

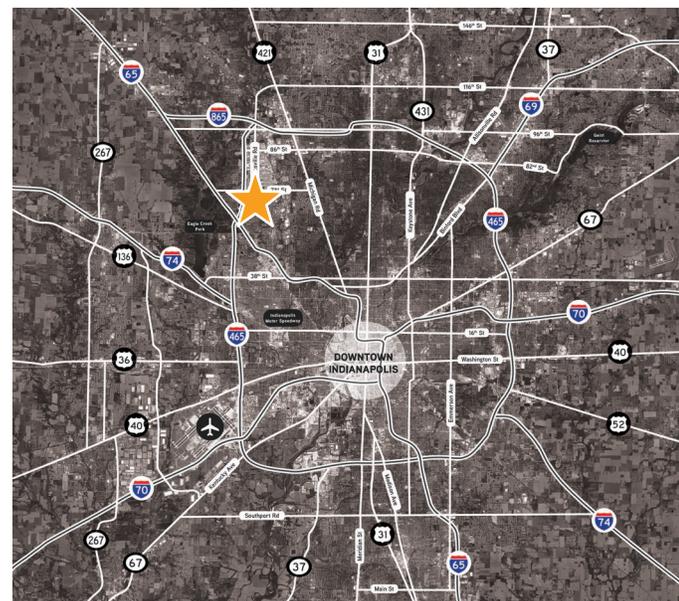
Freestanding Building with Premier Interstate Visibility

6812 Corporate Drive, Indianapolis, IN 46278

AVAILABLE | INDUSTRIAL



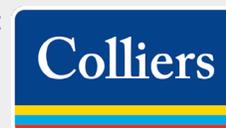
- 116,956 SF freestanding building (divisible to $\pm 51,500$ SF)
 - Warehouse: 109,521 SF
 - 1st Floor Office: 5,265 SF
 - 2nd Floor Office: 2,170 SF
- 26'10" – 28'6" clear height
- Dock & drive-in loading
- Potential to secure truck court
- I-465 frontage
- Numerous amenities nearby including retail centers, restaurants and hotels
- 15 minutes to Downtown Indianapolis or Indianapolis International Airport
- **Landlord investing significant capital into interior and exterior improvements**
- Lease Rate: \$8.50 PSF NNN
- Est. Operating Expenses: \$1.46 PSF
- Sale Price: \$16,958,620 (\$145 PSF)



