



# 221

**S Franklin Rd**

For Lease

(1) 128,000 SF Suite 100

(1) 76,800 SF Suite 200

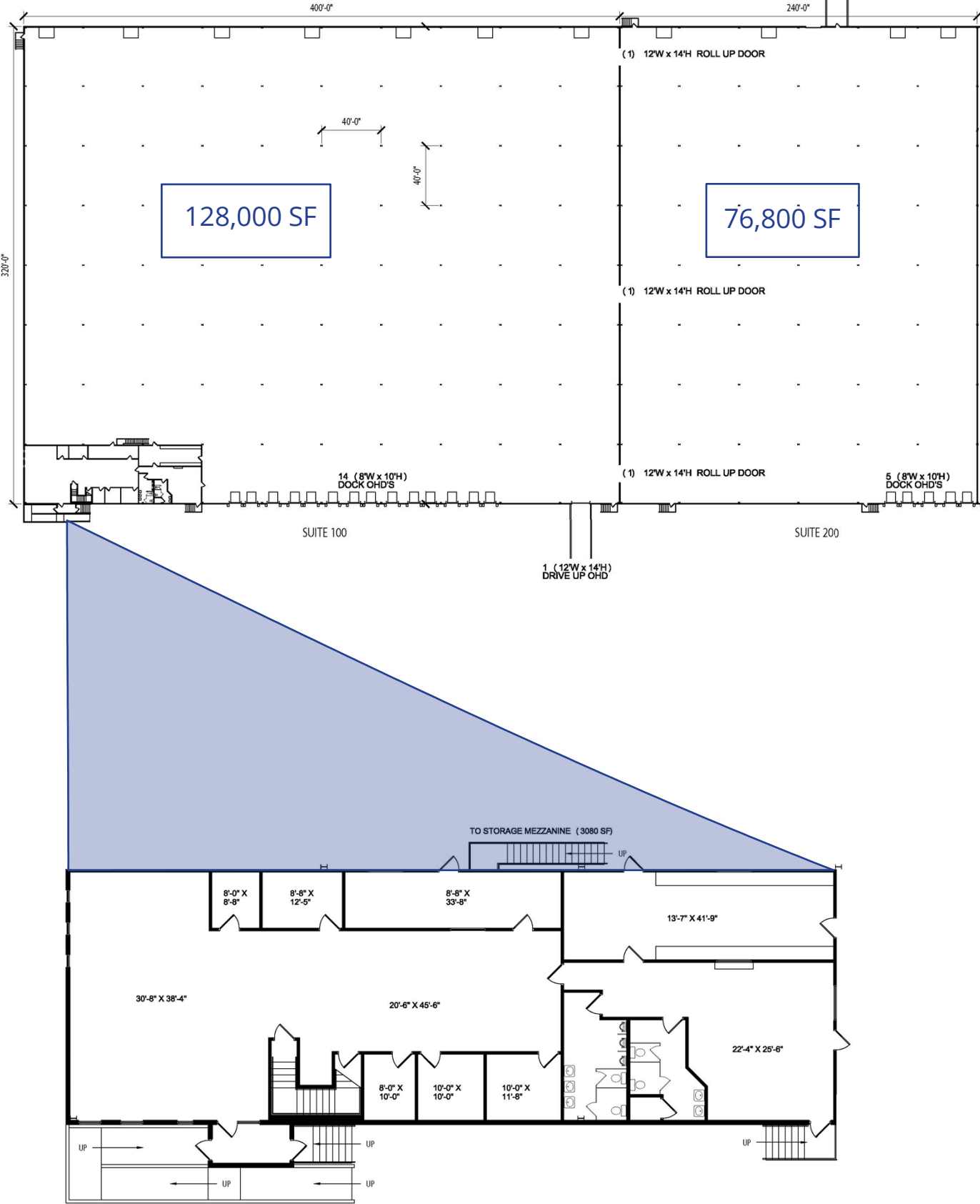
- Total 204,800 SF Available
  - Suite 100: 128,000 SF with 4,550 SF office
    - 14 docks / 1 drive-in (12' x 14')
  - Suite 200: 76,800 SF with BTS office
    - 5 docks
- 40' x 40' column spacing
- 24' - 25' clear height
- ESFR fire protection
- Heavy Power
- Zoned I-3
- All city utilities
- Less than 1 mile to I-465
- \$4.25 / NNN PSF (entire space)
- \$1.69 Est. Operating Expenses for 2024

