



# FOR LEASE

# 3250 N Post Road Bldg 100

Indianapolis, IN 46226



## PROPERTY HIGHLIGHTS

- Clean flex space
- Easy interstate access
- Numerous amenities nearby
- Ample parking for employees and guests

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## Executive Summary

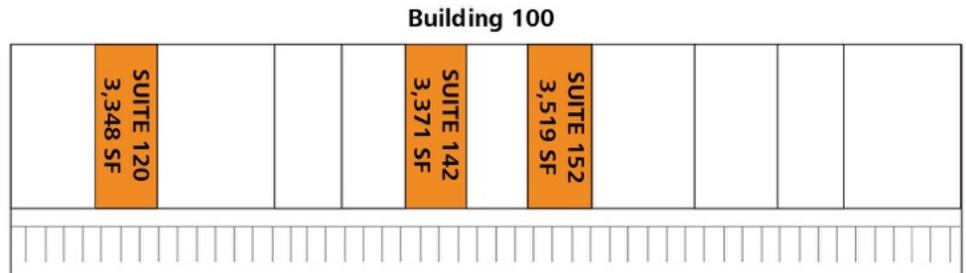


### OFFERING SUMMARY

Lease Rate:	Call for Rates
Lease Type:	NNN
Building Size:	73,700 SF
Available SF:	3,348 - 3,519 SF
Year Built:	1989
Zoning:	I-3
2026 OPEX:	\$2.61
Clear Height:	16'
Sprinklered:	Yes
Market:	East Indianapolis

### PROPERTY OVERVIEW

These flex offerings on the east side are great for a variety of businesses. Each suite has built out office, drive-in doors, and warehouse spaces to fit your needs. Call today for more information and to schedule a private tour!



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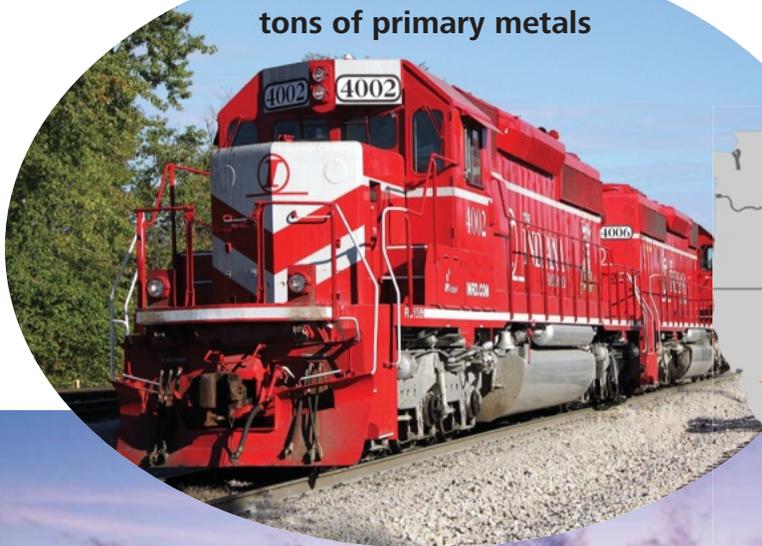
# Indianapolis:

Centrally located with award-winning infrastructure for maximum logistical benefit



World's 2nd largest Fed Ex Air Hub

Indiana is 1st in rail tons of primary metals



Indiana is 1st in Shortest Distance to the Median Center of the Entire US Population



Indianapolis International Airport voted Best Airport in North America 12 years in a row



Indiana ranks 1st in truck trailer production and pass-through highways with four major intersecting interstates

## Indianapolis and the State of Indiana

- One of the largest export states in the nation
- 1st for cost of doing business in area development
- 2nd for best state to start a business
- \$650 billion in goods moves through Indiana annually
- With rail lines throughout America's steel belt and agricultural heartland, Indiana ranks highly in freight and class I railroads
- Indiana's Burns Harbor, Jeffersonville, and Mount Vernon ports provide access to Lake Michigan, the Ohio River, the Atlantic Ocean, and the Gulf of Mexico, as well as international access to Europe, the Middle East, Asia and South America



