

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 AADT
- Property is zoned C-4 which permits a wide array of uses

LEASE RATE

CONTACT BROKER

Available SF:

7,936 SF



BRADLEY COMPANY

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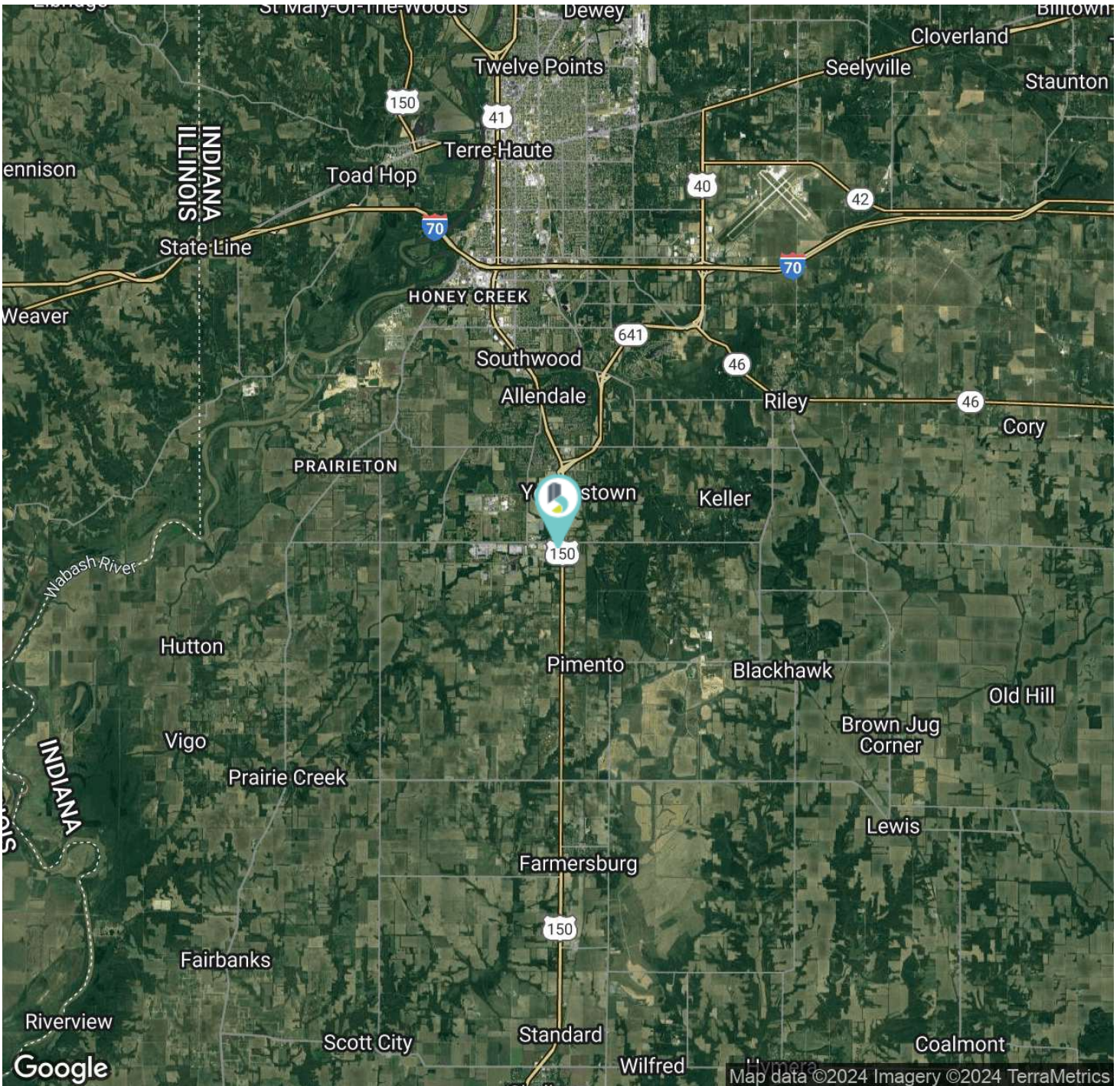
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