



FOR LEASE

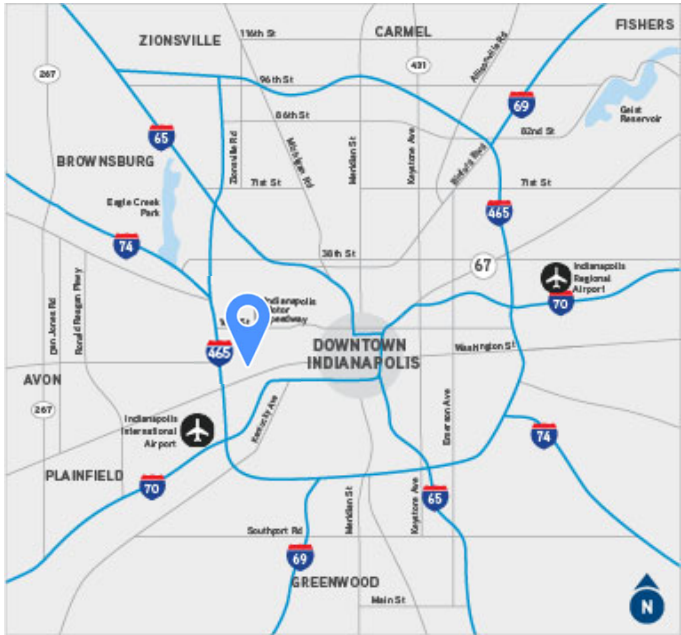
4701 Rockville Road

Indianapolis, IN

Unique Flex Space For Lease

Property Highlights:

- 50,000 SF multi-tenant building
- Suite G available - ± 2,500 SF
- (3) Trailer parking stalls available for lease (\$75.00 / stall / month)
- Building is fully air-conditioned
- 24' clear height throughout building
- (1) 16'w x 14'h drive-in door (per suite)
- Floor drains in each suite
- 3 miles to I-465
- Operating Expenses: \$3.00 / SF



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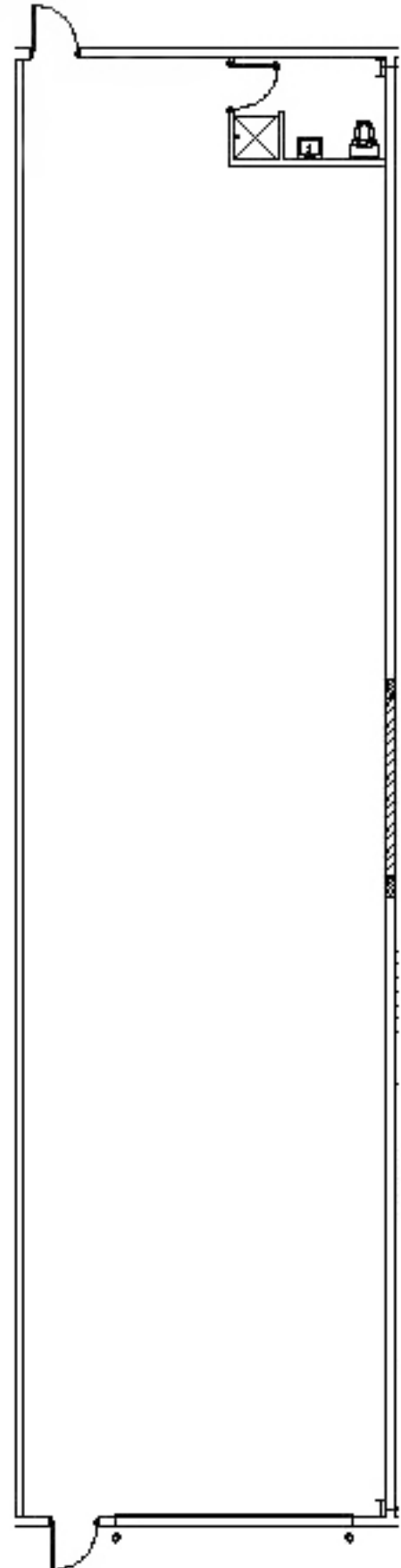
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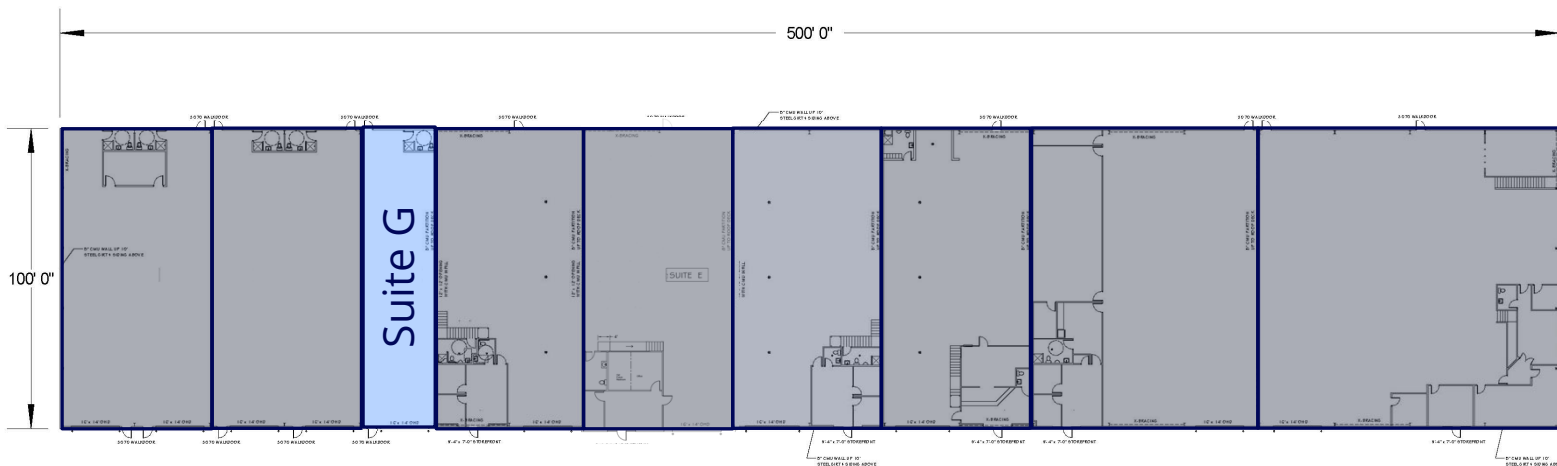
Suites G | Floorplan

SUITES G SPECS

Available SF	± 2,500
Office SF	Restroom only
Clear Height	24'
Drive-ins	1 (16' x 14')
Rate PSF	\$10.25 NNN
OpEx PSF	\$3.00
Availability	Immediately



Aerial & Site Plan



LEASE AVAILABILITY

Suite	G
Available SF	± 2,500
Office SF	Minimal
Clear Height	24'
Docks	0
Drive-ins	1
Rate PSF	\$10.25 NNN
Operating Expenses PSF	\$3.00

Trailer / Large vehicle parking available for an additional \$75.00 per space monthly

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Owned By: **USP**
MANAGEMENT

