

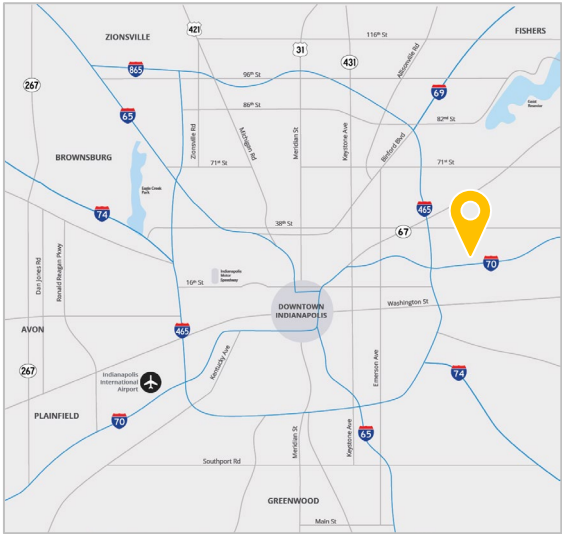


FOR LEASE
2855 N Franklin Rd
 Indianapolis, IN

Last Remaining Space Available

Property Highlights

- ± 6,104 SF available office space located on the 1st floor
- Private entrance into suite
- Natural light and upgrades throughout (parabolic lighting, upgraded ceiling, etc.)
- Abundant parking
- Franklin Road is a primary north-south route on the east side, offering quick drive times to I-465, I-70, and downtown Indy
- Well-maintained utilities and infrastructure, catering to commercial tenants
- Area is actively developing —mixing commercial, residential, and public spaces—improving recruitment potential and workforce quality



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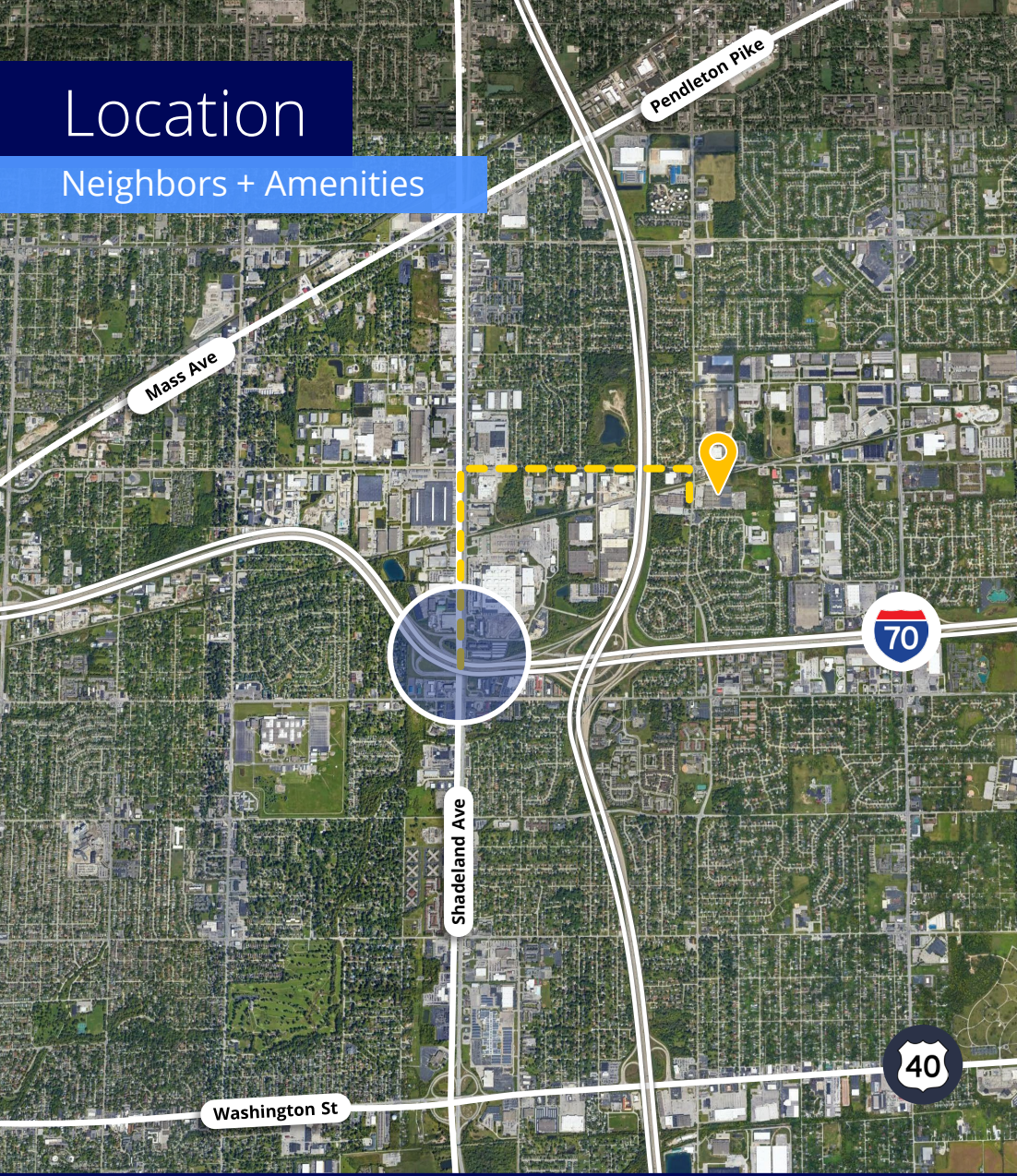
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Location

Neighbors + Amenities



Corporate Neighbors

- Kraft Foods Global
- C&T Design and Equipment
- Von Duprin – Allegion
- Accurate Laser Systems
- BrandSafway Industries
- Yardarm Marine Products
- Palmer Trucks
- Planes Moving & Storage
- American Metals Supply
- ABC Metals Group
- Penske Truck Rental
- Piper Warehouse
- Gammons Metal & Manufacturing
- Univar USA
- Samsun Mechanical
- Houghton Mifflin Harcourt Publishing
- adidas INDY
- CVS Pharmacy
- Hoosier Freight and Warehouse
- Nissin Transport/Kelley Brothers/Citadel Architectural
- Crossroads Industrial Services
- Cavalier Distributing
- MS Logistics
- American Roofing Supply
- Kloeckner Metals
- Core & Main Fire Protection
- Chemsearch Corporation
- Caito Foods
- Hogan Transport
- Central Supply Company
- Lennox Distribution Center
- Greenleaf Foods
- Division 7 Metals

Nearby Amenities

- Arby's
- Chase Bank
- Church's Chicken
- Cracker Barrel
- CVS
- Denny's
- Dunkin'
- Fifth Third Bank
- Godfather's Pizza Express
- Jack in the Box
- KFC
- Little Caesars Pizza
- Lowe's Home Improvement
- McDonald's
- Menards
- Napolis Pizza
- Outback Steakhouse
- Papa John's Pizza
- Rally's
- Starbucks
- Subway
- Taco Bell
- Texas Roadhouse
- The Home Depot
- Waffle House
- Wendy's
- White Castle
- Wing Stop
- Outback Steakhouse

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Owned By:

