

**FLEX CONVERSIONS UNDERWAY!**

**Colliers**



**FOR LEASE**

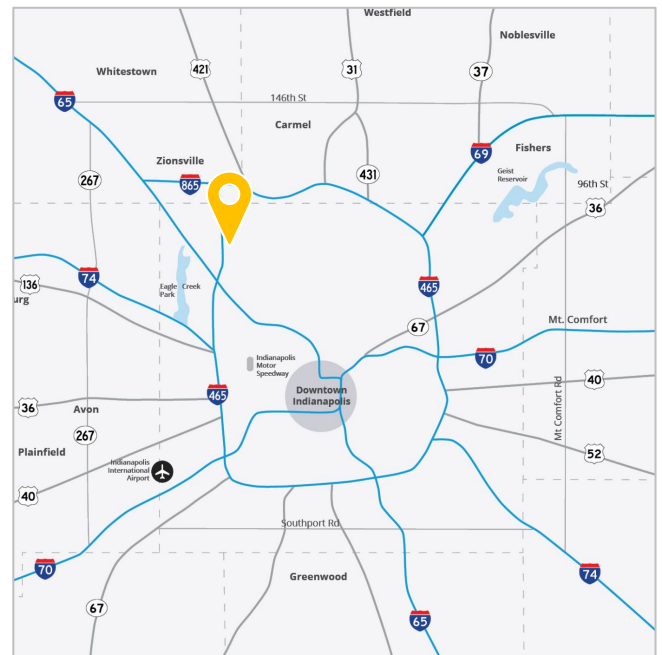
# Park 100 Building 117

5604-5778 W 74<sup>th</sup> St  
Indianapolis, IN 46278

**Flex Space with High Visibility Along 74<sup>th</sup> St & Zionsville Rd**

## Property Highlights

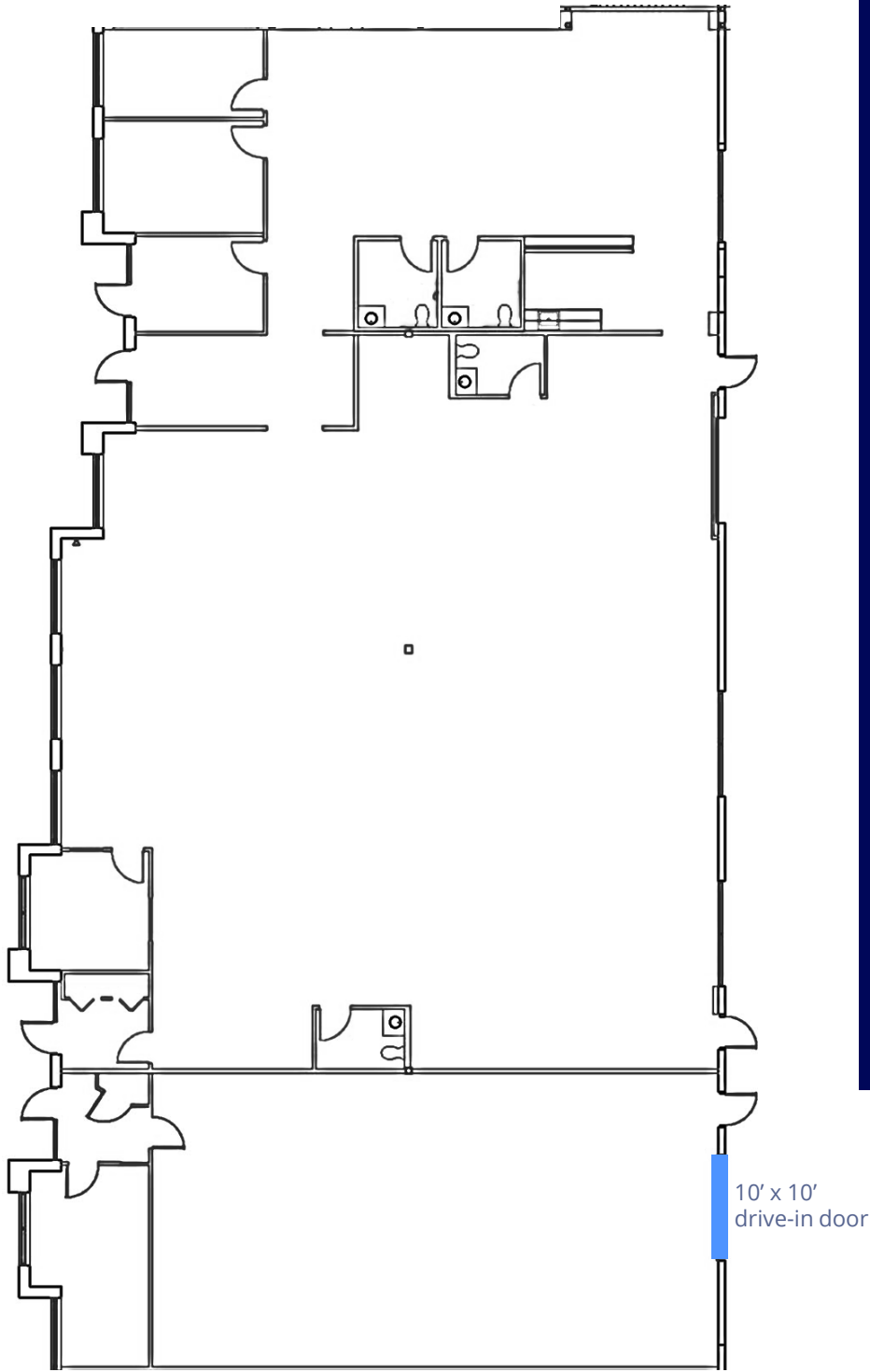
- Total Building SF: 135,088 SF
- 14' clear height
- Zoned I-2
- Drive-in loading
- Year built: 1988
- Located in popular Park 100 Business Park
- Convenient interstate access to I-465 & I-65
- Numerous amenities nearby including retail centers, restaurants, and hotels
- 15 minutes to Downtown Indianapolis and Indianapolis International Airport
- Ownership investing significant capital into interior and exterior improvements



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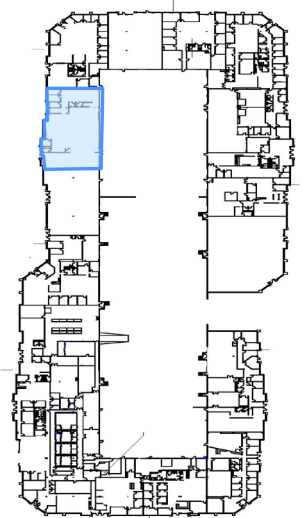
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Suite 5676-82	
Office SF	±1,975
Warehouse SF	±6,148
<b>Total SF</b>	<b>8,123</b>

### Suite Specs

- 14' clear height
- (1) 10' x 10' drive-in door
- Ability to add up to (3) additional drive-in doors
- Power: (3) panels  
- 200 amp | 108/120 v | 3-phase
- LED lighting throughout
- Open office/showroom
- Natural light throughout
- A/C potential in warehouse
- (4) private offices
- Breakroom/kitchenette
- Rear man door access
- Utility sink in warehouse



Owned By:

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