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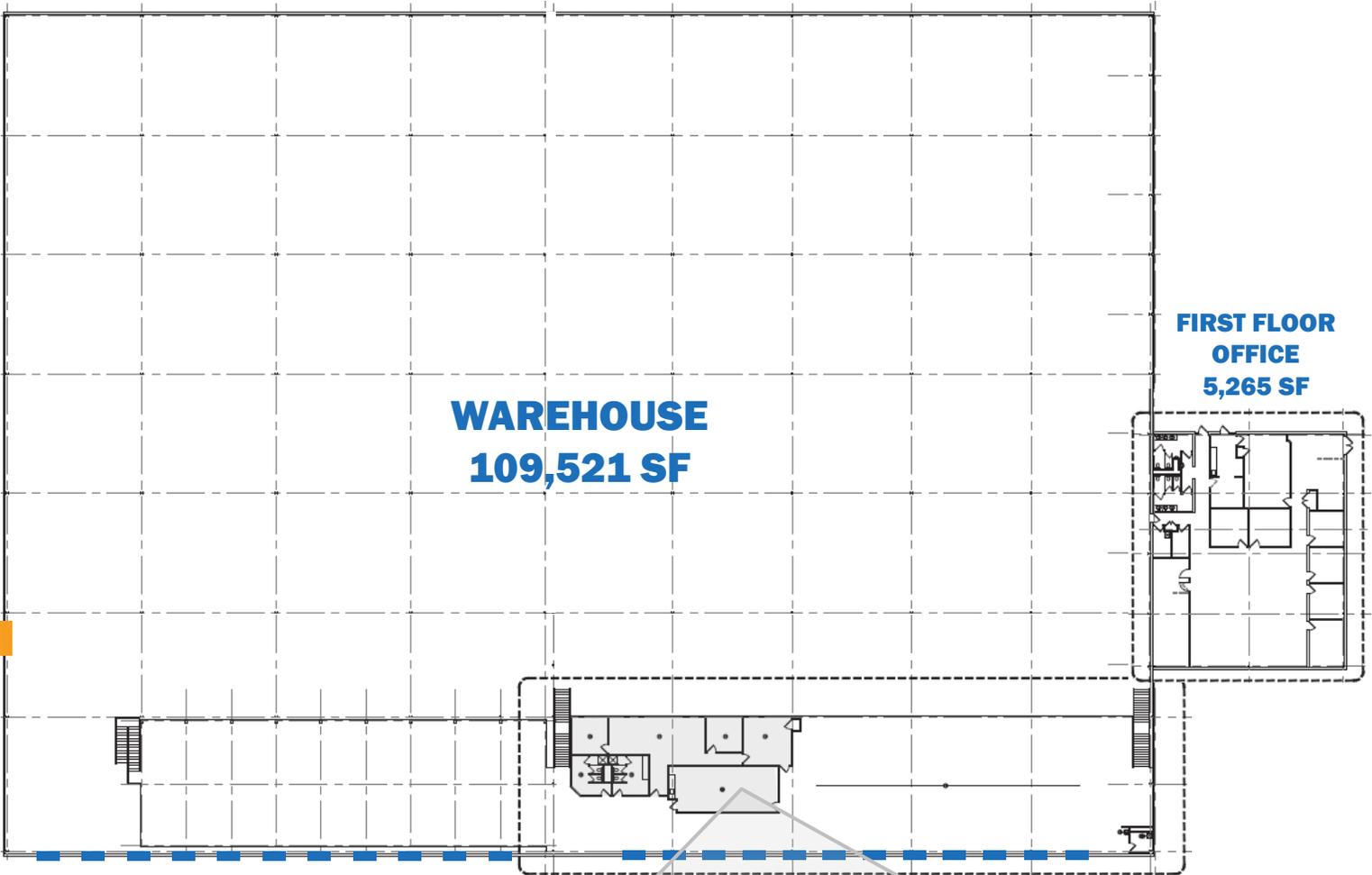


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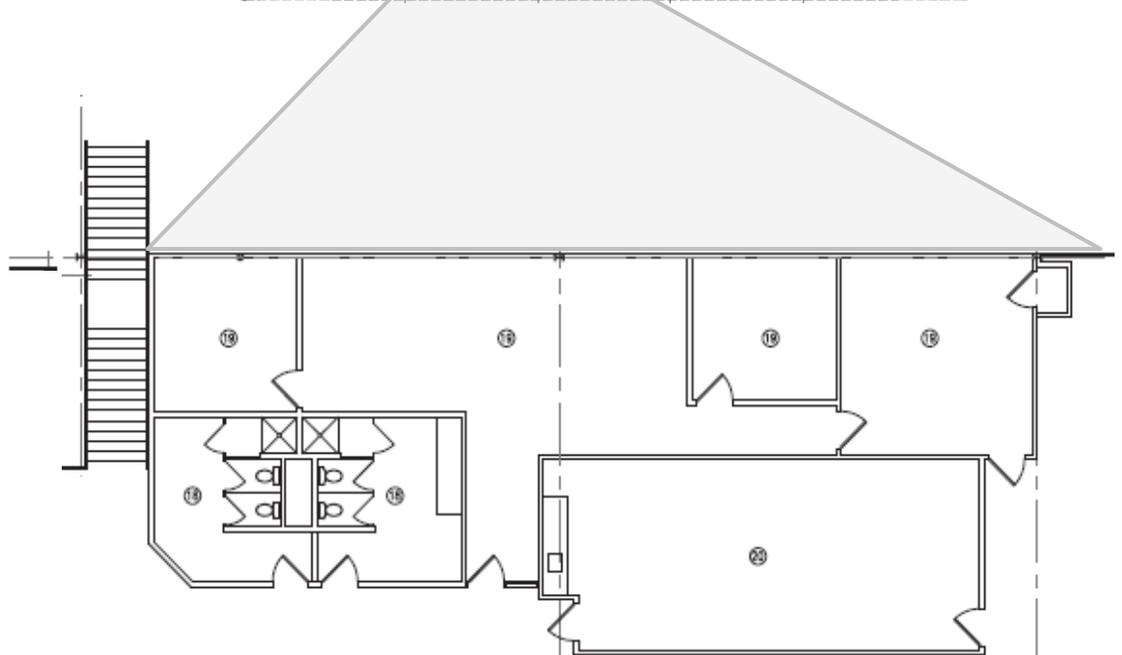


