



FOR SUBLEASE

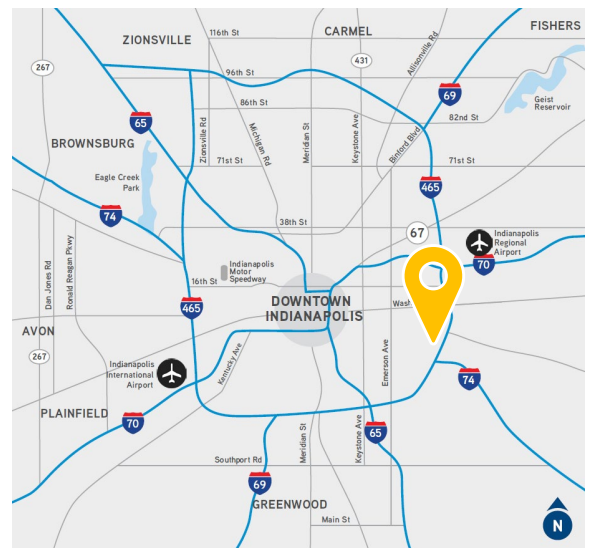
1350 Brookville Way

Suite D
Indianapolis, IN 46239

Brookville Business Park

Property Highlights

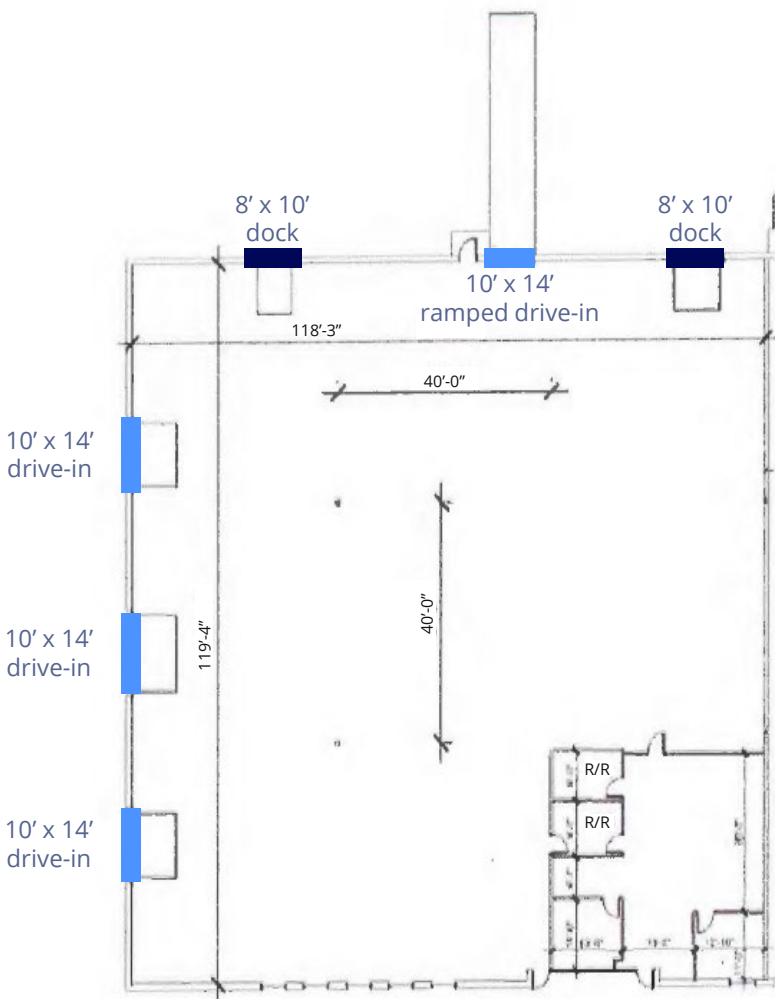
- 14,400 SF suite available for sublease
- ±1,450 SF office
- Dock and drive-in loading
- Clear height: 22' - 24'
- Zoned I-2
- Wet sprinkler system
- Convenient access to I-465 and I-74
- Sublease Expiration Date: 12/31/2028
- Lease Rate: \$8.00/SF NNN
- Est. 2026 OpEx: \$3.05/SF



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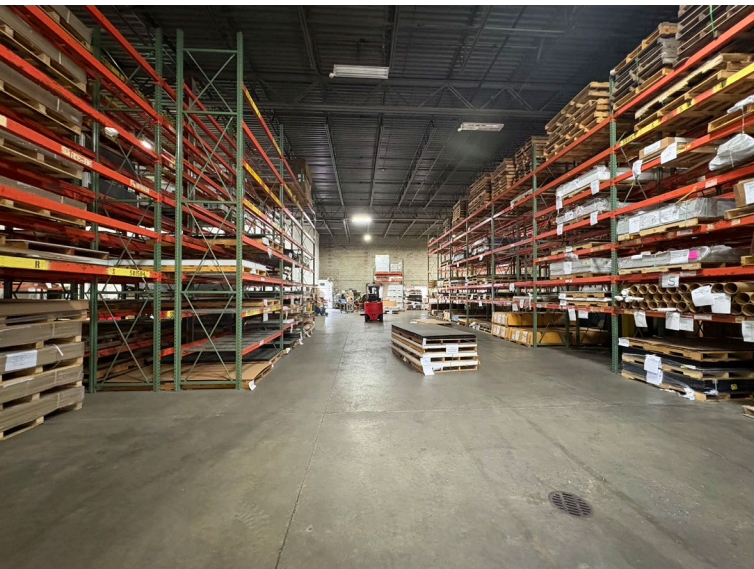


Suite D

Office SF	±1,450
Warehouse SF	±12,950
Total SF	14,400 SF

Suite Specs

- 22' – 24' clear height
- (4) 10' x 14' drive-in doors
- (2) 8' x 10' dock doors
- T-5 Lighting
- (2) private offices
- Small kitchenette
- Available 6/15/26
- Sublease expiration: 12/31/28



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