

SALE / LEASE

Castleton Flex-Industrial for Sale or Lease

8004-8008 CASTLEWAY DRIVE

Indianapolis, IN 46250

PRESENTED BY:

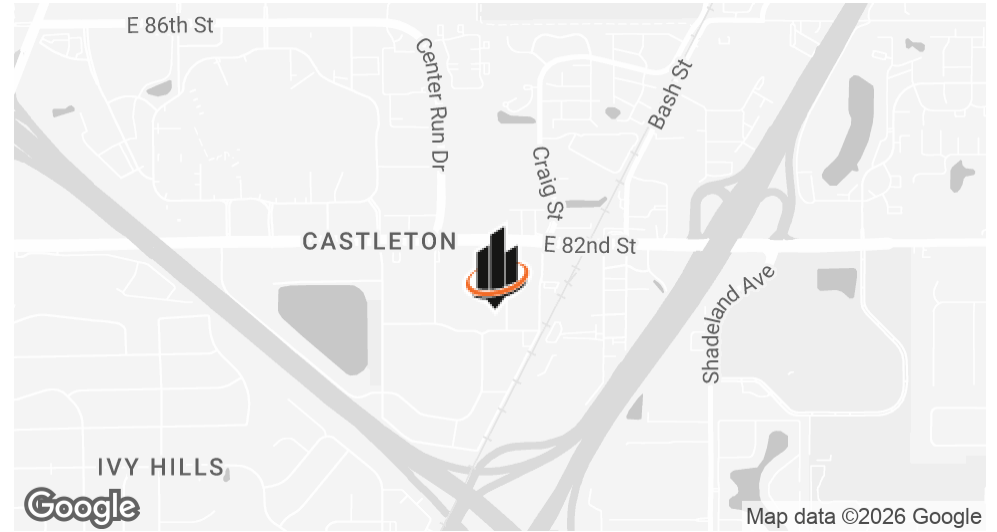
**JESS LAWHEAD, SIOR, CCIM,
CBI**

Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,285,000
LEASE RATE:	\$15 SF/yr (NNN)
AVAILABLE SF:	2,772 - 5,272 SF
LOT SIZE:	1 Acres
BUILDING SIZE:	8,044 SF
ZONING:	CS

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PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present 8,044 SF of flex-industrial space. The building offers versatile layouts ideal for light manufacturing, warehousing, distribution support, showroom, or office with warehouse functions. Features include on-site parking, drive-in doors, and clear-span layouts, providing flexibility to suit a variety of business needs.

PROPERTY HIGHLIGHTS

- Flex-industrial space: 5,272 SF, 2,772 SF, or combined: 8,044 SF
- Multi-tenant building
- Drive-in doors and on-site parking
- Suitable for light manufacturing, warehousing, showroom, or office with warehouse functions
- High-visibility Castleton location with easy access to East 82nd Street, I-69, and I-465

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	2,772 - 5,272 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
8004 Castleway Drive	Available	5,272 SF	NNN	\$15.00 SF/yr
8008 Castleway Drive	Available	2,772 SF	NNN	\$15.00 SF/yr

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8004 CASTLEWAY DRIVE - 5,272 SF



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8008 CASTLEWAY DRIVE - 2,772 SF



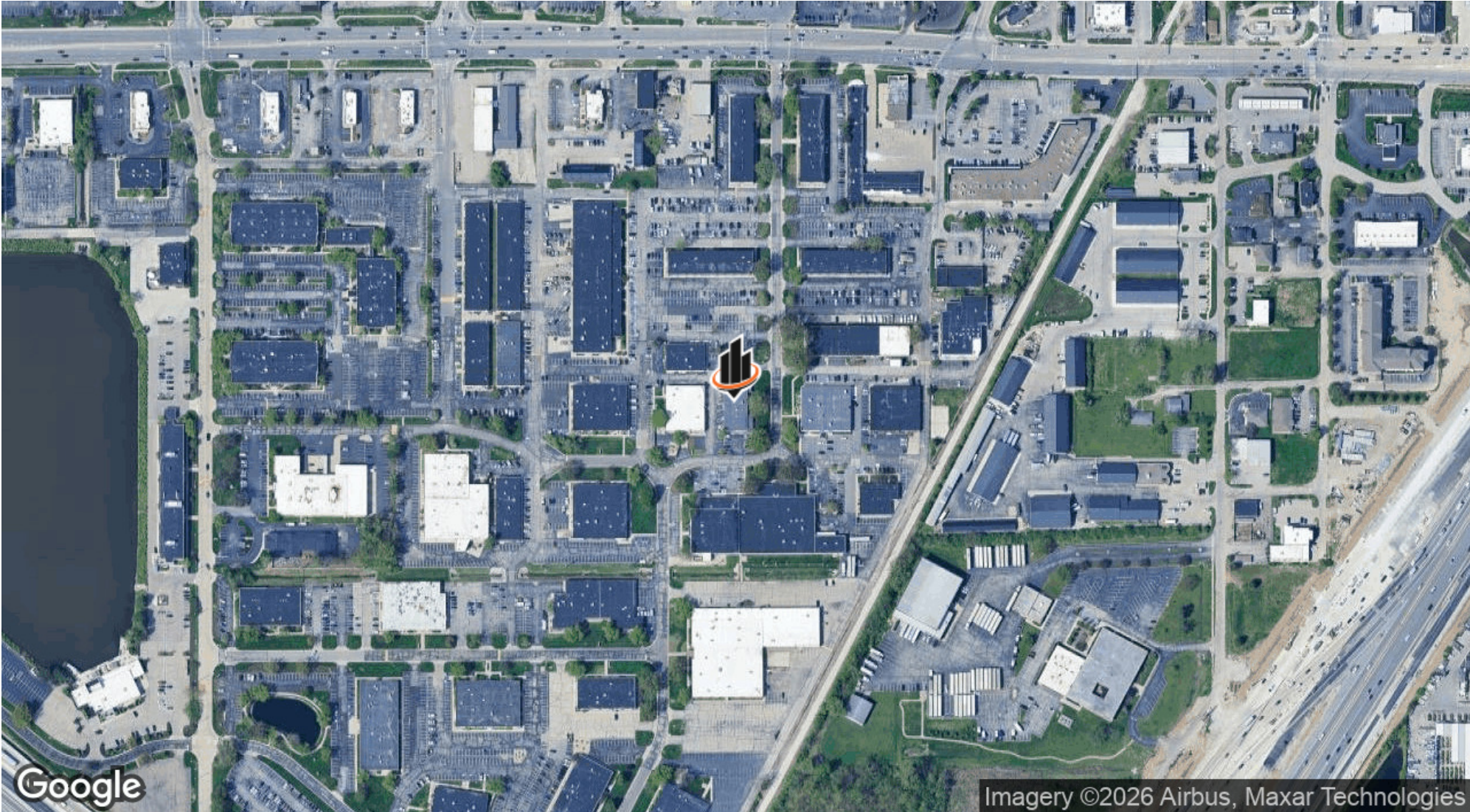
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RETAILER MAP



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LOCATION MAP



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