



FOR LEASE

The Bunker Building

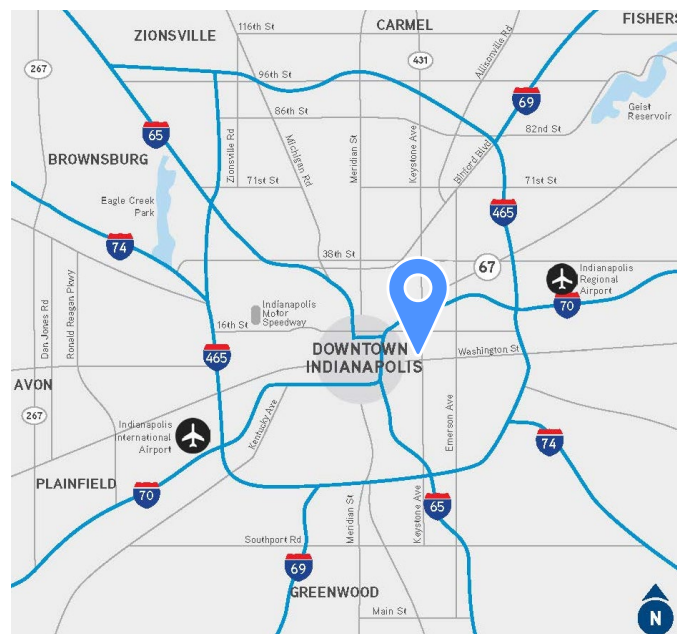
@ The PR Mallory Co. Campus

101 S Parker Avenue, Indianapolis, IN

Campus like setting in a central downtown location

Property Highlights:

- Total Building SF: $\pm$ 61,472
- $\pm$ 4,320 SF available immediately
- Additional $\pm$ 4,320 SF available 1/1/2027
- $\pm$ 1.25 Acres of fenced yard space for fleet parking or material storage
- Acreage: $\pm$ 3.93
- Clear height: $\pm$ 13'1"
- Loading docks: 4 (Common access)
- Zoning: CS / I-3
- West portion of the building is fully temperature controlled
- Minutes from downtown Indianapolis
- Good access to I-65 / I-70



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3+ Tenants

PHASE I

PHASE II



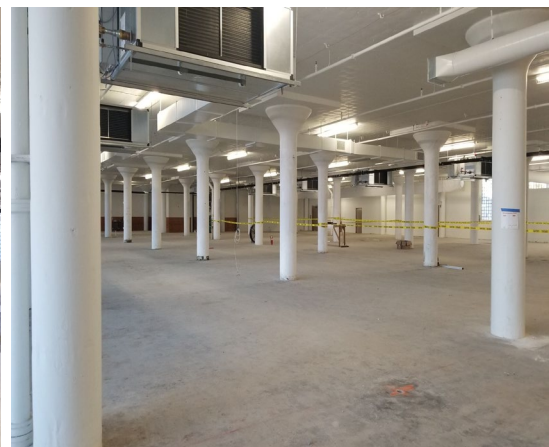
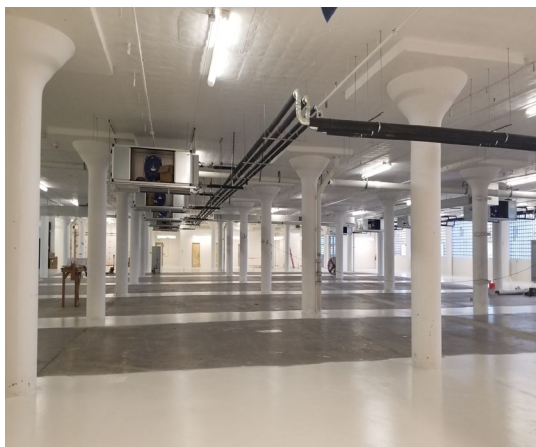
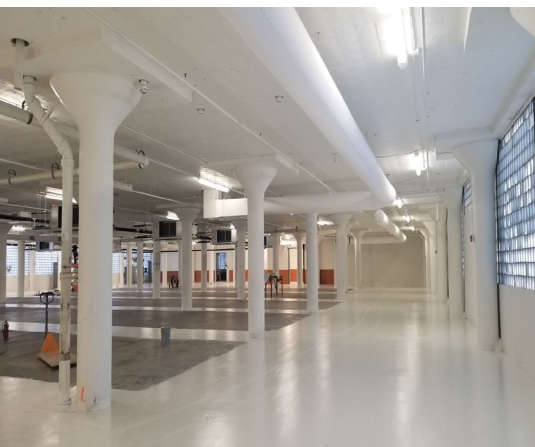
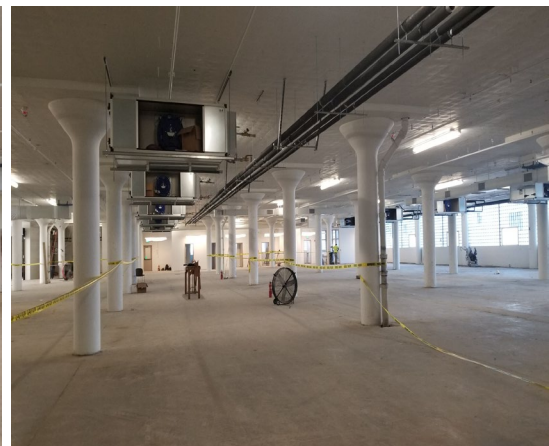
Suite B Specifications

Total SF	± 8,640 SF
Office	0 SF (Could add)
Clear Height	13'1"
Docks	(4) Common access
Electrical	Ample Power
Lease Rate:	\$7.00 / SF Full Service, Utilities included
Availability	January 1, 2027



EXTERIOR STORAGE

Land Available: ± 1.25 AC | \$3,500 / Monthly (Fenced yard space for trailer parking or material storage)





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