

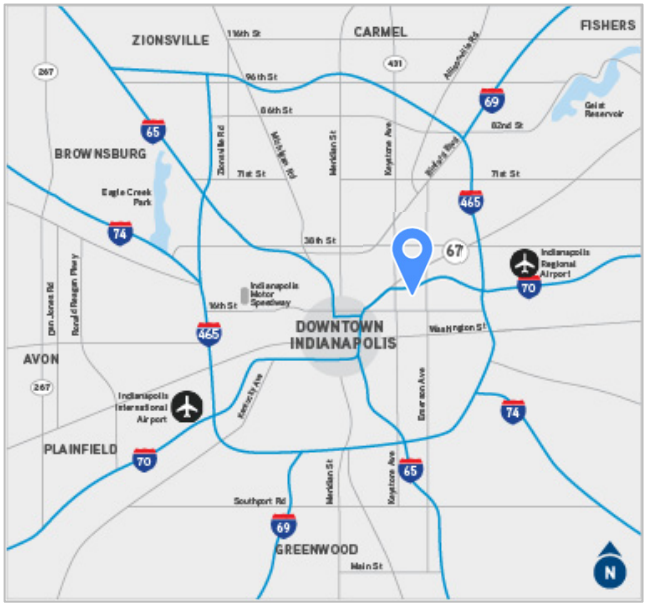
FOR LEASE

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 1,800 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 H - Building 1
1761 N Sherman Drive

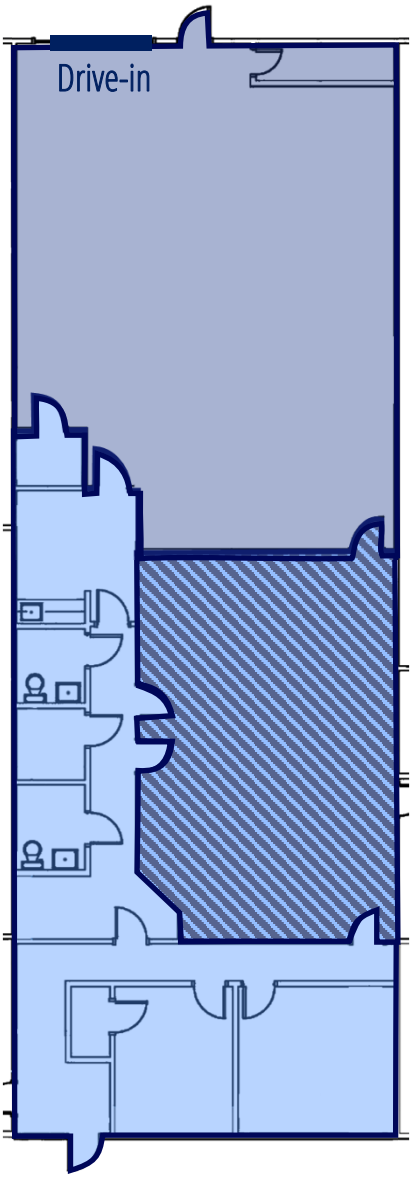
- ± 2,700 SF Total
- ± 1,566 SF Office
- 1 Drive-in (10'x10')
- 14' clear height
- Available with 30 days' notice
- Asking rate: $11.25 / SF IG

Office Area

Warehouse

Can be converted to warehouse space





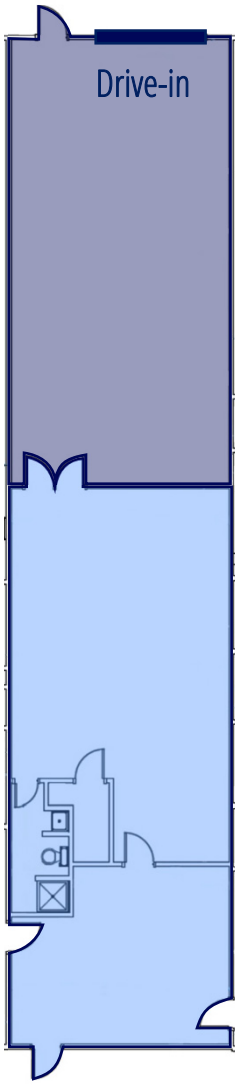


Suite I - Building 1
1761 N Sherman Drive

- ± 1,800 SF Total
- ± 900 SF Office
- 1 Drive-in (10'x10')
- 14' clear height
- Available now
- Asking rate: $11.50 / SF IG