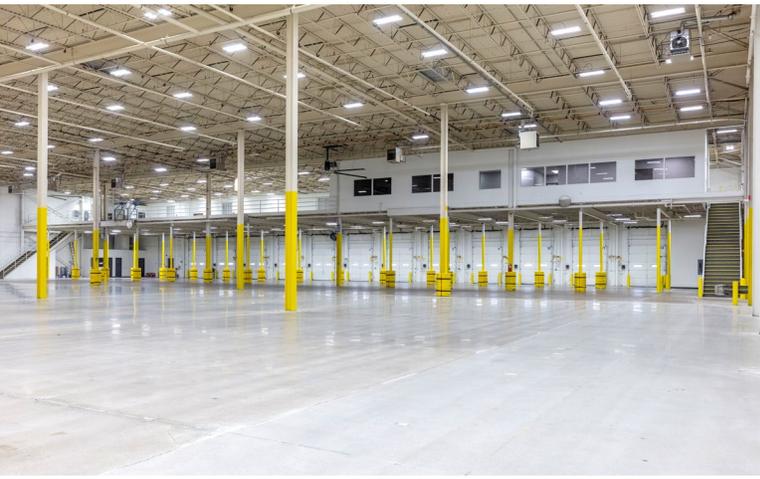
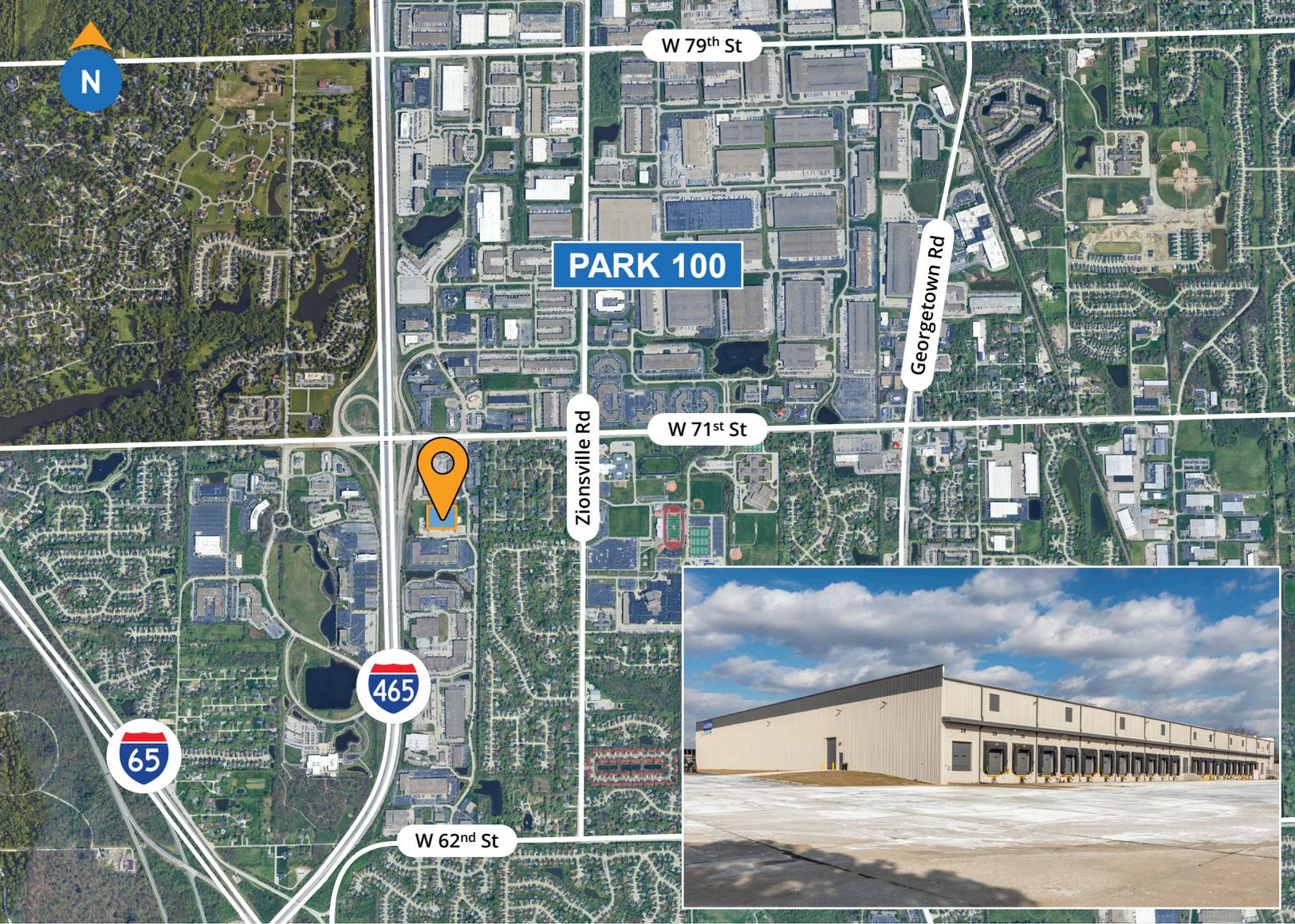
SITE PLAN

