



FOR LEASE

**+/- 8,500 SF Industrial Building
w/ I3 Zoning**

8180 COUNTRY CLUB PL

Indianapolis, IN 46214

PRESENTED BY:

WADE WILSON

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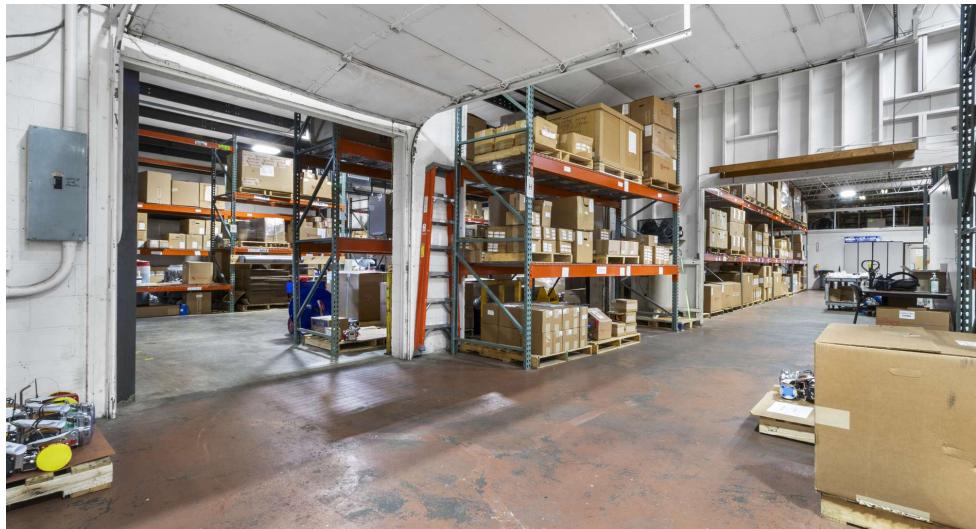
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00/SF NNN
BUILDING SIZE:	8,572 SF Total +/- 1,500 SF Office
ZONING:	I3 - Outdoor Storage Permitted
CLEAR HEIGHT:	14'
POWER:	3-Phase 600amp
DRIVE-INS:	2 Exterior Drive-Ins 12' x 12"
LIGHTING:	LED Lighting in Warehouse
LOT SIZE:	.63 Acres

PROPERTY HIGHLIGHTS

- +/- 8,500 SF freestanding industrial building
- Fully climate-controlled warehouse w/ LED lighting
- Finished office space with conference room and private offices
- Heavy industrial zoning (I3) - outdoor storage permitted
- Heavy 3-Phase power
- Excellent access to I-465
- (2) Exterior drive-ins and (2) interior drive-ins within warehouse
- Fenced storage/parking area in rear of building

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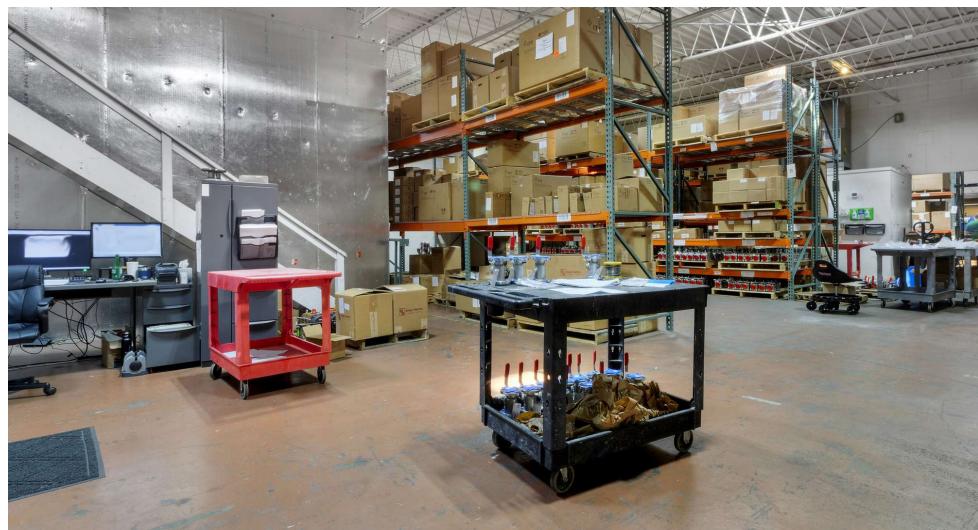
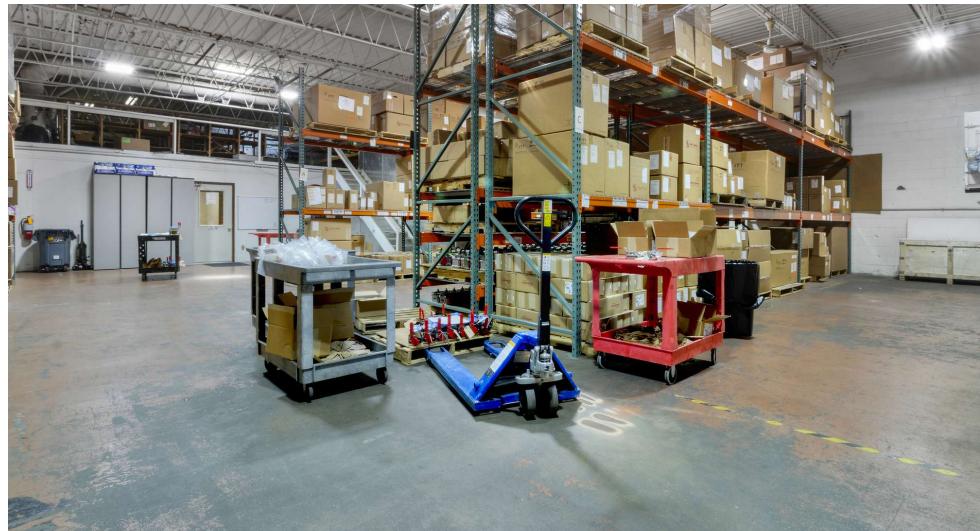
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ADDITIONAL PHOTOS



