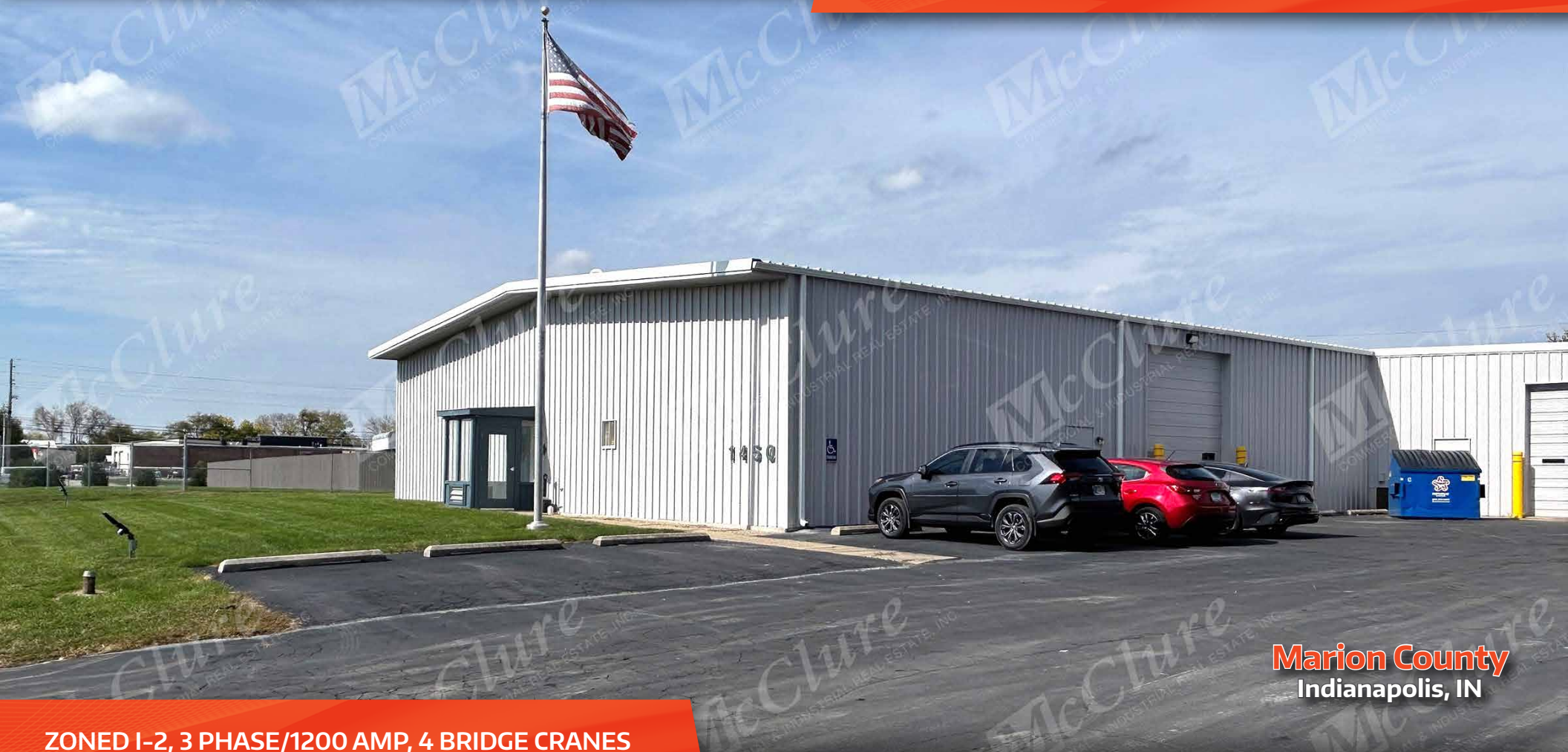


# FOR LEASE | 15,125± SF ON 1.0± ACRES INDUSTRIAL WAREHOUSE BUILDING

IMMEDIATE OCCUPANCY

**McClure**  
COMMERCIAL & INDUSTRIAL REAL ESTATE

1450 Sunday Drive // Indianapolis, IN 46217 (MARION COUNTY)



**Marion County**  
Indianapolis, IN

ZONED I-2, 3 PHASE/1200 AMP, 4 BRIDGE CRANES  
1 MILE FROM HARDING ST & I-465 INTERCHANGE

[www.mcclurecire.com](http://www.mcclurecire.com)

For all your Commercial & Industrial Real Estate needs, please contact:

**Ted J. McClure // 317.457.0577 // [ted@mcclurecire.com](mailto:ted@mcclurecire.com)**

# 15,125± SF INDUSTRIAL WAREHOUSE BUILDING | FOR LEASE | SOUTH INDY

Immediate Occupancy // South Indy // 1450 Sunday Drive // Indianapolis, IN 46217 (MARION COUNTY)

## SPECIFICATIONS:

- IMMEDIATE OCCUPANCY
- TOTAL SIZE: 15,125± SF
- WAREHOUSE: 14,095± SF
- OFFICE: 1,030± SF
- SITE: 174' X 250' (APPROX. 1.0± ACRE)
- ZONING: INDUSTRIAL I-2
- CONSTRUCTED: 1974
- 2 DRIVE-IN DOORS: 12' X 12' & 12' X 14'
- 4 BRIDGE CRANES: (2) 5 TON & (2) 2 TON
- 1 JIB CRANE: (1) 1 TON
- CEILING HEIGHT: 14' 2" TO 16' 10"
- CEILING HEIGHT TO CRANE RIDGE: 11' 11"
- CEILING HEIGHT TO HOIST RIDGE: 10' 11"
- ELECTRIC: 3 PHASE 120-208V, 1200 AMP
- CLIMATE CONTROL: A/C THROUGHOUT
- HEAT: ELECTRIC IN OFFICE & GAS IN WAREHOUSE (6 RADIANT UNITS)
- RESTROOMS: 2
- PARKING: PAVED ASPHALT (23 SPACES)



# 15,125± SF INDUSTRIAL WAREHOUSE BUILDING | FOR LEASE | SOUTH INDY

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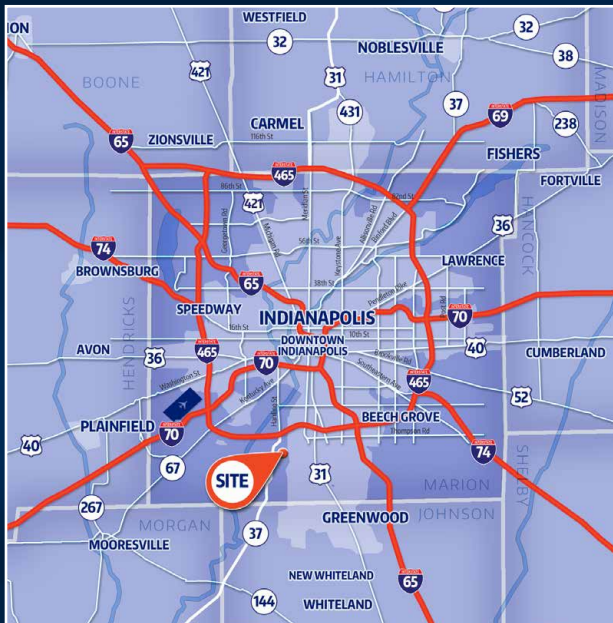
## PROPERTY FEATURES:

- **FOR LEASE: 15,125± SF industrial warehouse building with 1,030± SF office and 14,095± SF warehouse**
- 23 dedicated parking spaces available
- Convenient location just east of SR 37 and south of I-465 at the SEQ of W Epler Ave & S Harding Street
- Approximately 4 minutes to I-465 interchange

**FOR LEASE**  
15,125± SF ON 1.0± ACRE



**Marion County**  
**Indianapolis, IN**



For all your Commercial Industrial Real Estate needs, please contact: **Ted McClure** | 317.457.0577 | [mclurecire@cs.com](mailto:mclurecire@cs.com) | [mclurecire.com](http://mclurecire.com)

## INTERIOR IMAGES

# 15,125± SF INDUSTRIAL WAREHOUSE BUILDING | FOR LEASE | SOUTH INDY

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