



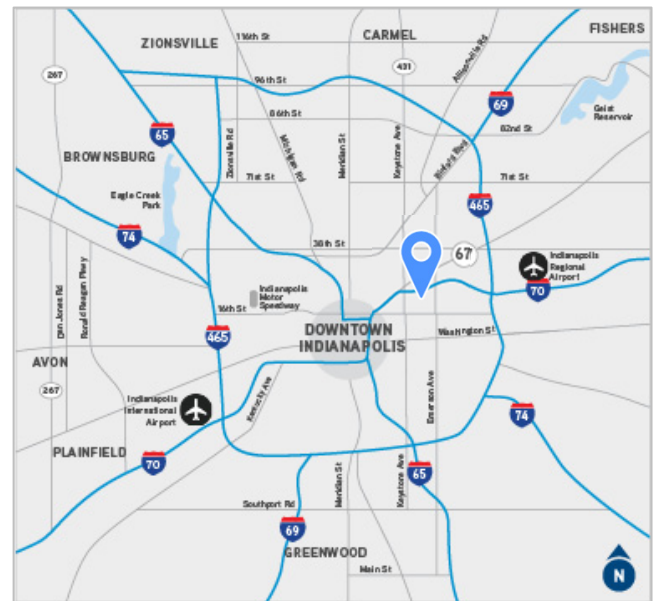
**FOR LEASE**

# Brookside Industrial Centre

Indianapolis, IN

## Property Highlights:

- 10 industrial buildings located on ± 33.95 acres
- Spaces available range from 1,800 SF to 25,000 SF
- Located at the corner of Sherman Drive & 16<sup>th</sup> Street on the Indianapolis near east side
- Spaces for lease ranging from 1,800 SF to 7,200 SF
- Zoned I-3
- Located on IndyGo bus line
- ± 1.5 miles from interstate 70



**Tony Hupp**  
 +1 317 713 2116  
 tony.hupp@colliers.com

**Ryan Kelly**  
 +1 317 713 2118  
 ryan.kelly@colliers.com

Colliers Indianapolis  
[colliers.com](http://colliers.com)

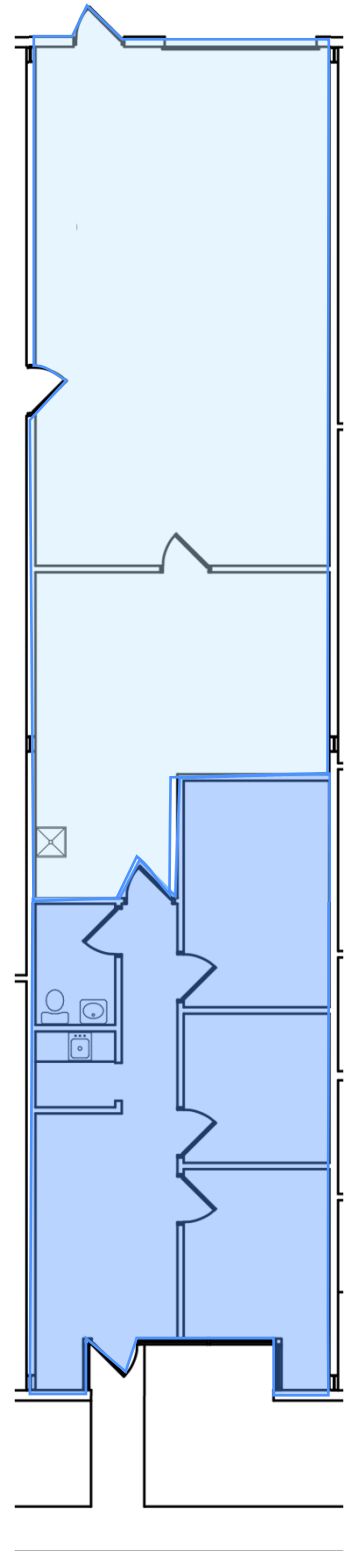
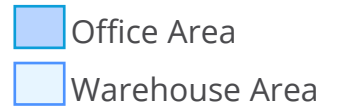


