

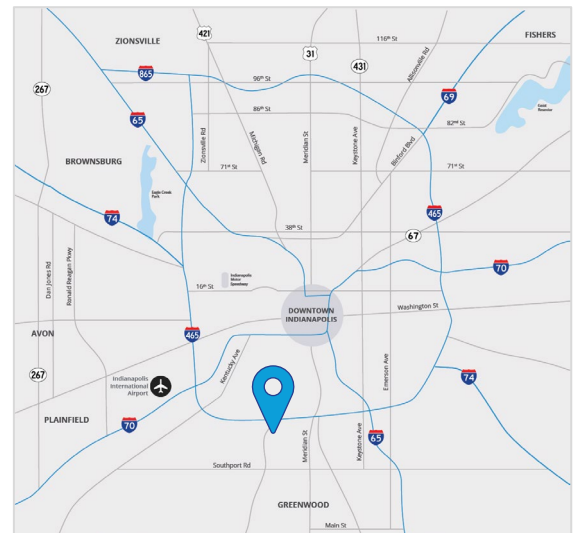


For Sublease

# Space Available at Gateway South Industrial Park

## 5606 Kopetsky Dr Indianapolis, IN

- 70,000 SF total building
- 15,000 SF Available
- ±3,000 SF office
- 18' clear height
- 25' column spacing
- 2 docks (8' x 10')
- 1 drive-in (12' x 14')
- Zoned I-3-S
- Located just south of SR 37 & I-465 interchange
- Convenient access to I-70, I-65, Indianapolis International Airport, FedEx Hub and downtown Indianapolis
- Sublease expiration: 5/31/2029
- **Sublease rate: \$8.75/SF modified gross**

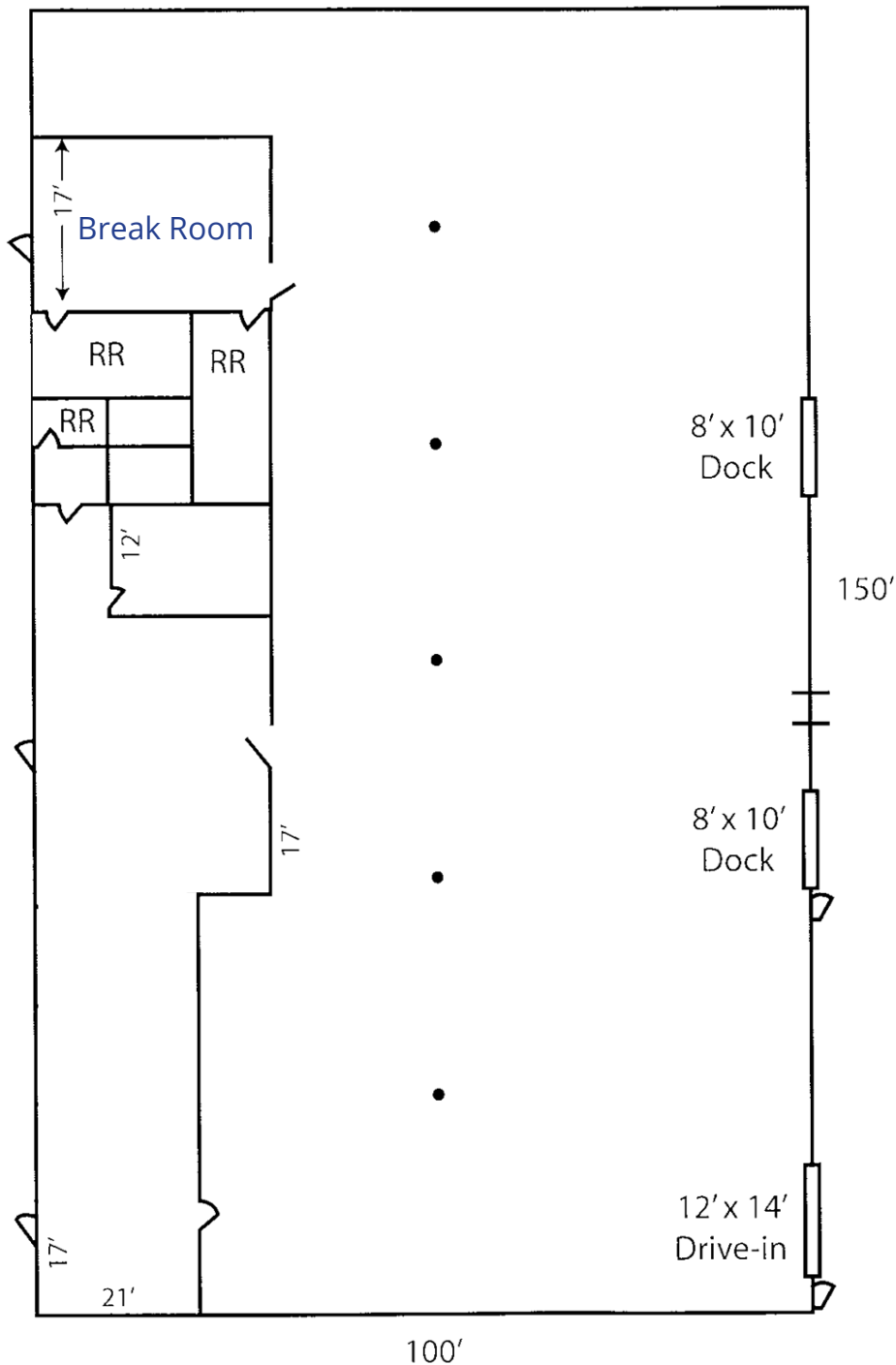


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# Floor Plan



## Suites A-C

Office SF	±3,000
Warehouse SF	12,000
<b>Total SF</b>	<b>15,000</b>

## Suite Specs

- 18' clear height
- (2) 8' x 10' dock doors with bumpers, seals and levelers
- (1) 12' x 14' drive-in door
- (1) private office
- Breakroom with restrooms
- Wet sprinkler system
- Power:
  - Three panels 208 volts/200A
- LED warehouse lighting