



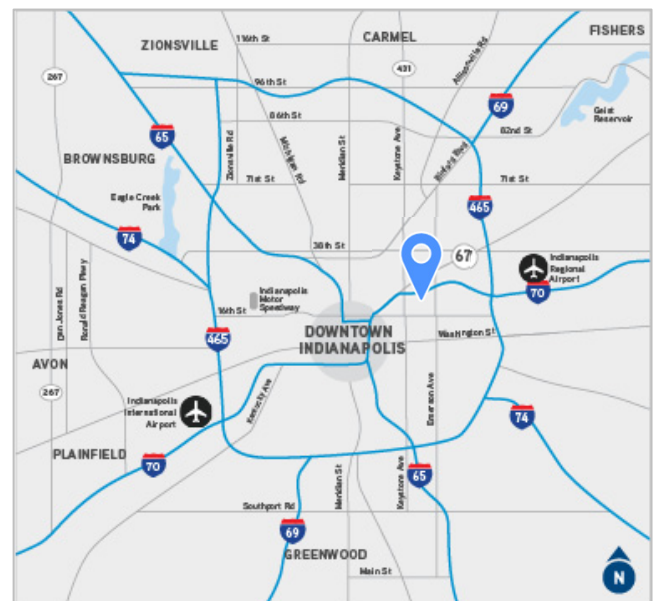
FOR LEASE

Brookside Industrial Centre

Indianapolis, IN

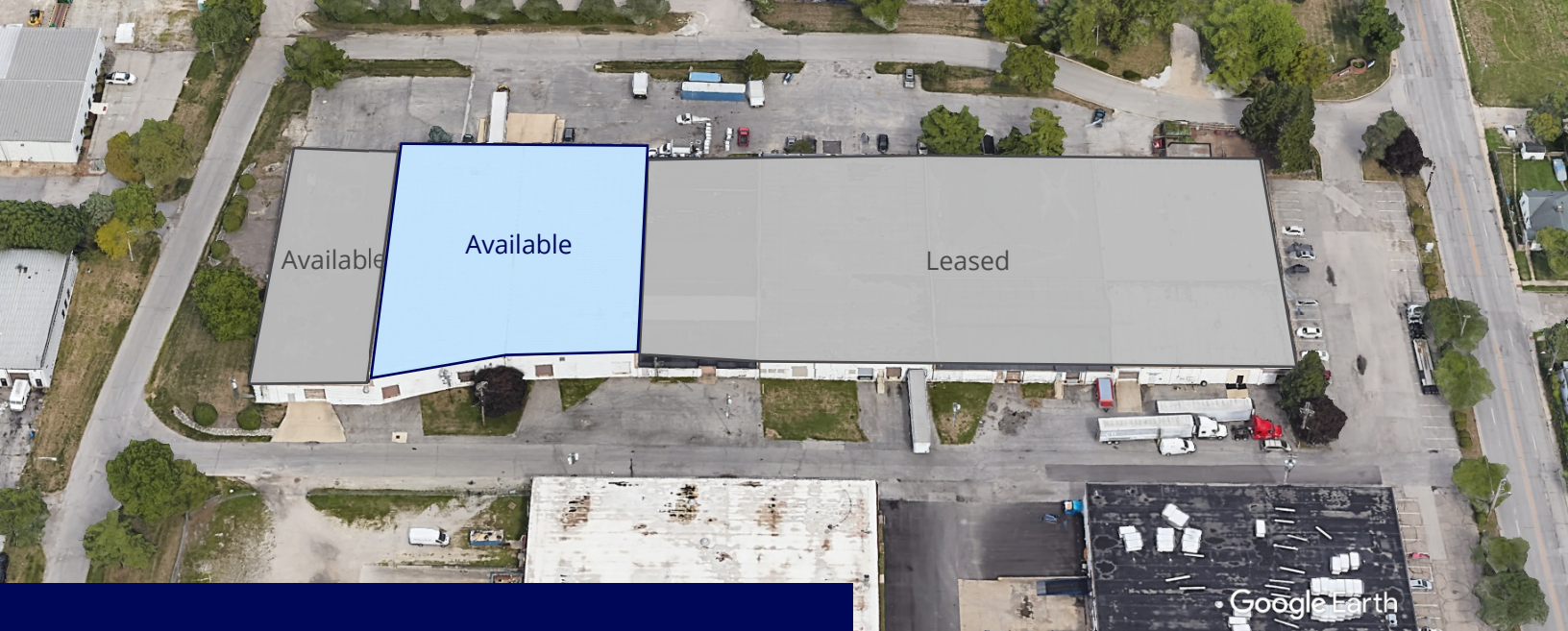
Property Highlights:

- 10 industrial buildings located on ± 33.95 acres
- Approximately ± 303,000 SF of industrial space within the park
- Spaces available range from 12,525 SF to 38,475 SF
- Located at the corner of Sherman Drive & 16th Street on the Indianapolis near east side
- I-3 industrial zoning supports a wide range of uses
- Served by IndyGo public transit for workforce accessibility
- ± 1.5 miles from interstate 70
- Positioned in the "Crossroads of America" logistics hub with strong highway access



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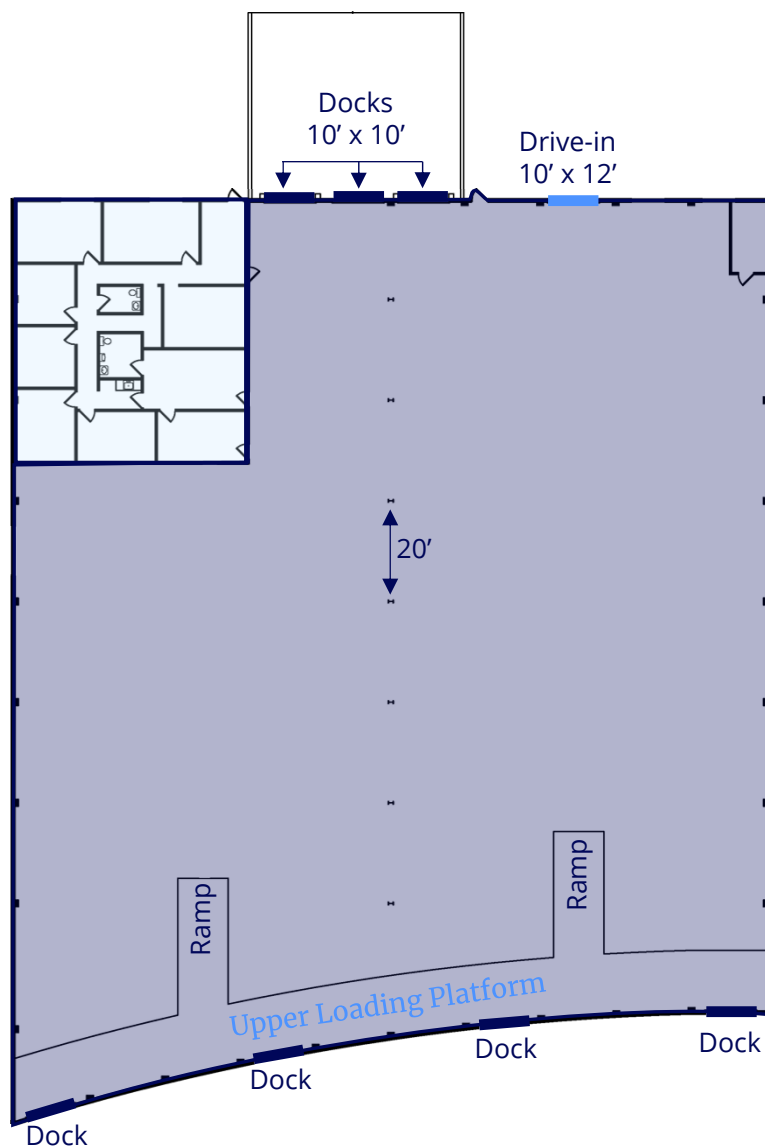


Suite 1720 - Building 8

1720 Wales Ave

- Office Area
- Warehouse

- 25,950 SF available
- 2,392 SF office
- 18' clear height
- (1) 10' x 12' drive-in
- (3) 10' x 10' docks
- Ample power
- LED motion sensor lighting
- I-3 zoning
- Asking rate: \$6.50 IG

