



13,500 S.F. Flex Building Available For Lease

5858 Thunderbird Rd, Indianapolis, IN 46236



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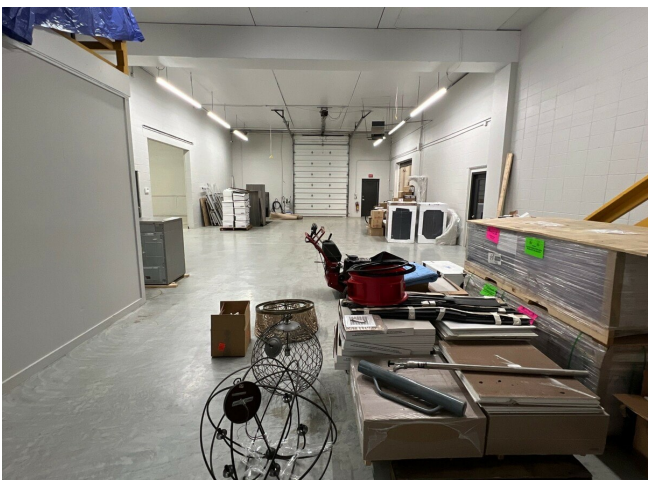


5858 Thunderbird Road

\$10.95 /SF/YR

This is a well maintain flex-space building with IU3 zoning allowing many types of uses. Well secured fenced rear parking gives peace of mind for protection of your business vehicle investments. Landlord's pride of ownership shows throughout the building. Mezzanine space is fully functional. Warehouse floors are coated and clean....

- Well located within a well maintained industrial park on east side.
- Hard to find secured parking.
- Functional office vs warehouse space sizes.
- Clean well maintained flex space.



Rental Rate:	\$10.95 /SF/YR
Min. Divisible:	2,250 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	13,500 SF
Year Built:	1982
Rental Rate YR:	\$10.95 /SF/YR

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1st Floor

Space Available	2,250 - 13,500 SF
Rental Rate	\$10.95 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	5 - 7 Years

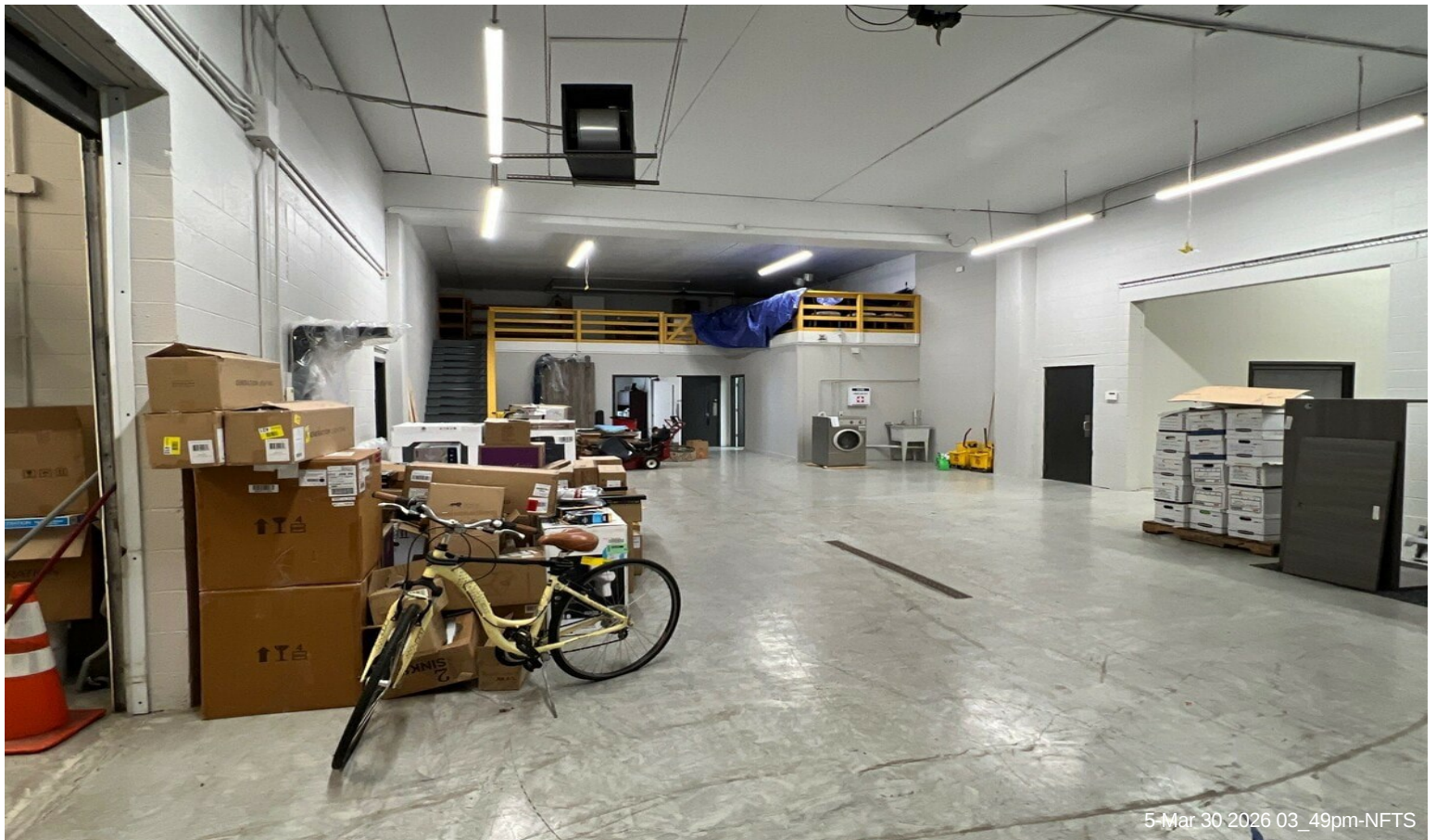
6 Bays of Approximately 30'w X 75'd. Can Demise | 2,250 s.f. - 13,500 s.f. Suites. Suites Have Private Bathrooms, Overhead Doors, Private Offices, Open Space and Built-Out Mezzanine Space.



