



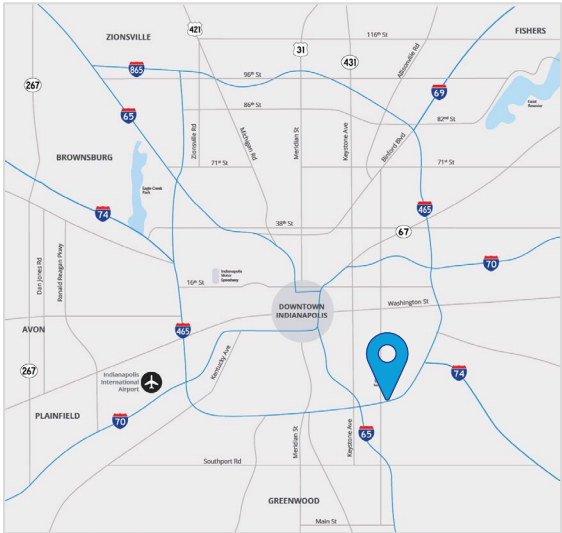
For Lease

High Visibility Industrial Complex

5701 Elmwood Avenue Indianapolis, IN 46203

Property Highlights

- 202,577 SF building
- Year built: 1968
- 16' - 20' clear height
- Dock & drive-in loading
- Zoned I-3
- Excellent interstate visibility
- Immediate access to I-465
- Numerous amenities nearby including retail, restaurants, and hotels
- 2024 Est. OpEx: \$2.30/SF



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AVAILABLE SPACES

	Total SF	Office SF	Clear Height	Loading	Asking Rate
Suite 2	18,631 SF	±1,750	18'	5 docks 1 drive-in	\$7.50/SF NNN
Maintenance Building	6,032 SF	N/A	16' - 20'	6 drive-ins	\$12.00/SF NNN



Maintenance Facility Specs



Specs

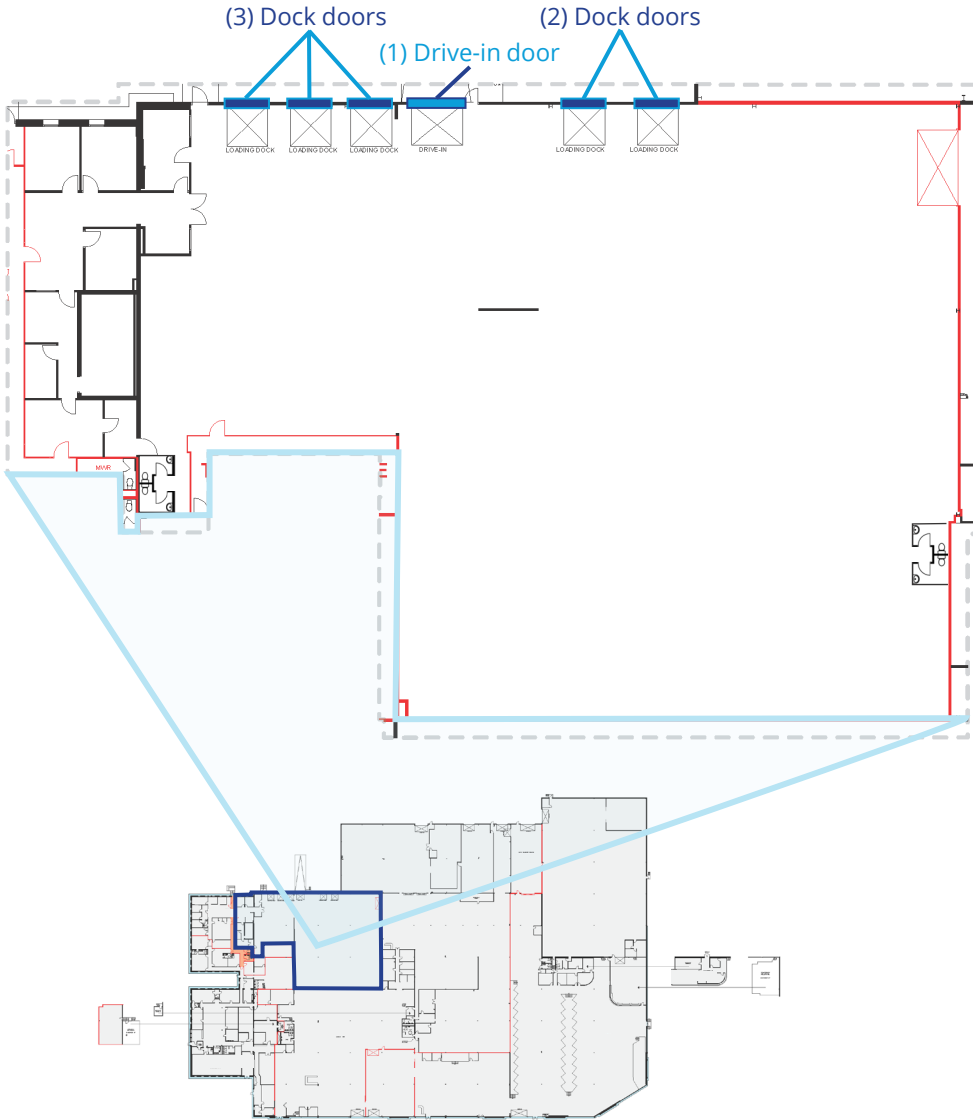
- 6,032 SF Maintenance facility
- ±0.4 AC of outdoor storage
- 16' clear height
- (6) grade-level drive-in doors
 - (4) 16' x 12' drive-ins
 - (2) 16' x 10' drive-ins

