

FOR LEASE

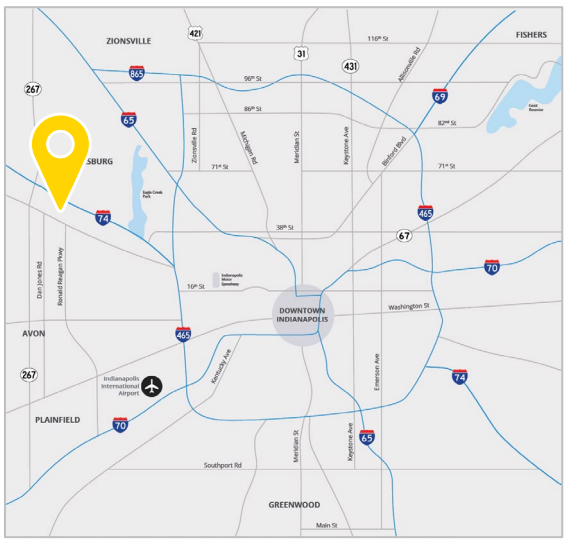
E8 | Brownsburg

1531-1654 E Northfield Dr
Brownsburg, IN 46112

Multiple Office/Warehouse Spaces Available

Property Highlights

- 8 buildings consisting of 209,000 SF
- Suite sizes ranging from 1,000 – 15,000 SF
- Zoned Motorsports (MS) allowing a wide range of uses (light industrial, flex office/warehouse, retails, professional services, etc.)
- 18' – 22' clear heights
- Oversized grade-level drive-in doors
- Sprinklered (Wet system)
- Year built: 2003 – 2017
- Ample parking on site
- Centrally located with premier connectivity to Whitestown, downtown Indianapolis, Plainfield and expanding western suburbs
- Immediate access to I-74, US 136, Ronald Reagan Pkwy, and I-465
- Lease Rate: $9.95 PSF NNN
- Est. Operating Expenses (2026): $3.00 PSF



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E8 Partners

AVAILABLE SPACE OPPORTUNITIES

Building #	Suite	Total SF	Loading	Features
1533	**700-1000**	15,000 SF *divisible*	(4) 14' x 16' OHDs	- Minimal office and (2) restrooms - 18' - 22' clear height - 120/208 volt | 400 amp | 3-phase (per 5,000 SF)
1634	**800**	2,000 SF	(1) 14’ x 14’ OHD	- Minimal office and (1) restroom - 18’ – 20’ clear height - 120/208 volt | 200 amp | 3-phase (per 2,000 SF)
1652	**100-300**	6,000 SF	(3) 14' x 14' OHDs (drive-thru)	- (2) offices, lobby and (3) restrooms - 18' - 20' clear height - 120/208 volt | 200 amp | 3-phase (per 2,000 SF) - Divisible to 2,000 SF
1652	**500**	2,000 SF	(2) 14’ x 14’ OHDs (drive-thru)	- Minimal office and (2) restrooms - 18’ - 20’ clear height - 120/208 volt | 200 amp | 3-phase (per 2,000 SF)
1654	**700**	1,500 SF	(1) 14’ x 14’ OHD	- Minimal office and (1) restroom - 18’ - 20’ clear height - 120/208 volt | 200 amp | 3-phase (per 2,000 SF)

* Call or email to be added to waitlist for upcoming available space options.















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