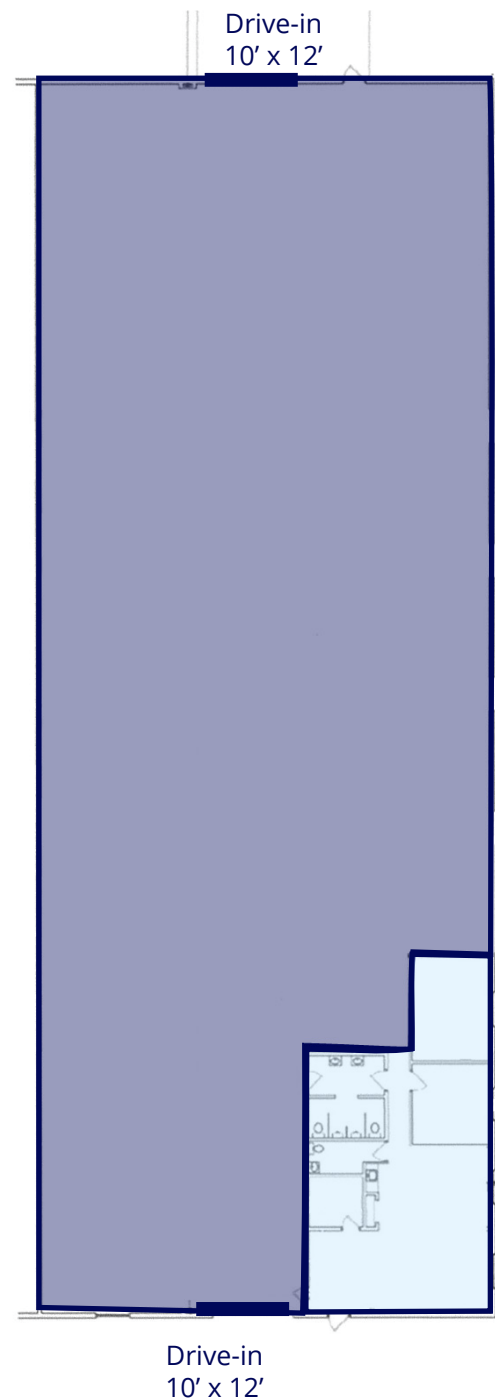




Suite 1740 - Building 8 1720 Wales Ave

- 12,525 SF available
- $\pm$ 1,000 SF office
- 15' clear height
- (2) drive-ins
- Drive-thru capability
- New lighting
- New HVAC
- Available 09/01/2026

