

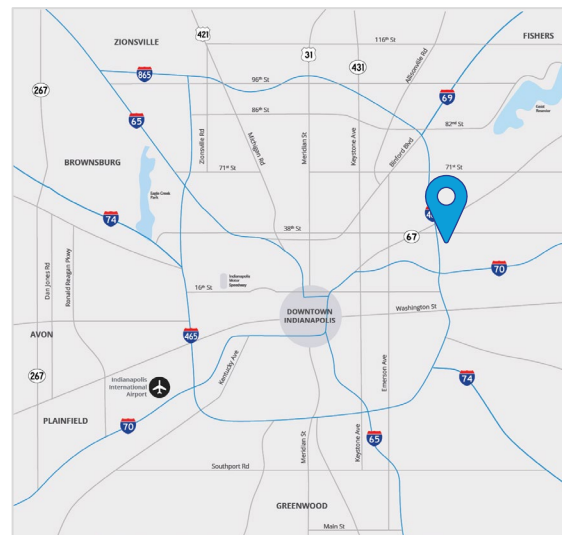
For Lease

Warehouse/Distribution/Manufacturing Space

3131 N Franklin Road
Indianapolis, IN 46226

Property Highlights

- 486,634 total SF building
- Up to 93,600 SF contiguous 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
- Potential for outdoor storage
- Easy access to I-465 and I-70
- Recent Improvements:
 - Exterior painted
 - Multiple spec make-ready improvements underway



Owned by:



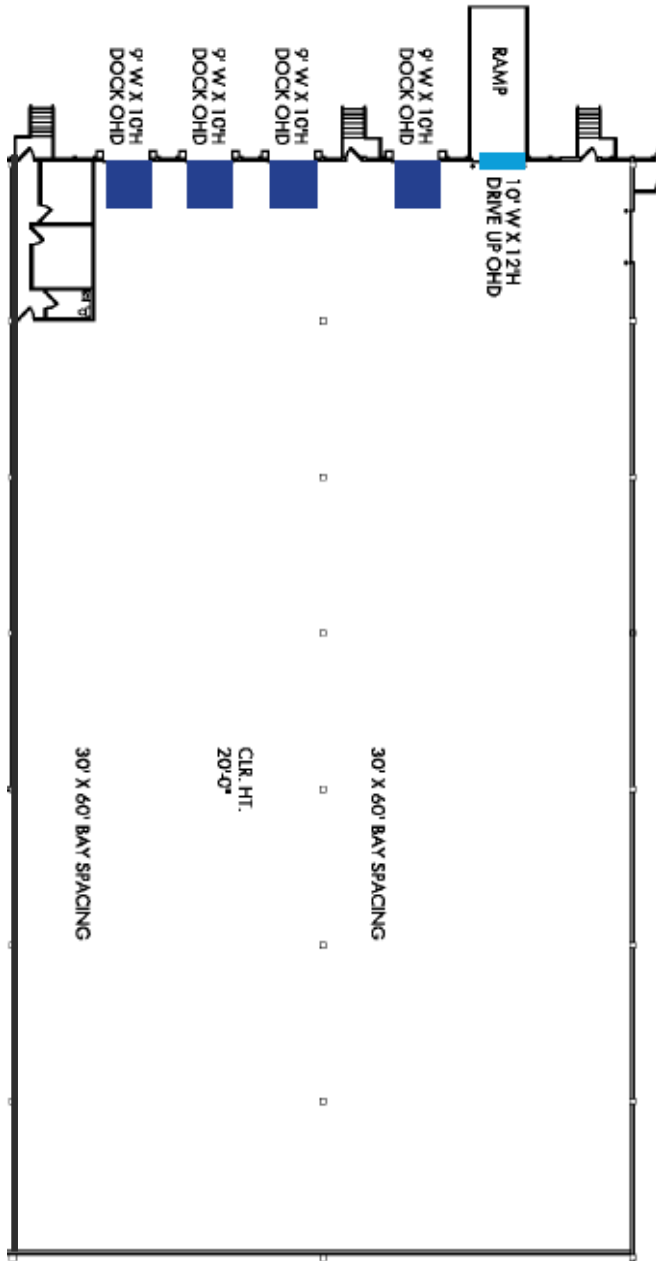
Tyler Wilson SIOR
+1 317 713 2137
tyler.wilson@colliers.com

Jason Speckman SIOR
+1 317 713 2115
jason.speckman@colliers.com

William Shagets
+1 214 239 5114
williams@sealynet.com

Colliers Indianapolis
colliers.com

Site Plan



■ = dock doors
■ = drive-in door

Suite C

Office SF	500
Warehouse SF	24,700
Total SF	25,200

Suite Specs

- 20' clear height
- (4) loading docks with pit levelers and seals
- (1) additional dock can be made operational
- (1) 10' x 12' ramped drive-in door
- Power: 480 volt | 3-phase
- LED lighting in the warehouse
- Franklin Road frontage & visibility
- Up to 93,600 SF contiguous available
- Make-ready improvements underway and move-in ready