- = dock doors
- = drive-in doors



SECOND FLOOR OFFICE
2,170 SF

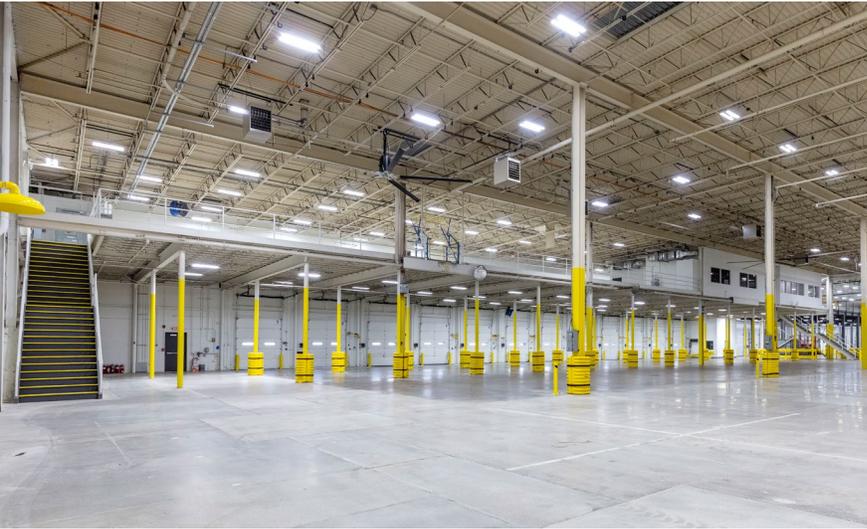




SITE & BUILDING SPECS

Total Building Area	116,956 SF
Site Area	8.34 AC
Office Space	1 ST floor: 5,265 SF 2 nd floor: 2,170 SF
Clear Height	26'10" – 28'6"
Dock Doors	23
Drive-in Doors	1
Power	800 amps 480 volts
Fire Protection	ESFR
Column Spacing	45' x 40'
Car Parking	63 spaces
Trailer Parking	5 spaces (expandable)
Truck Court	125' (can be easily secured)

RENOVATIONS RECENTLY COMPLETED!



PROPERTY IMPROVEMENTS

OFFICE

- New HVAC units
- Complete renovation of 1st floor and 2nd floor office spaces

WAREHOUSE

- New heating units
- New LED lighting
- Fresh paint

EXTERIOR

- New LED lighting
- Fresh paint
- Fresh landscaping
- New asphalt in truck court from street to west wall of building