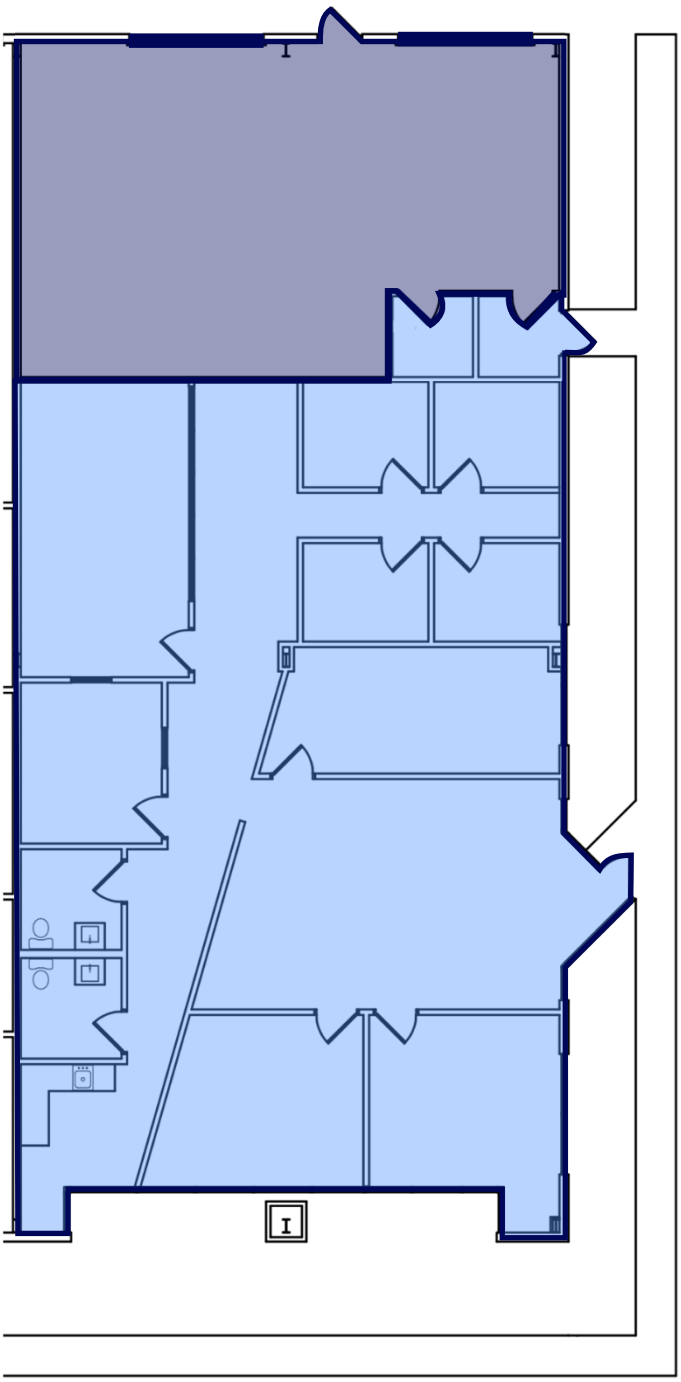
Office Area
Warehouse





Suite A-B - Building 4
1775 N Sherman Drive

- 3,600 SF total
- 2,515 SF office
- (2) Drive-ins
- 14’ clear height
- Available with 30 days’ notice
- Asking rate: $10.75 / SF IG



