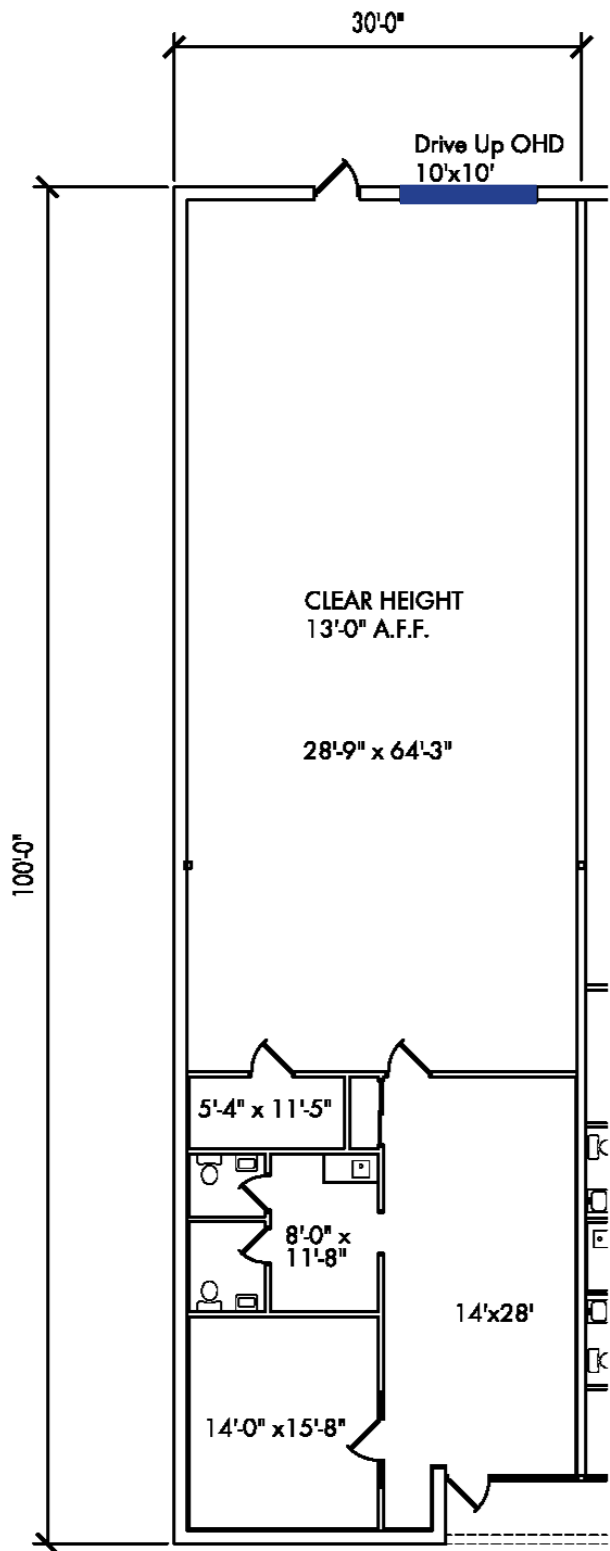
Korey Ryan SIOR
+1 765 520 6662
korey.ryan@colliers.com

Colliers Indianapolis
colliers.com

Floor Plan & Site Plan



Floor Plan



Suite 2643

Total SF	3,000
----------	-------

Suite Specs

- 998 SF office
- 1 private office
- Kitchenette
- Open work area
- 10'x10' OHD
- 120 / 240 V / 200 amps
- Asking rate \$8.25/SF NNN
- Estimated 2025 Opex \$4.20/SF

Location



2 MIN



3 MIN



7 MIN



8 MIN



9 MIN



10 MIN



22 MIN



28 MIN

George Manley SIOR
+1 317 397 2551
george.manley@colliers.com

Korey Ryan SIOR
+1 765 520 6662
korey.ryan@colliers.com