Recent Improvements:

- Fresh interior paint
- Updated Overhead Doors
- New lighting throughout
- Drywall repairs



Floorplan & Specs – Suite 2

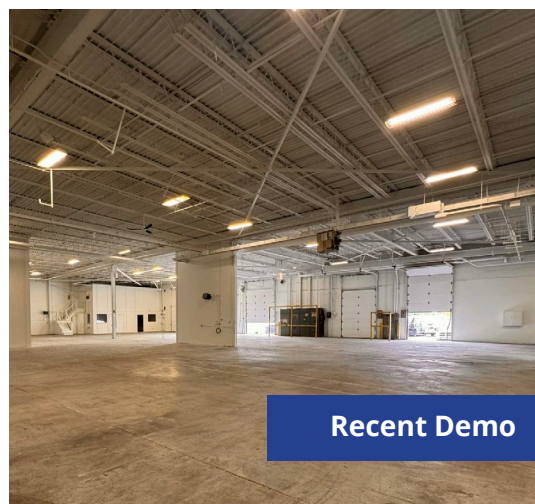
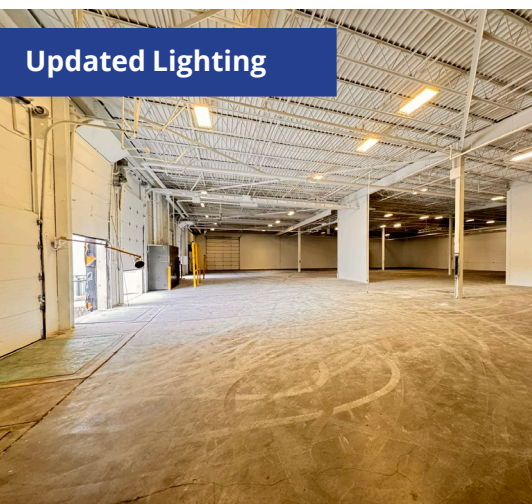


Suite 2

Office SF	±1,750
Warehouse SF	±16,881
Total SF	18,631

Suite Specs

- 18' clear height
- (5) loading docks
 - (2) 9' x 10' w/ pit levelers and seals
 - (1) 8' x 8' w/ dock bumpers and seal
 - (1) 9' x 12' w/ pit leveler
 - (1) 9' x 12' w/ dock bumpers
- (1) 10' x 10' ramped drive-in door
- T-5 lighting in warehouse
- Access to common area restrooms



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