



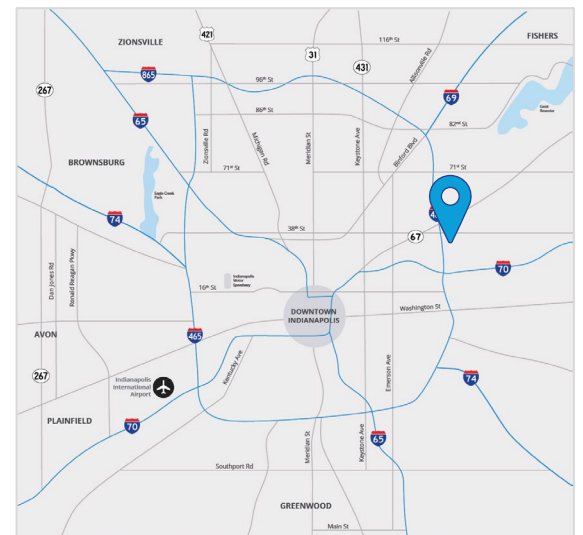
For Lease

Warehouse/Distribution/Manufacturing Space

3131 N Franklin Road Indianapolis, IN 46226

Property Highlights

- 486,634 total SF building
- Up to 93,600 SF contiguous available
- Dock and drive-in loading
- 20' - 24' clear height
- Zoned I-2 & I-4
- WET sprinkler system
- 480 volt | 3 phase power
- Ample parking for employees and clients
- Potential for outdoor storage
- Easy access to I-465 and I-70
- Recent Improvements:
 - Exterior painted
 - Multiple spec make-ready improvements underway



Owned by:



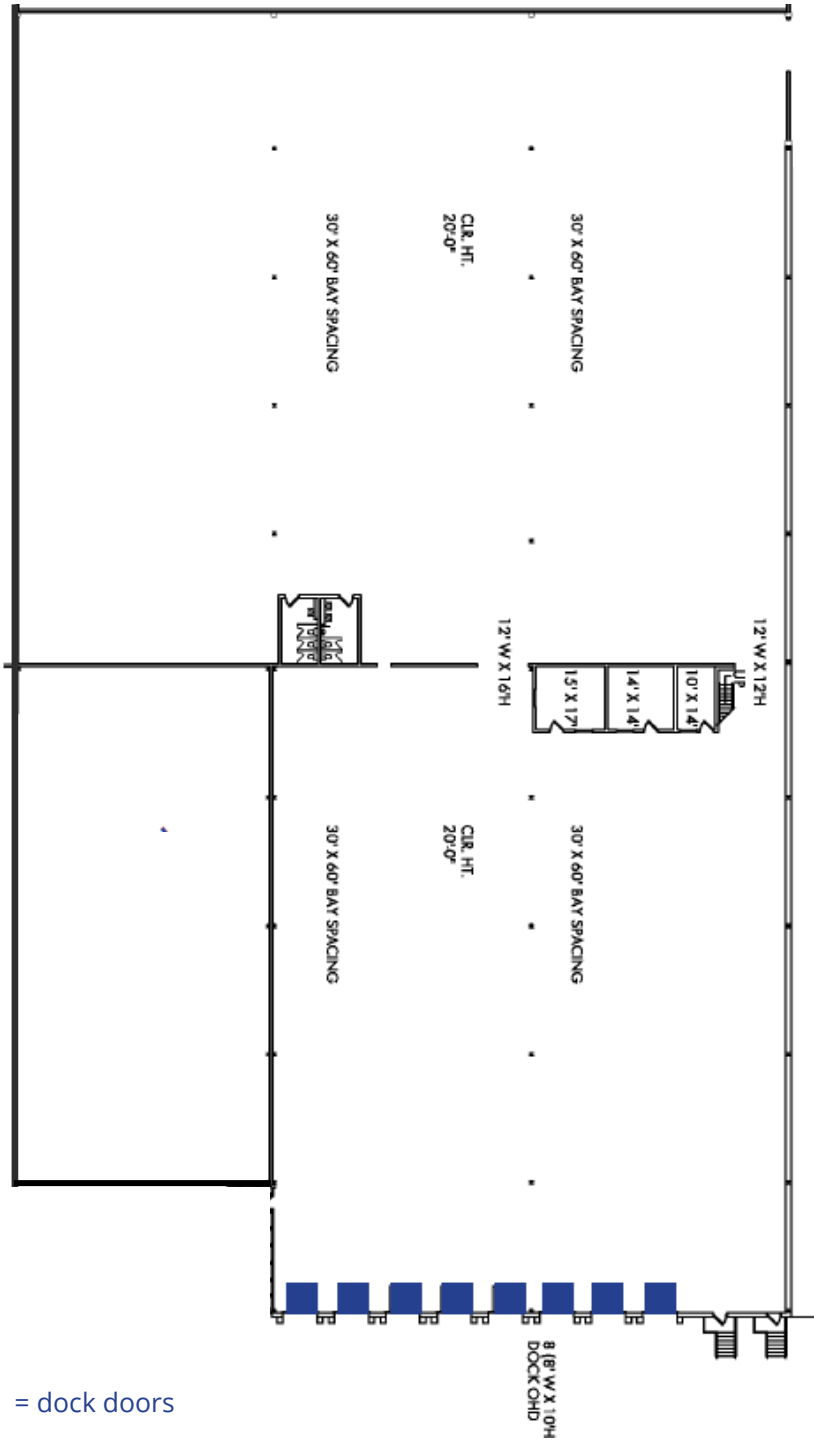
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Site Plan

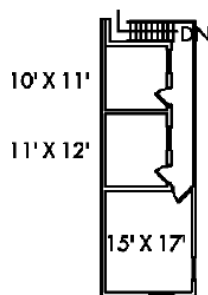


Suite C-1

Office SF	1,000
Warehouse SF	51,200
Total SF	52,200

Suite Specs

- 20' clear height
- (8) loading docks with pit levelers and seals
- Ability to add drive-in loading
- 30' x 60' column spacing
- Power: 480 volt | 3-phase
- LED lighting in the warehouse
- Potential for trailer parking or outdoor storage
- 2-story office
- Multiple private offices
- Up to 93,600 SF contiguous available
- Make-ready improvements underway and move-in ready



Suite C-1 Office
2nd Floor