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Property Photos



Property Photos



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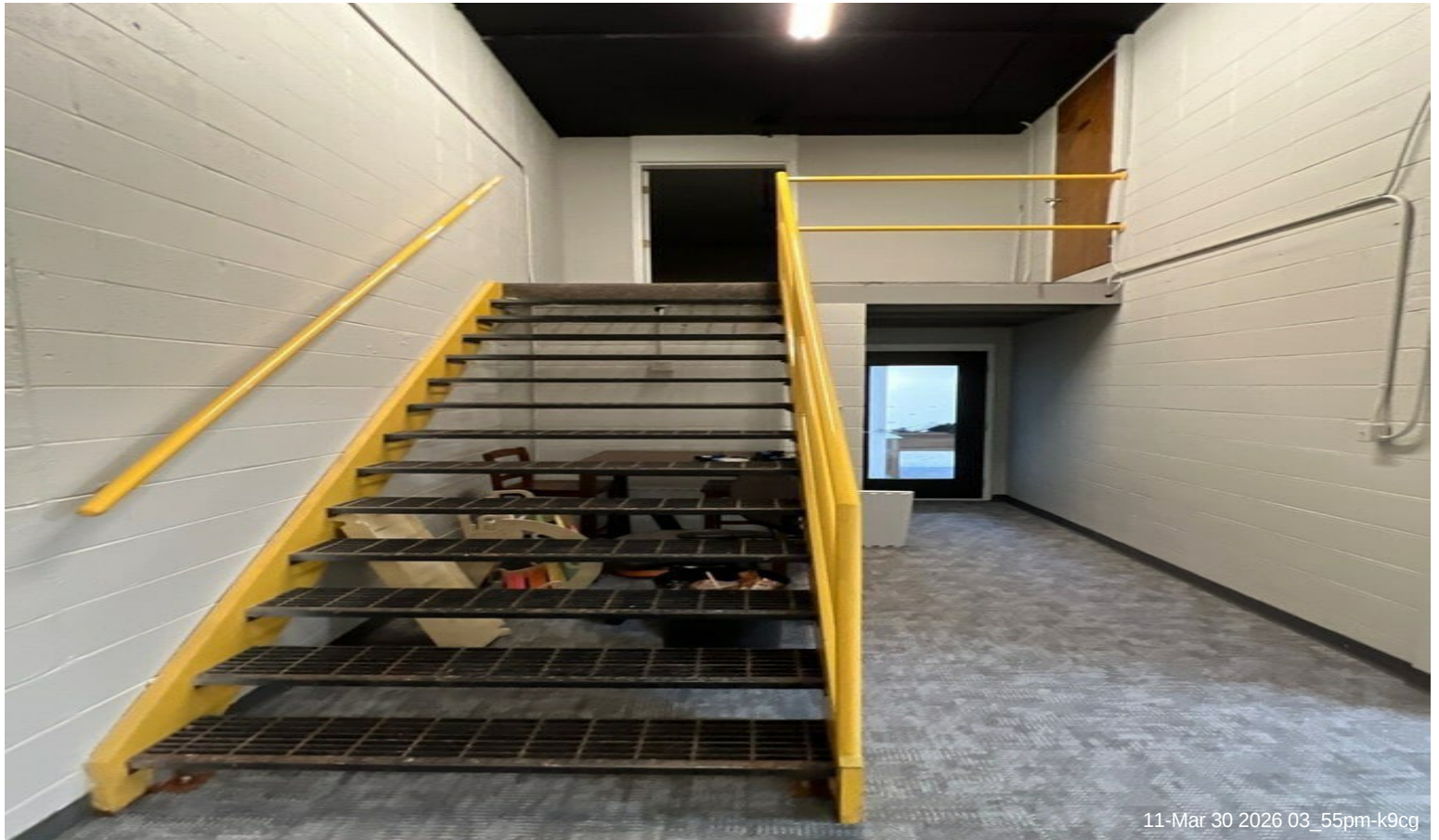


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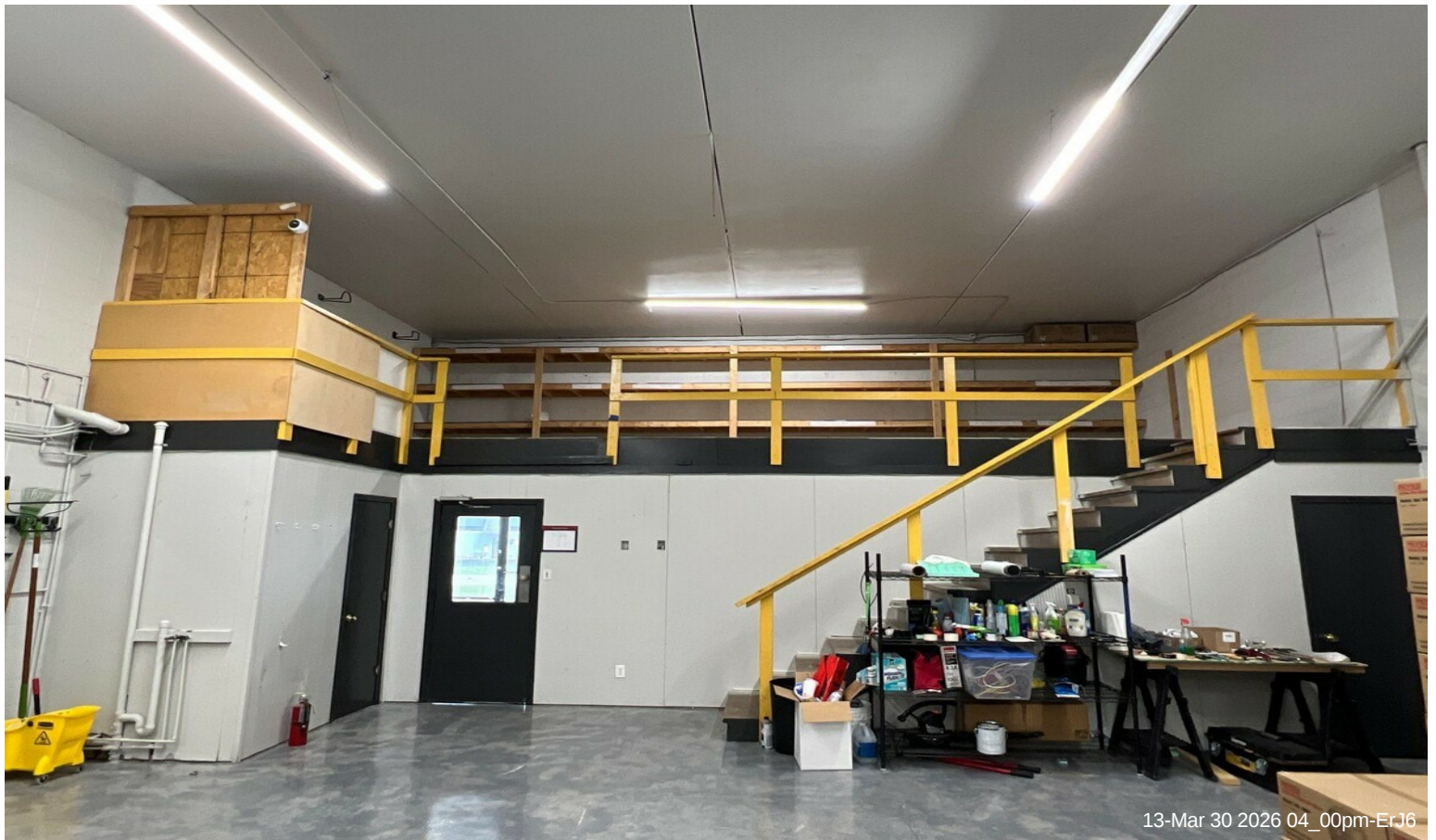


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Figure 1 is a detailed floor plan of a 1000 sq ft building. The plan includes the following rooms and dimensions:

- Water Techs:** 13' 6" x 25' 4"
- Entry:** 8' 6" x 8' 2"
- WTR Cubes:** 10' 1" x 10' 11"
- Admin:** 5' 4" x 23' 8"
- Ofc6:** 15' 4" x 13' 4"
- Ofc7:** 13' 4" x 13' 4"
- Ofc8:** 30' 8" x 30' 4"
- Ofc9:** 8' 4" x 18' 6"
- Ofc10:** 13' 4" x 13' 4"
- Ofc11:** 23' 10" x 23' 4"
- Ofc12:** 12' 8" x 16'
- STR Bay:** 60' 6" x 55' 10"
- Water Bay:** 55' 10" x 55' 10"
- STR Cubes:** 39' 4" x 39' 4"
- Rug Wrap:** 29' 4" x 29' 4"
- Rug Dry:** 19' 2" x 19' 2"
- Rug Plant:** 60' 6" x 60' 6"
- Break Rm:** 28' 2" x 28' 2"
- Stairs:** 11' 1" x 11' 1"
- Supplies:** 17' 4" x 17' 4"
- Ofc3:** 9' 4" x 9' 2"
- Ofc4:** 9' 2" x 9' 2"
- Ofc5:** 10' 1" x 10' 7"
- Ofc6:** 15' 2" x 15' 2"
- Ofc7:** 13' 4" x 13' 4"
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