# Building 4

## 1775 N Sherman Drive

### Suite C

- $\pm$  1,800 SF Total
- $\pm$  705 SF Office
- 1 Drive-in (10'x10')
- 16' Clear Height
- \$11.00 / SF Industrial Gross

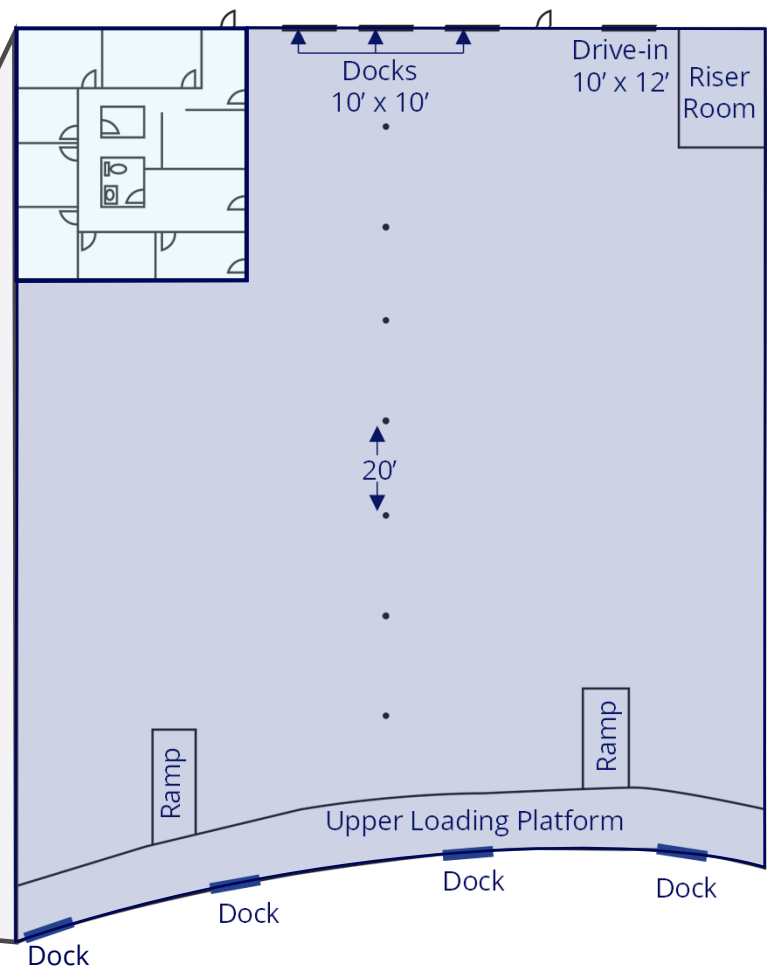




# Building 8 1720 Wales Ave

## Building 8 - Suite 1720

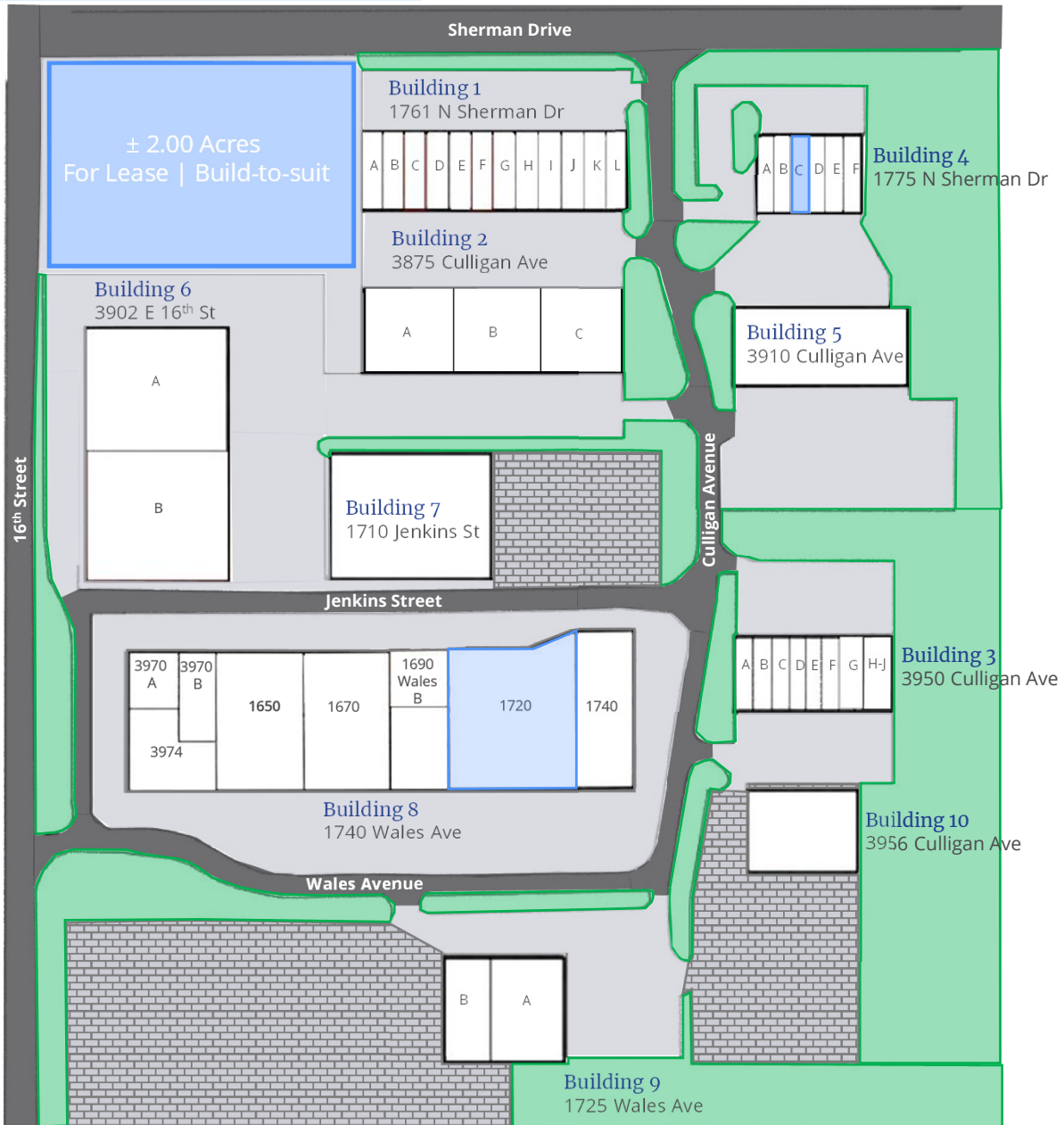
Available SF:	25,950
Office SF:	2,392
Clear Height:	18'
Loading	(1) Drive-in 10' x 12' (3) Docks 10' x 10'
Comments:	Ample power LED motion sensor lighting I-3 zoning
Rate:	\$6.50 IG
Available	2/1/26



Office Area  
 Warehouse Area

# Brookside Industrial Centre

## Current Availabilities



### Lease Availabilities

Building	Unit	Total SF	Office SF	Clear Height	Docks / Drive-ins	Rate	Comments
Land		± 2.00 acres	BTS	BTS	BTS	Call for pricing	• Available now
4	C	1,800	705	16'	0 / 1	\$11.00 IG	• Available now
8	1720	25,950	3,392	18'	3 / 1	\$6.50 IG	• Available now

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tony.hupp@colliers.com

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ryan.kelly@colliers.com

