

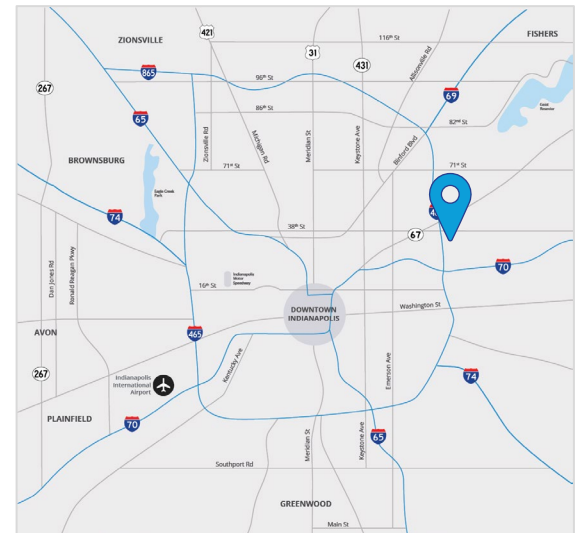
For Lease

## Warehouse/Distribution/Manufacturing Space

3131 N Franklin Road  
Indianapolis, IN 46226

## Property Highlights

- 486,634 total SF building
- 42,736 – 167,915 SF available
- Dock and drive-in loading
- 20' - 24' clear height
- Zoned I-2 & I-4
- WET sprinkler system
- 480 volt | 3 phase power
- Ample parking for employees and clients
- Up to ±2.6 acres of available outdoor storage area
- Easy access to I-465 and I-70
- Recent Improvements:
  - Exterior painted
  - Multiple spec make-ready improvements underway



Owned by:



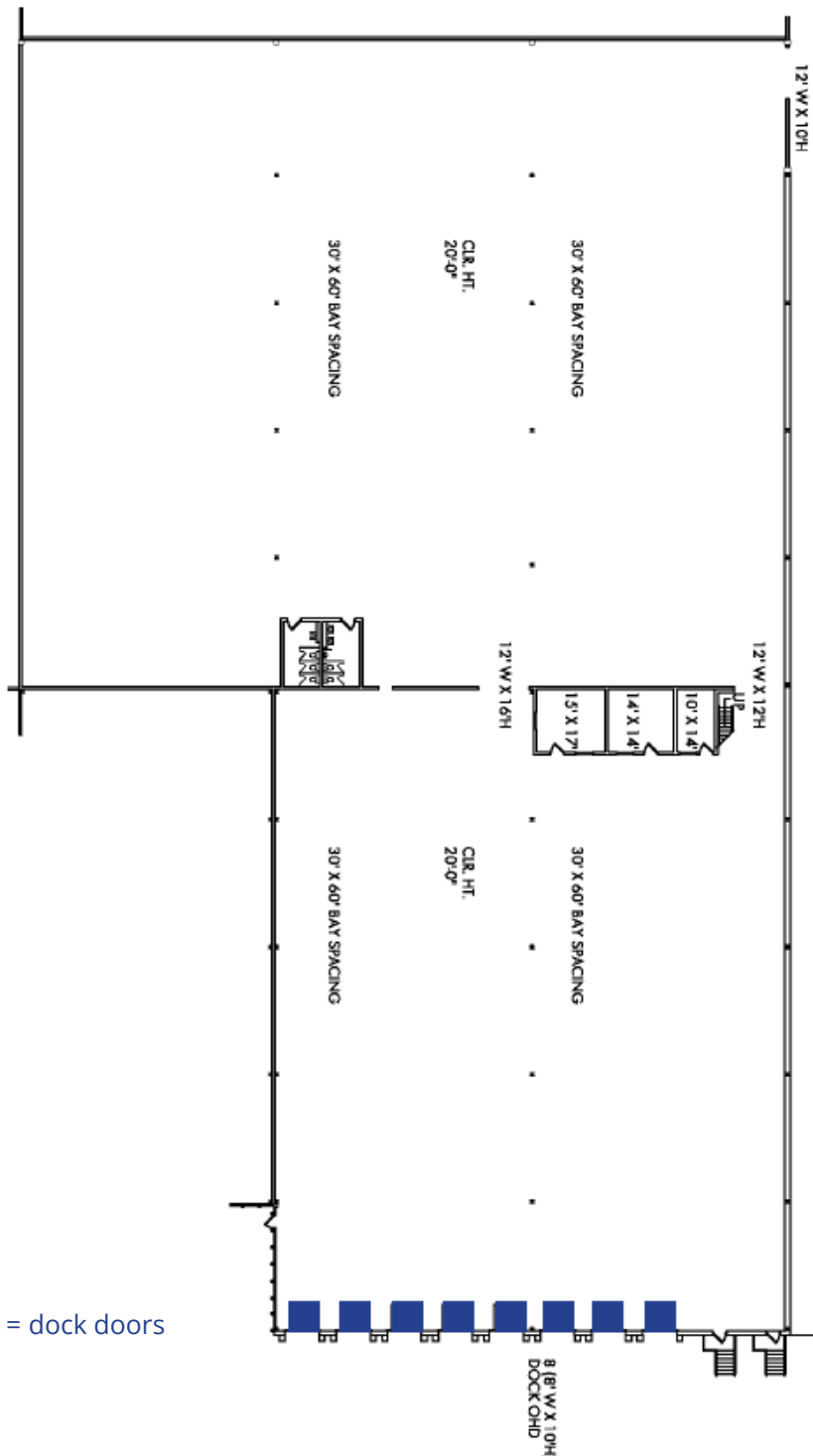
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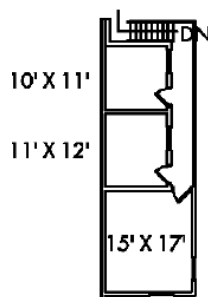
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# Site Plan



■ = dock doors



Suite C-1 Office  
2nd Floor

## Suite C-1

|              |        |
|--------------|--------|
| Office SF    | 1,000  |
| Warehouse SF | 44,000 |
| Total SF     | 45,000 |

## Suite Specs

- 20' clear height
- (8) loading docks with pit levelers and seals
- Ability to add drive-in loading
- 30' x 60' column spacing
- Power: 480 volt | 3-phase
- LED lighting in the warehouse
- Potential for trailer parking or outdoor storage
- 2-story office
- Multiple private offices
- Up to 167,915 SF contiguous available
- Make-ready improvements underway and move-in ready