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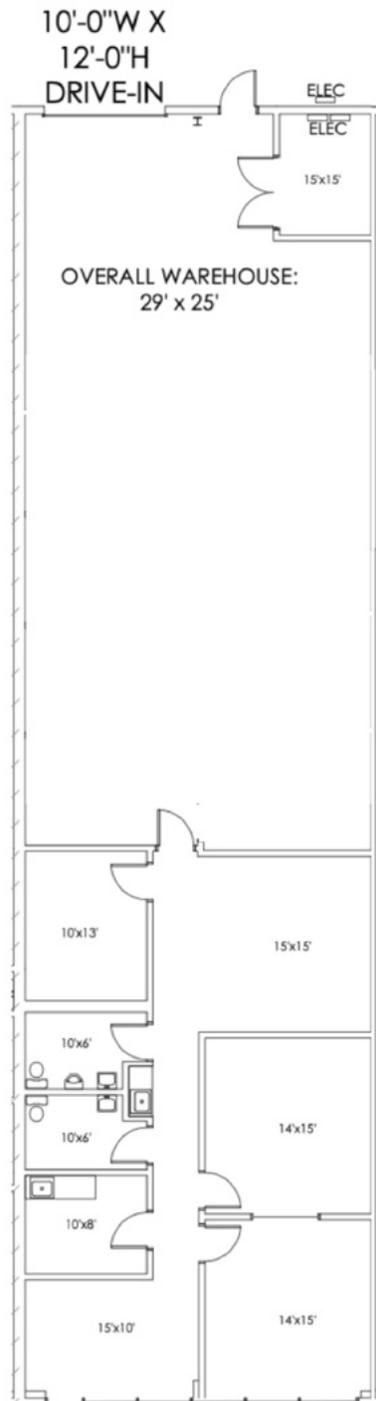
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## Individual Spaces

**TURN-KEY**

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
Suite 120	Immediately	3,348 SF	1,462	-	1	\$2.61	16'



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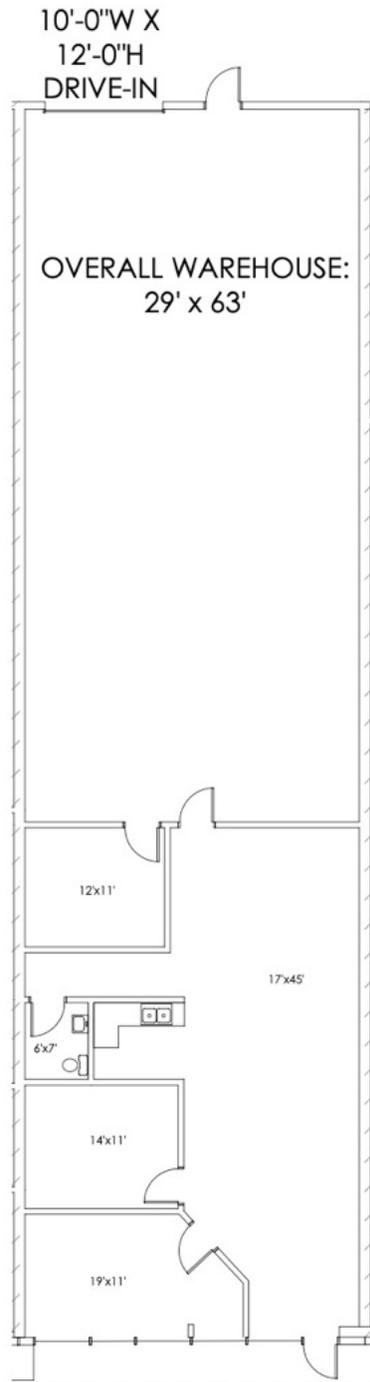
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## Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
Suite 142	Immediately	3,371 SF	1,410	-	1	\$2.61	16"



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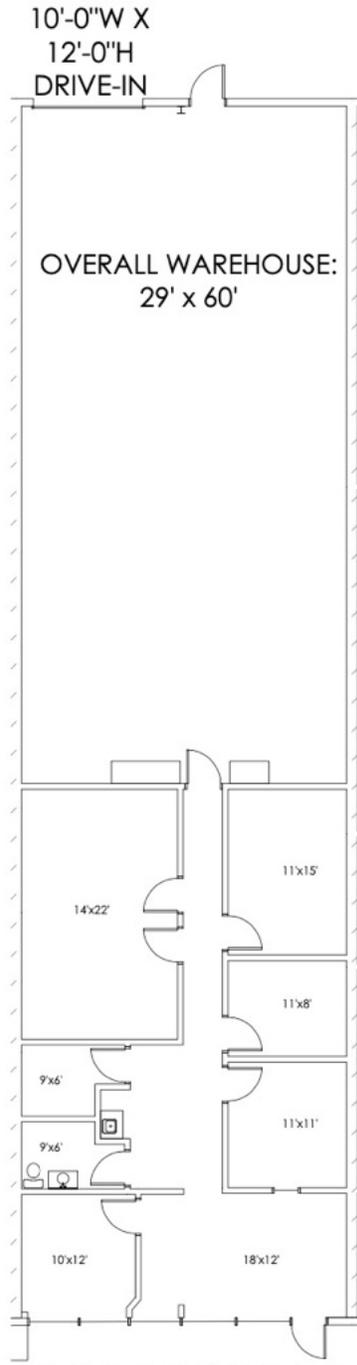
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## Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
Suite 152	Immediately	3,519 SF	1,448	-	1	\$2.61	16''



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