

NEW OWNERSHIP!

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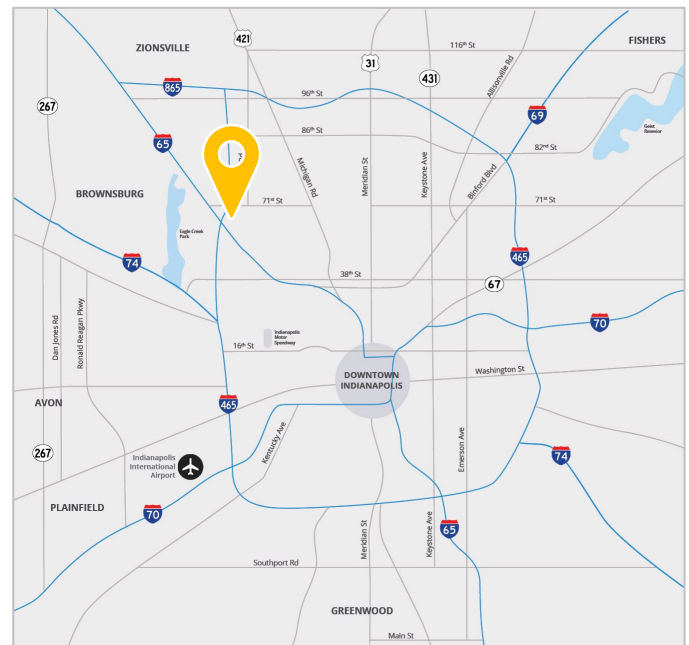
FOR LEASE

Corporate Center North Building 9

6002-6488 Corporate Way
Indianapolis, IN 46278

Property Highlights

- 130,848 total SF building
- 12' – 20' clear height
- Dock & drive-in loading
- Wet sprinkler system
- Zoned CS (office/industrial)
- Ample parking for employees and clients
- Exterior painting completed in 2025
- Parking lot seal coated in 2025
- I-465 frontage
- Immediate interstate access to I-465 & I-65
- Numerous amenities nearby including retail centers, restaurants and hotels
- 15 minutes to Downtown Indianapolis or Indianapolis International Airport



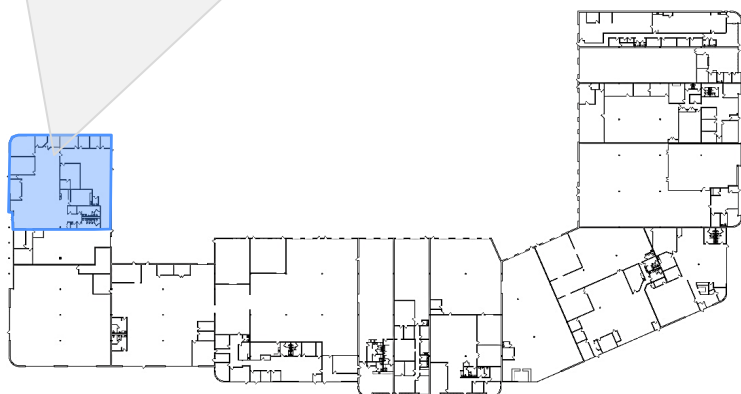
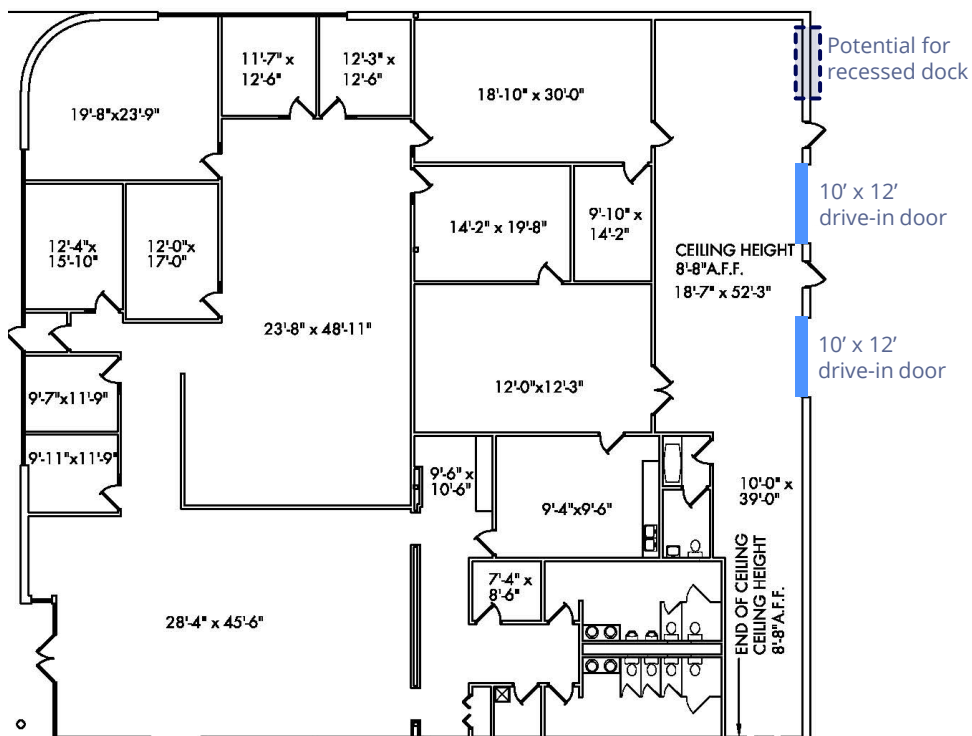
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Owned By:



Colliers Indianapolis
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Suite 6050

Office SF	7,797
Warehouse SF	1,361
Total SF	9,158

Suite Specs

- 12' clear height
- (2) 10' x 12' grade-level drive-ins
- Potential to add a recessed loading dock
- Power:
 - 120/208 volt | 225 amp | 3-phase
 - 480/277 volt | 125 amp | 3-phase
- Large multiple-stall restrooms
- Warehouse restroom w/ shower
- Conference room and training rooms
- Breakroom with kitchenette
- Windows around perimeter of office providing ample natural daylight
- Plentiful parking in front and behind space
- I-465 frontage & signage opportunity

Owned By:

