



Google Earth

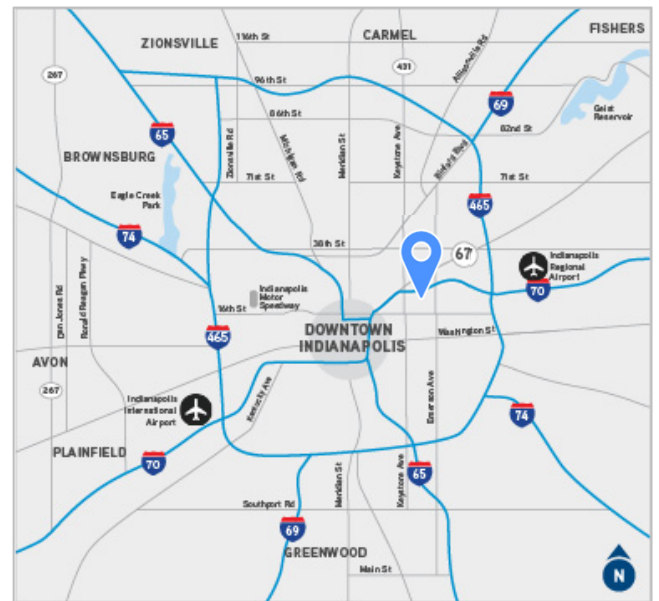
**FOR LEASE**

# Brookside Industrial Centre

Indianapolis, IN

**Property Highlights:**

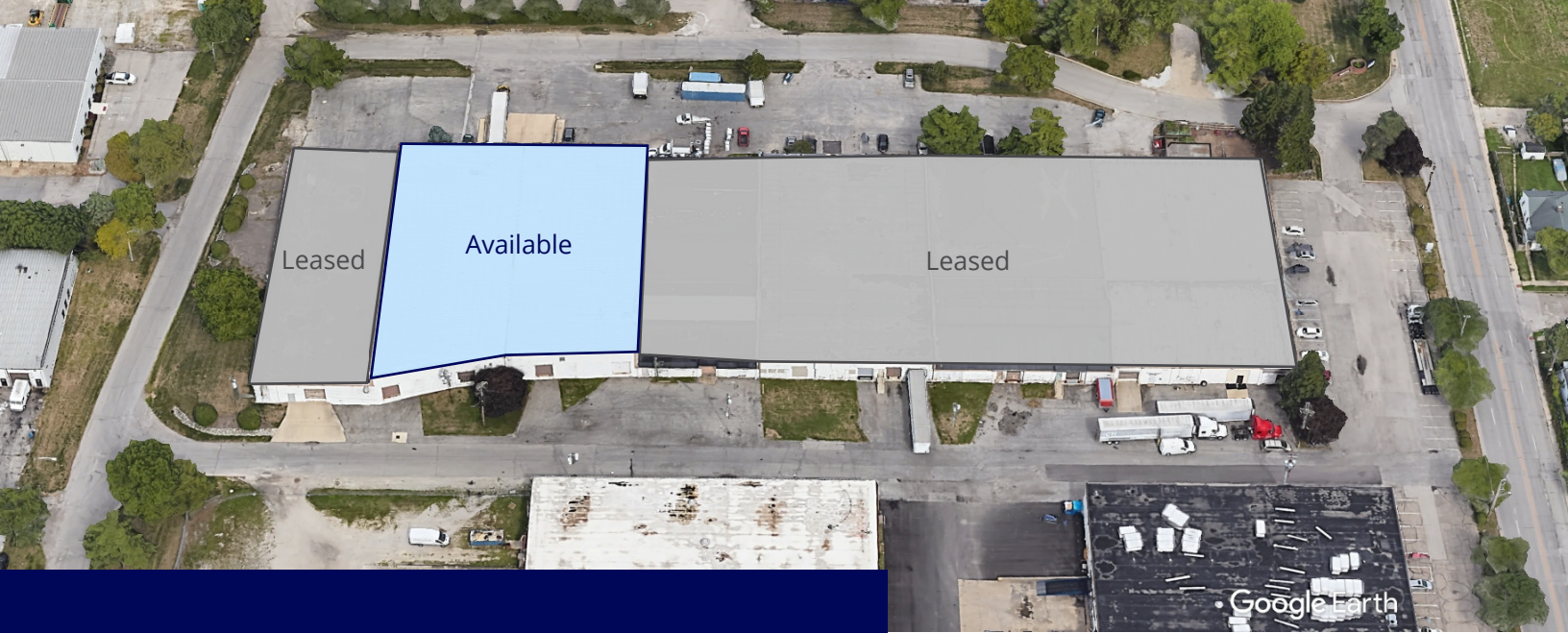
- 10 industrial buildings located on ± 33.95 acres
- Spaces available range from 12,525 SF to 38,475 SF
- Located at the corner of Sherman Drive & 16<sup>th</sup> Street on the Indianapolis near east side
- Zoned I-3
- Located on IndyGo bus line
- ± 1.5 miles from interstate 70



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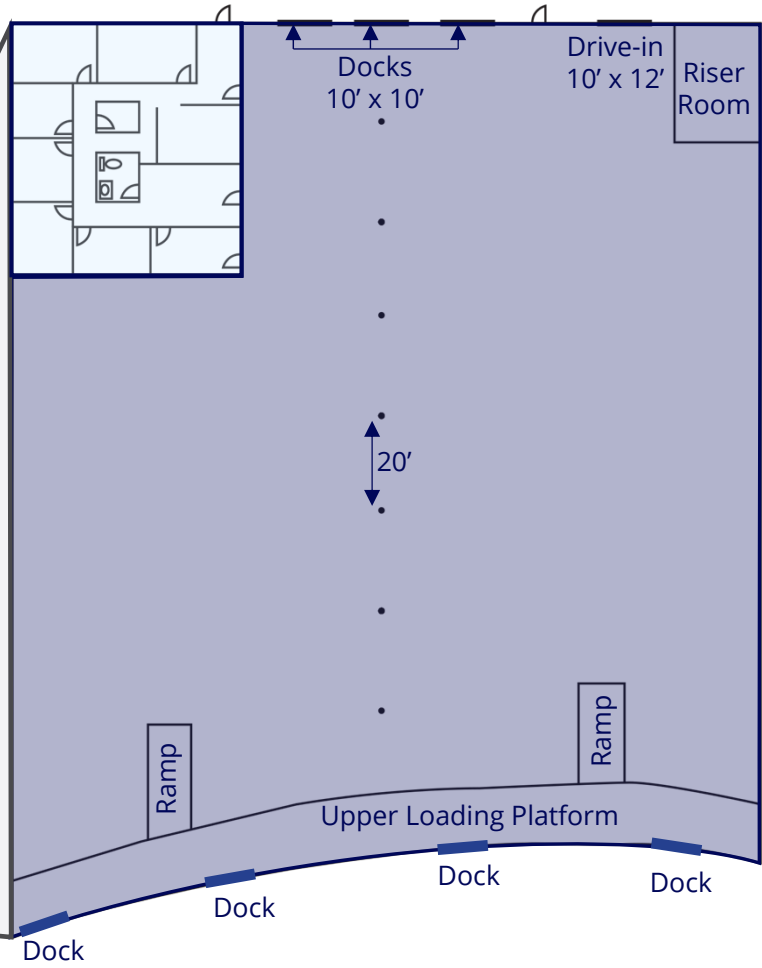
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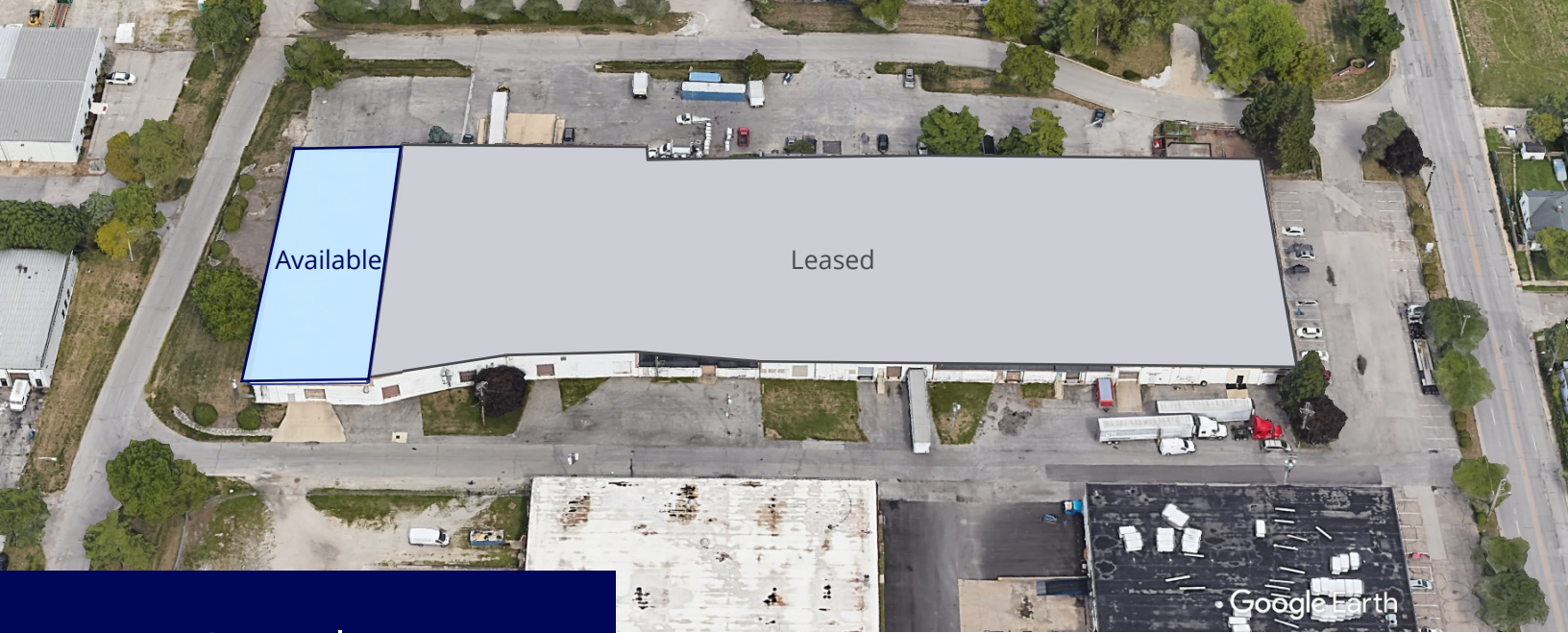
# Building 8 - 1720 Wales Ave

## Building 8 - Suite 1720

Available SF:	25,950
Office SF:	2,392
Clear Height:	18'
Loading	(1) Drive-in 10' x 12' (3) Docks 10' x 10'
Comments:	Ample power LED motion sensor lighting I-3 zoning
Rate:	\$6.50 IG
Available	2/1/26



Office Area  
 Warehouse Area

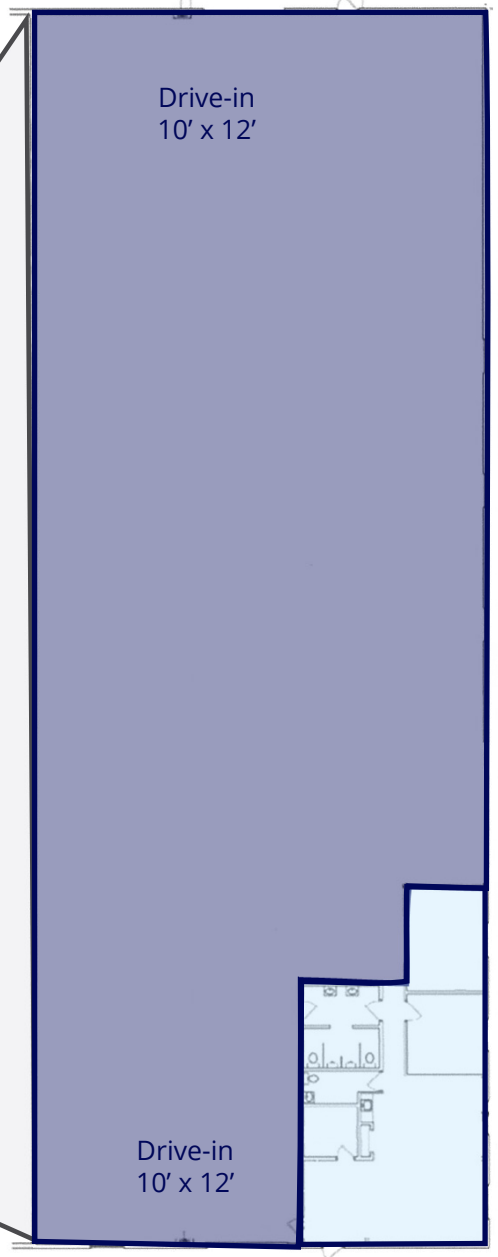


# 1740 Wales Ave

## Building 8 - Suite 1740

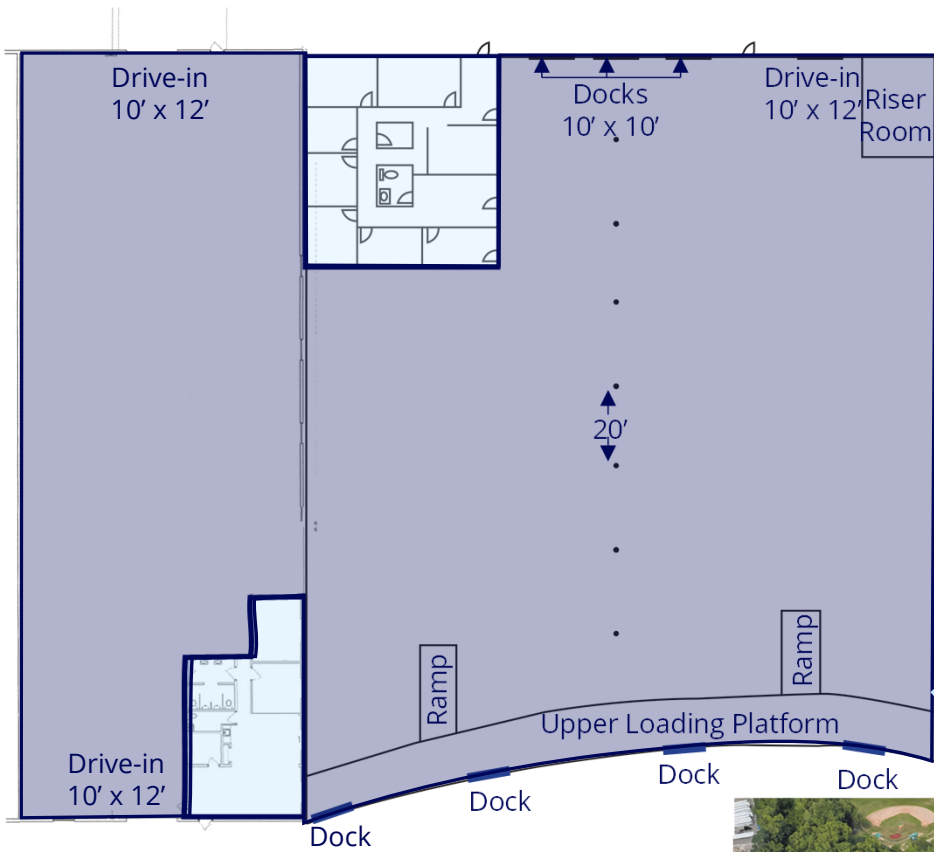
Available SF:	12,525
Office SF:	± 1,000
Clear Height:	15'
Drive-ins:	2
Comments:	Drive-thru capability, New lighting, New HVAC
Available	09/01/2026

- Office Area
- Warehouse Area





# 1740 Wales Ave

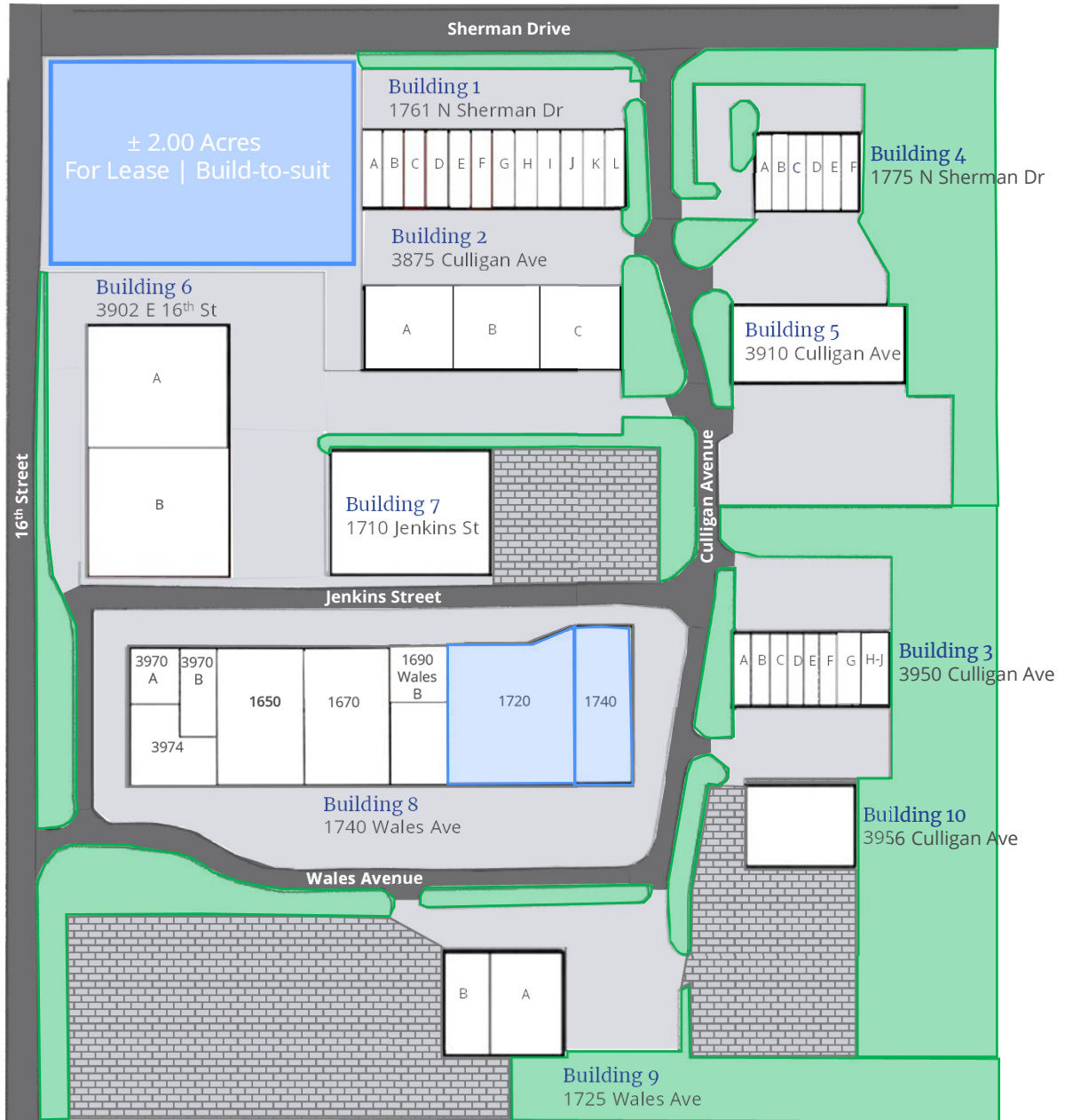


Office Area  
 Warehouse Area

Building 8 - Suite 1720 - 1740	
Available SF:	38,475
Office SF:	3,392
Clear Height:	15' - 18'
Loading:	(3) Drive-in 10' x 12' (3) Docks 10' x 10'
Comments:	Drive-thru capability New lighting Ample power New HVAC
Rate:	
Available:	09/01/2026



# Brookside Industrial Centre – Current Availabilities



## Lease Availabilities

Building	Unit	Total SF	Office SF	Clear Height	Docks / Drive-ins	Rate	Comments
Land		± 2.00 acres	BTS	BTS	BTS	Call for pricing	• Available now
8	1720	25,950	3,392	18'	3 / 1	\$6.50 IG	• Available now
8	1740	12,525	1,000	15'	0 / 2	Call for pricing	• Available 09/01/2026
8	1720 - 1740	38,475	3,392	15' - 18'	3 / 3	Call for pricing	• Available 09/01/2026

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