



**PREMIER  
COMMERCIAL**  
REAL ESTATE SERVICES



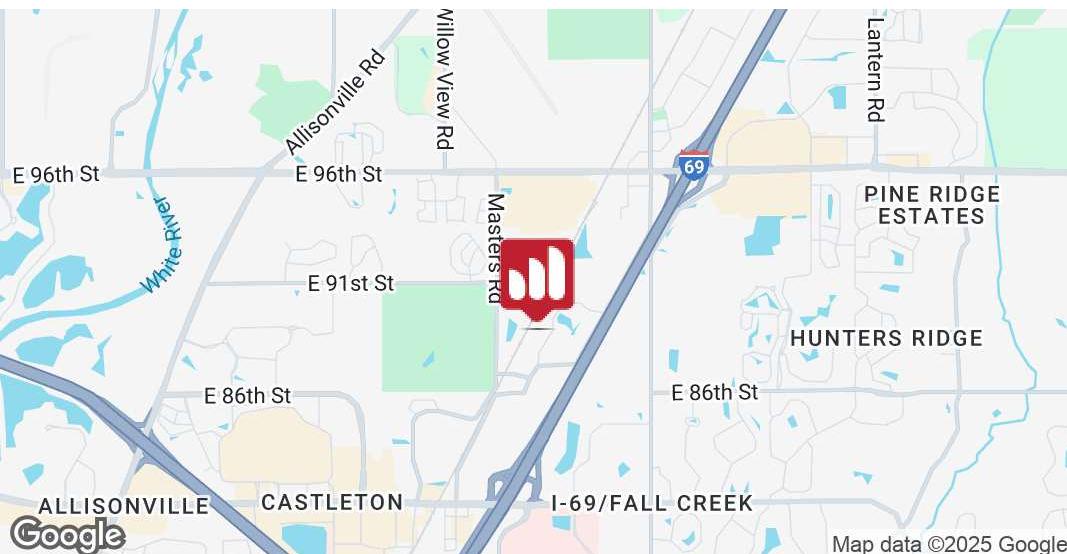
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

**AVAILABLE SF**  
19,413 SF

**LEASE RATE**  
NEGOTIABLE

## PROPERTY HIGHLIGHTS

- Flex space available for sublease
- 15,387 SF of warehouse, with 4,026 SF of office
- Sublease expires 2/28/27
- Prime location off I-69 & 86th St.
- Surrounded by amenities on 82nd St., 96th St., & 116th St. - Fishers District



**FOR SUBLEASE**

**8804 BASH ST.**  
Indianapolis, IN  
46256

**TOM FERGUSON**

O: 317.454.7171 | C: 317.714.7171  
tferguson@premiercres.com

# 8804 BASH ST.

Indianapolis, IN 46256

FOR LEASE

**Sublease Rate**

**NEGOTIABLE**

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Sublease Expiration	2/28/2027

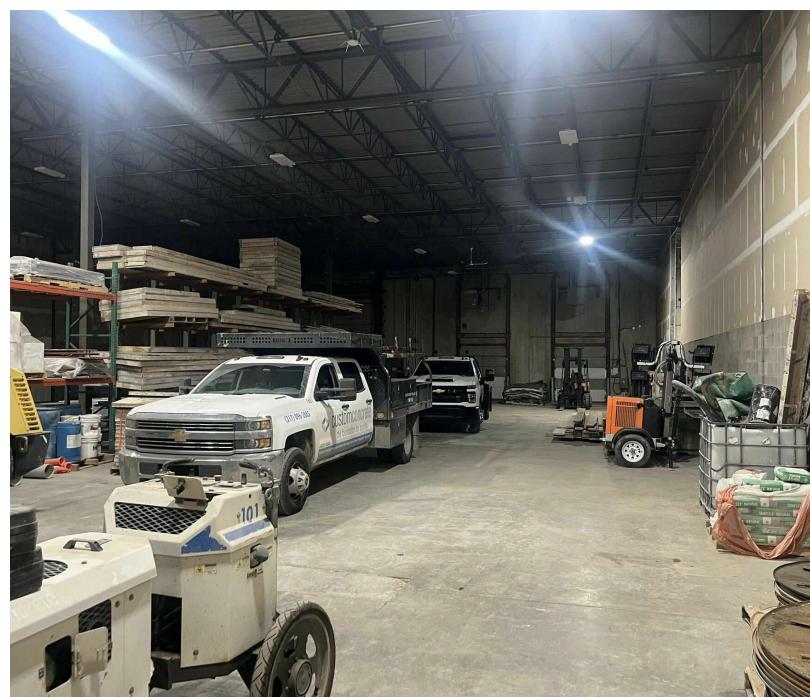
## PARKING & TRANSPORTATION

## LOCATION INFORMATION

Street Address	8804 Bash St.
City, State, Zip	Indianapolis, IN 46256
Suite	E
Industrial Park	

## BUILDING INFORMATION

Building Size	19,413 SF
Tenancy	Multiple
Office Space	4,026 SF
Warehouse Space	15,387 SF
Dock Doors	
Drive-in Doors	
Ceiling Height	



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## PROPERTY DESCRIPTION

Introducing a prime opportunity for businesses seeking a versatile space on the north side of Indianapolis. This property offers a total of 15,387 SF of warehouse space complemented by 4,026 SF of office space, providing the ideal combination of functionality & professional environment. Offices boast a large conference room & multiple private offices. With a sublease expiring on 2/28/27, this flexible space is perfectly positioned for businesses seeking to establish or expand their presence. Boasting a prime location off I-69 & 86th St., this property represents a unique opportunity to secure a strategic commercial foothold in a dynamic market.

