

FOR LEASE
Industrial/Flex

8247

Indy Court

Indianapolis, IN 46214

**Multi-Tenant
Industrial/Flex**

8247 Indy Court is a multi-tenant industrial/flex property consisting of +/- 31,824 square feet. Situated on a fully improved 3.41 acres site, the property offers easy access to I-65, I-70 and I-74 via the western portion of the I-465 Indianapolis loop. The property is well maintained and offers the ideal space for a wide variety of users looking for quality industrial/flex space.



Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032

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Building Specifications

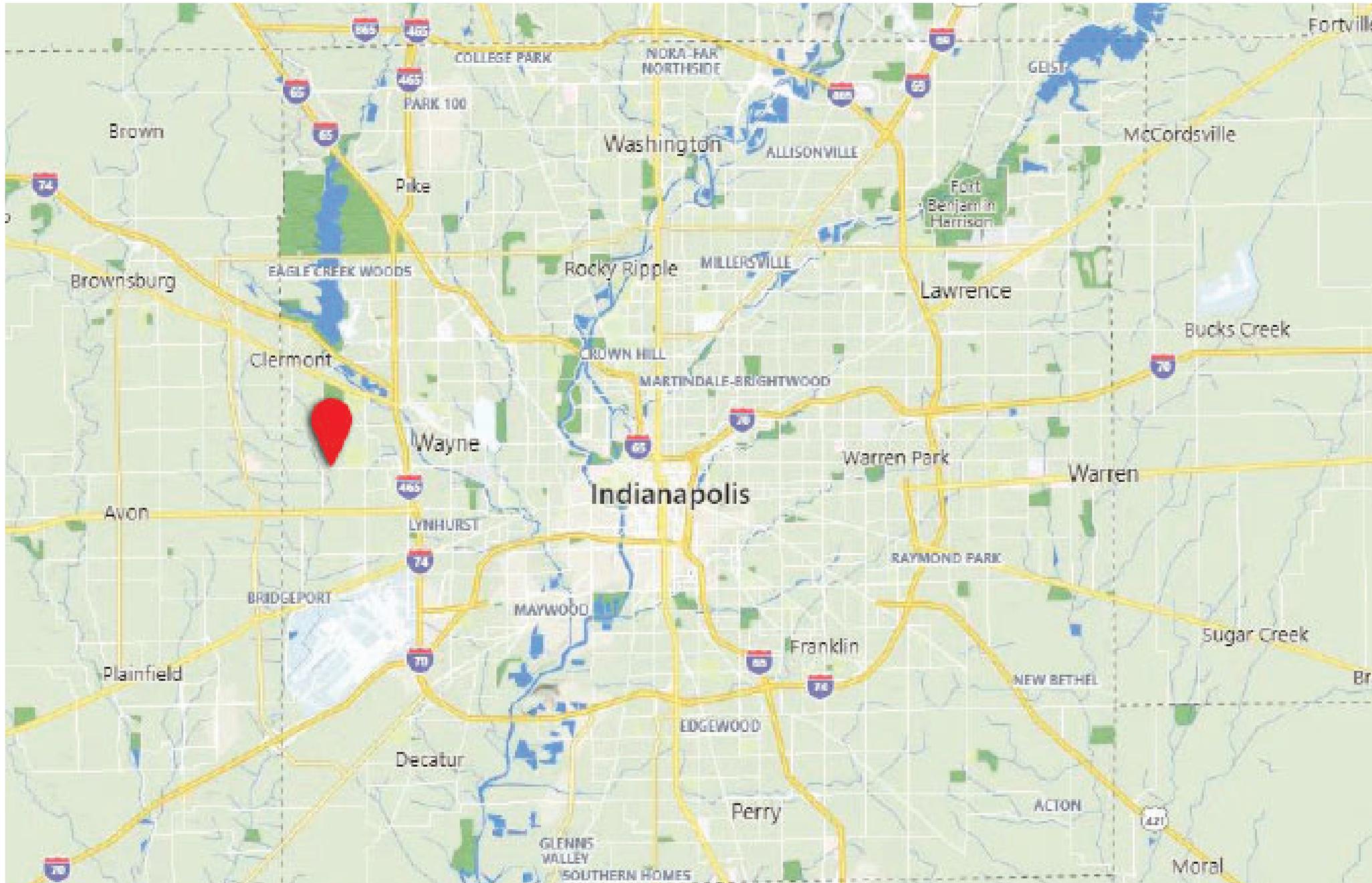
| | |
|----------------------|------------------------------|
| Lease Rate: | \$9.99/SF-\$10.30/SF IG |
| Available Space: | +/- 1,200 SF to +/- 2,000 SF |
| Total Building Size: | +/- 31,824 SF |
| Land Size: | 3.41 Acres |
| Zoned: | I-3 |



| Suite | SF | Lease Rate | O/H Doors | Availability | Details |
|-------|------------------|------------|-----------|--------------|--|
| 8219 | +/- 1,200 SF | \$1030/mo | 1 | 4/1/26 | |
| 8243 | +/- 1,500+500 SF | \$1664/mo | 2 | Now | Warehouse area (+/- 1,500 SF), office (+/- 1,500 SF), mezzanine (+/- 500 SF) |
| 8247 | +/- 1,500 SF | \$1249/mo | 1 | Now | |



Location Overview



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