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AERIAL VIEW



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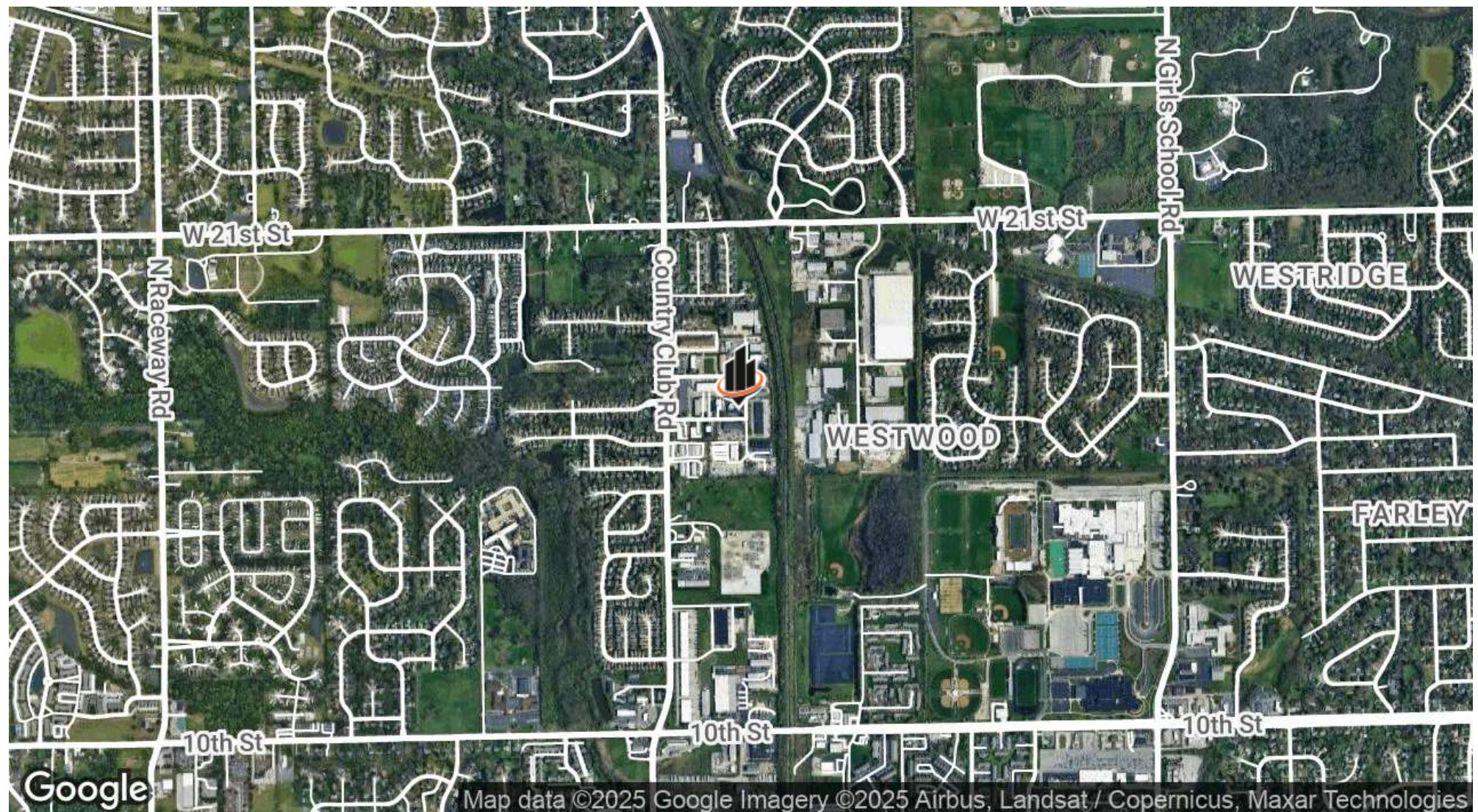
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+/- 8,500 SF INDUSTRIAL BUILDING W/ I3 ZONING | 8180 Country Club Pl Indianapolis, IN 46214

SVN | NORTHERN COMMERCIAL

LOCATION MAP



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About SVN®

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