## LOCATION DESCRIPTION

Situated in the vibrant city of Indianapolis, this area offers a compelling blend of opportunities for industrial & flex space tenants. As a major transportation & logistics hub, Indianapolis provides seamless access to regional & national markets. With a rich industrial heritage & a burgeoning commercial landscape, the area surrounding the property embodies the dynamic spirit of Indianapolis, as well as its popular suburbs (i.e., Fishers & Carmel), making it an ideal location for businesses seeking to thrive in a diverse & bustling market.

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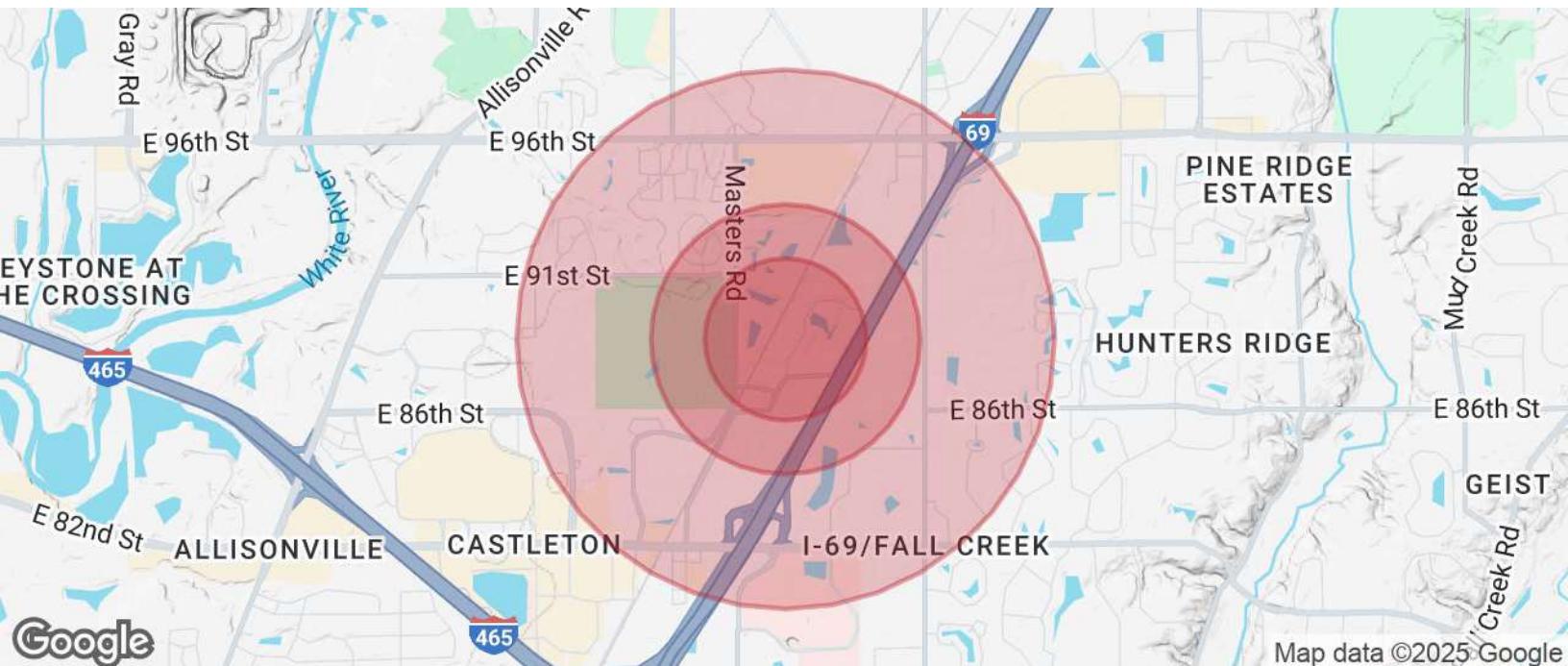
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# 8804 BASH ST.

Indianapolis, IN 46256

FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	420	1,479	6,205
Average Age	44	41	41
Average Age (Male)	41	39	39
Average Age (Female)	46	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	808	3,288
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$78,153	\$69,378	\$77,344
Average House Value	\$220,308	\$236,850	\$243,686

Demographics data derived from AlphaMap

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