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# The Space

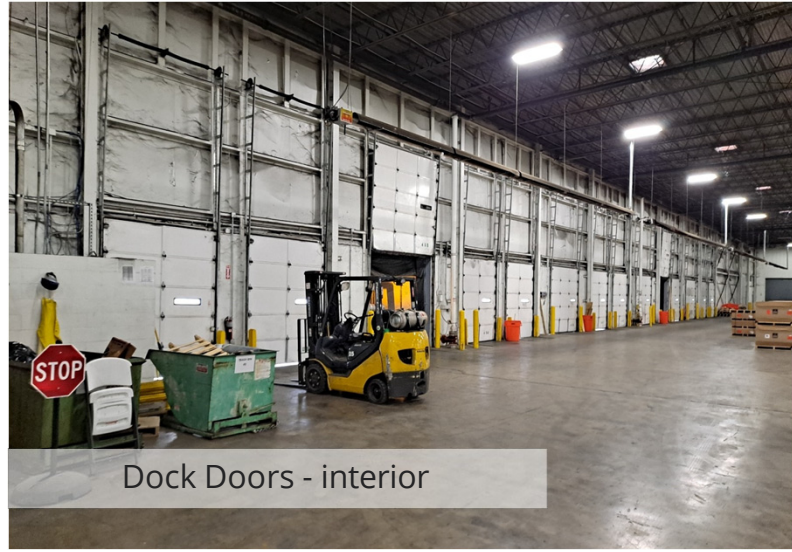




# The Interior Space



Office - warehouse entry



Dock Doors - interior



Warehouse



Warehouse



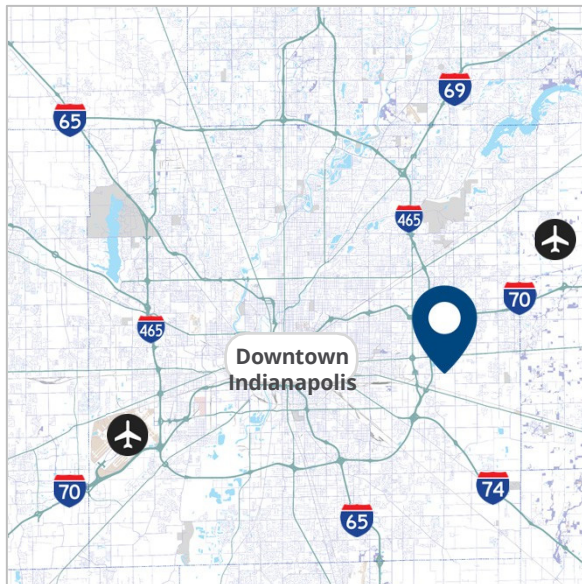
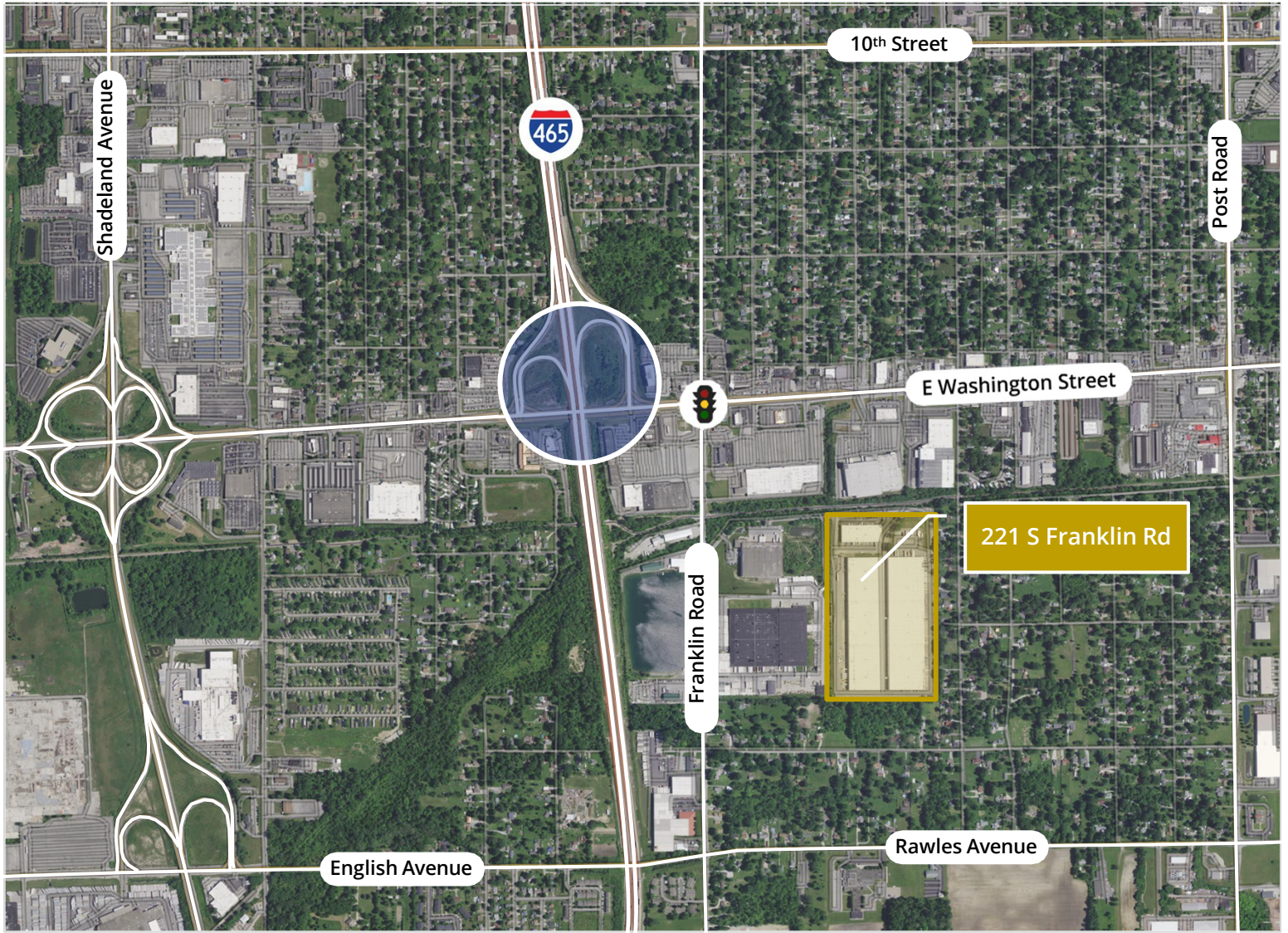
Warehouse - restroom



Warehouse



# The Location



## Local Connectivity

	Miles	Drive Time
I - 465	0.7	1 min
I - 70 East	2.5	5 min
I - 74 East	3.9	7 min
I - 65 South	8.5	16 min
I - 69 North	9.6	13 min
Downtown Indy	7.0	18 min
Indianapolis Intl. Airport	22.3	29 min

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