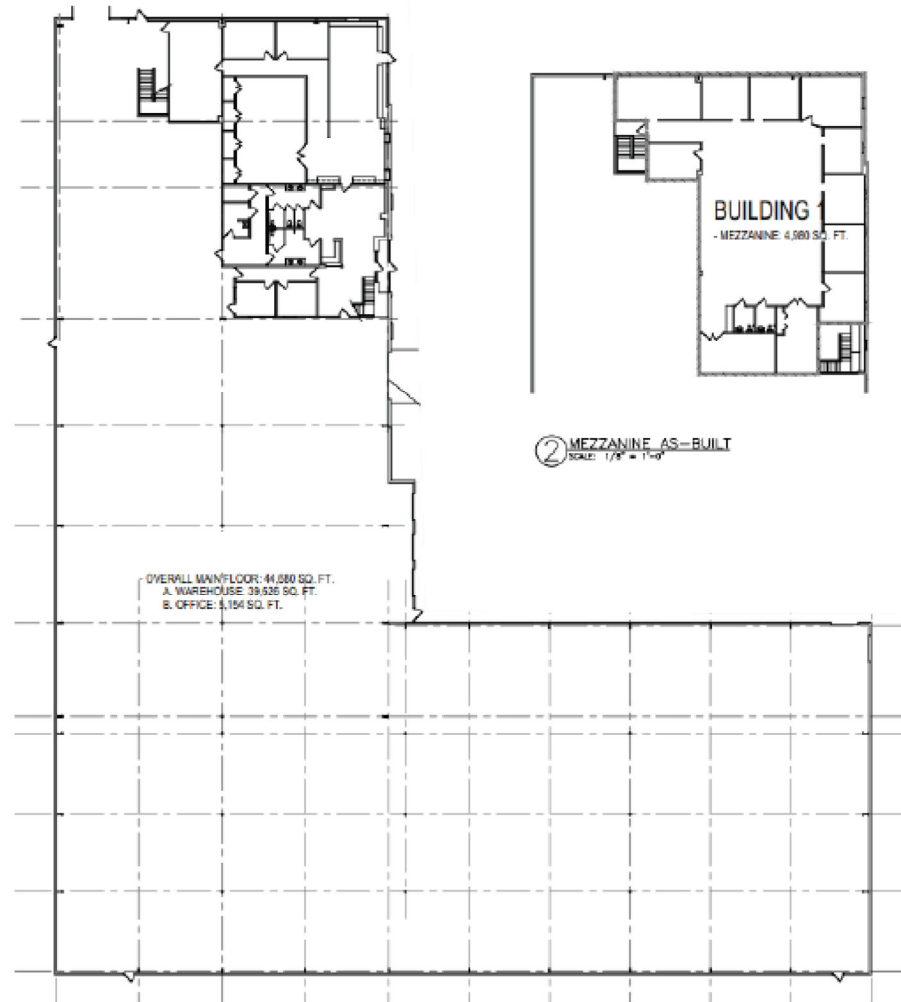




# 4745 W. 106th St

Zionsville, IN 46077



<b>Size</b>	Office: 10,134 SF (20%)
	Warehouse: 39,526 SF (80%)
	Total: 49,660 SF
<b>Clear Height</b>	21'
<b>Dock Doors</b>	3
<b>Drive-In Doors</b>	1 (Can be added)
<b>Power</b>	3 panels, 225 amps, 3 phase, 208Y/120 volts
<b>Sprinkler</b>	ESFR
<b>Auto Parking</b>	43 Spaces
<b>Zoning</b>	I-1
<b>Rate</b>	\$13.00 / SF NNN (Estimated \$3.50 / SF)
<b>Available</b>	1/1/27