-  Office Area
-  Warehouse

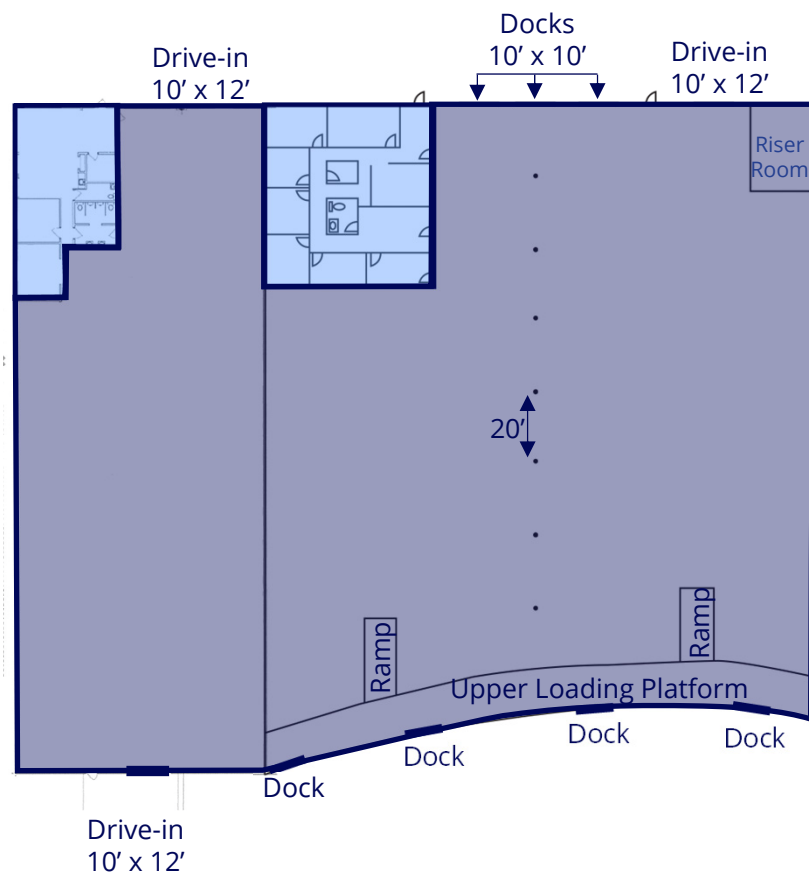




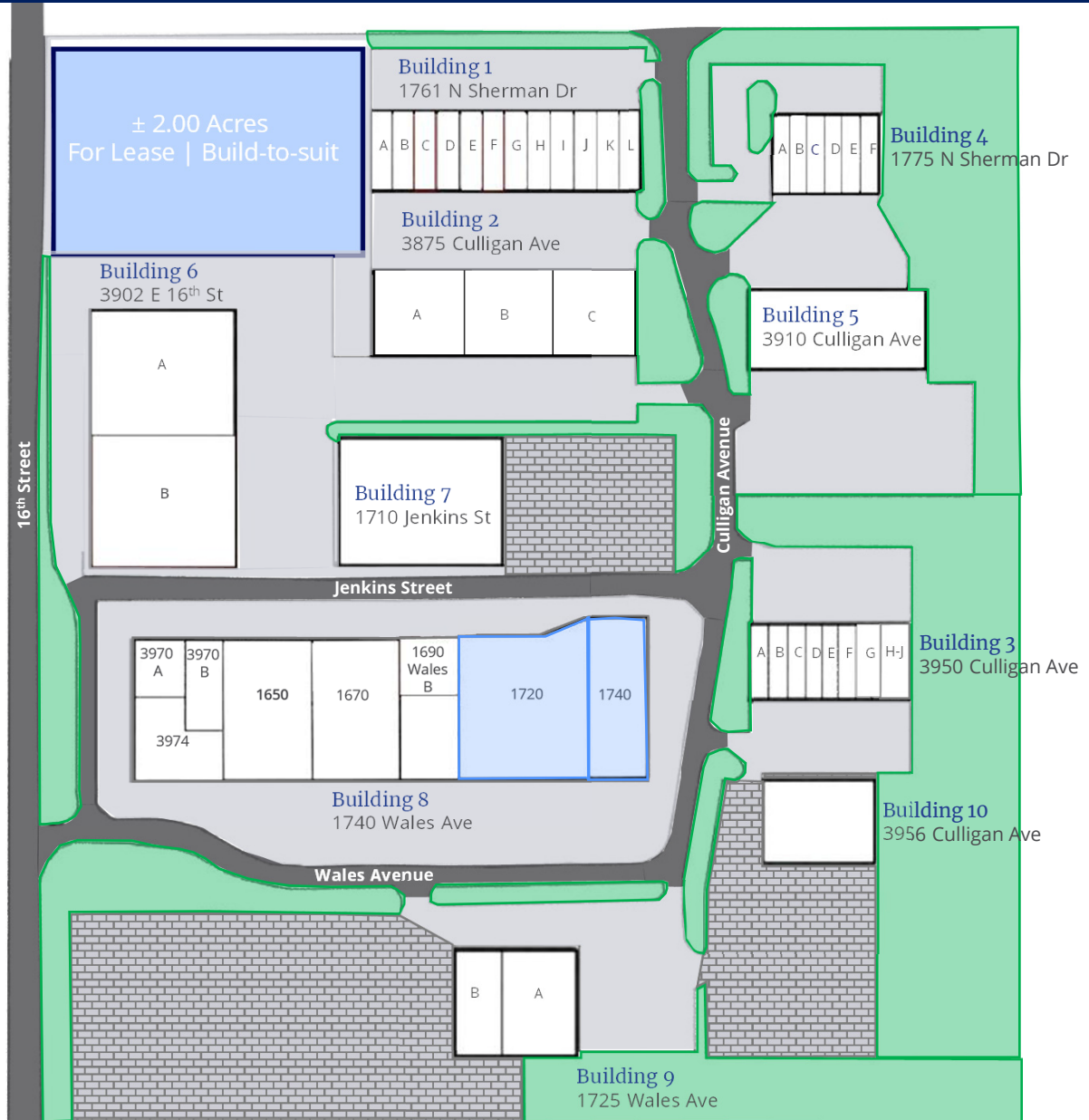
Suite 1720-40 - Building 8 1720 Wales Ave

- Office Area
- Warehouse

- 38,475 SF available
- 3,392 SF office
- 15' – 18'
- (3) 10' x 12' drive-ins
- (3) 10' x 10' docks
- Drive-thru capability
- New lighting
- Ample power
- New HVAC
- 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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