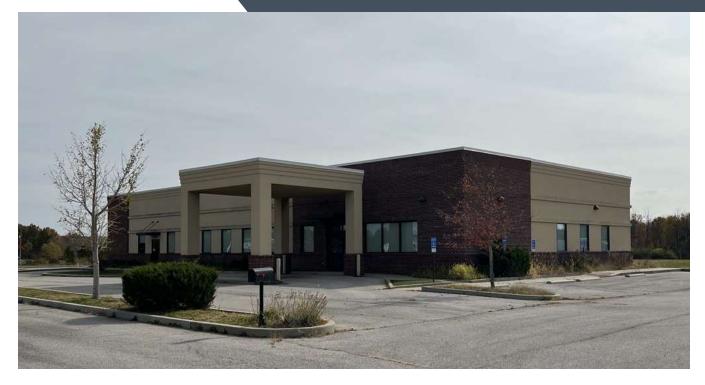
# **SUBLEASE**



# MEDICAL OFFICE

## 1705 E INDUSTRIAL DRIVE, TERRE HAUTE, IN 47902



## **PROPERTY OVERVIEW**

Former Fresenius Dialysis Clinic available for sublease, located just south of Terre Haute, Indiana. This property boasts excellent visibility along US 41, which experiences an average daily traffic count of approximately 20,299 vehicles. The space includes a patient-friendly portico entrance and a monument sign along Industrial Drive for added exposure. Additionally, the building offers ample parking for both employees and patients.

### **PROPERTY HIGHLIGHTS**

- Lease expiration date of 10/31/2029
- Freestanding building featuring a portico
- Private parking lot with 40 parking spaces
- Highly visible from US Hwy 41 which sees 20,299 ADDT
- Property is zoned C-4 which permits a wide array of uses

## LEASE RATE

Available SF:

7,936 SF

CONTACT

BROKER



### BRADLEY COMPANY PAT O'HARA

310 E. 96th St., Suite 100 Indianapolis, IN 46240 317.663.6000

Senior Vice President 317.796.4733

## NATHAN ROBINSON

Broker 248.721.1409 pohara@bradleyco.com nrobinson@bradleyco.com





## **ADDITIONAL PHOTOS**

## 1705 EAST INDUSTRIAL DRIVE, TERRE HAUTE, IN 47802

SUBLEASE

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#### PAT O'HARA Senior Vice President 317.796.4733 pohara@bradleyco.com

### NATHAN ROBINSON

Broker 248.721.1409 nrobinson@bradleyco.com

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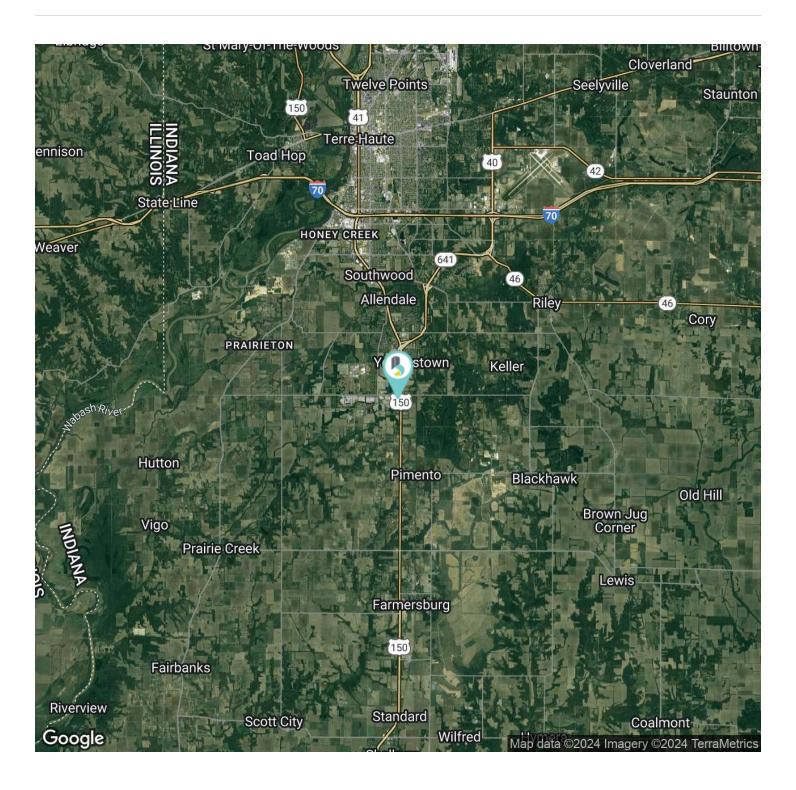


## **REGIONAL MAP**

## 1705 EAST INDUSTRIAL DRIVE, TERRE HAUTE, IN 47802

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