Office Area

Warehouse



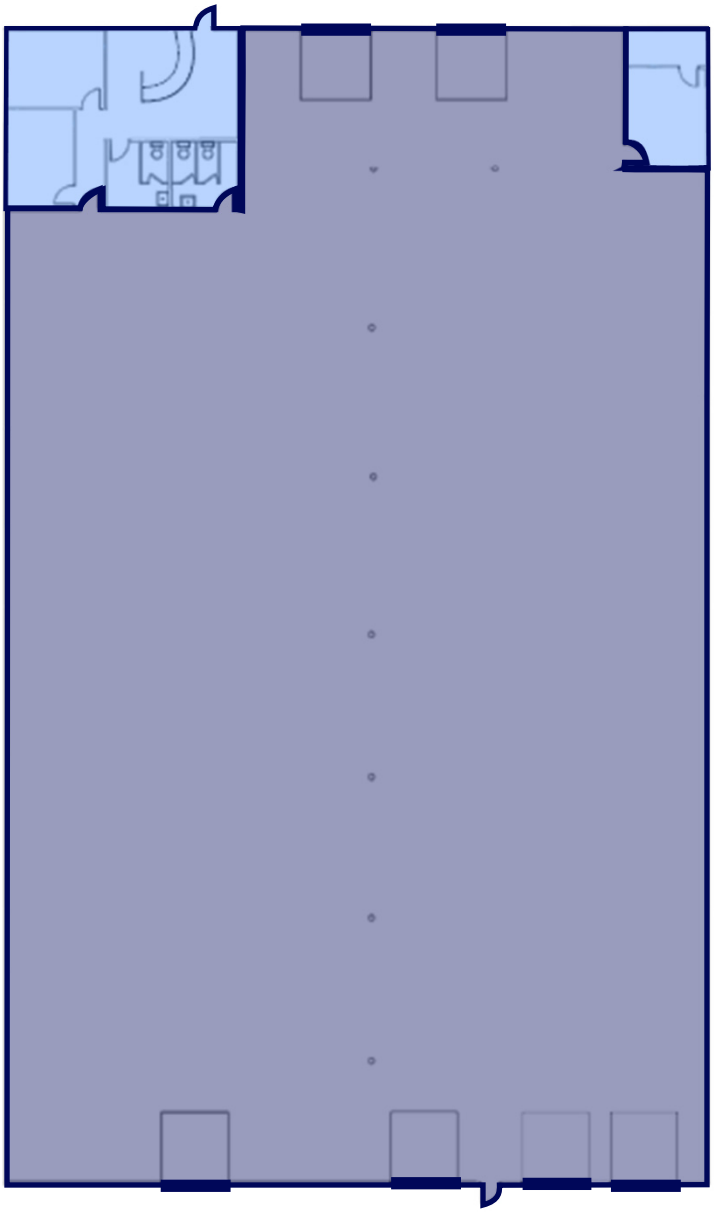


1670 Wales Ave
Building 8

- 16,200 SF total
- 1,134 SF office
- (3) docks
- (2) drive-ins
- 15’ clear height
- Available 10/01/2026
- Asking rate: $7.75 / SF IG

Office Area

Warehouse





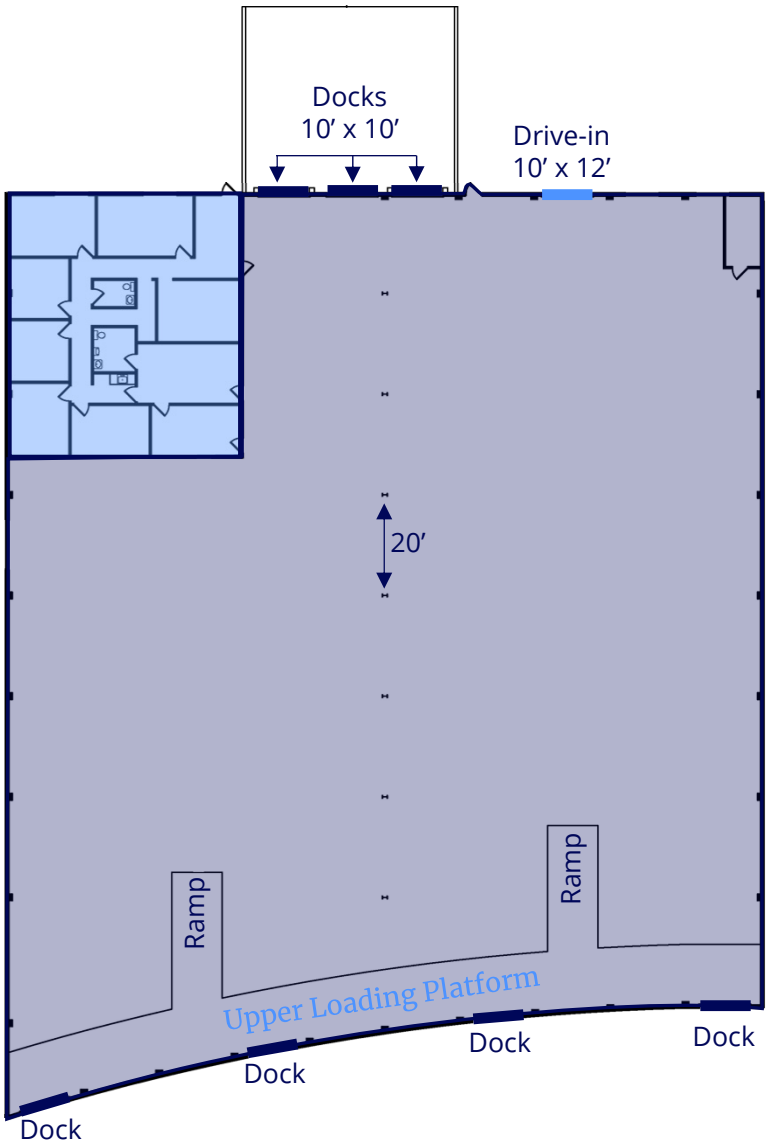


Suite 1720 - Building 8
1720 Wales Ave

Office Area
Warehouse

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





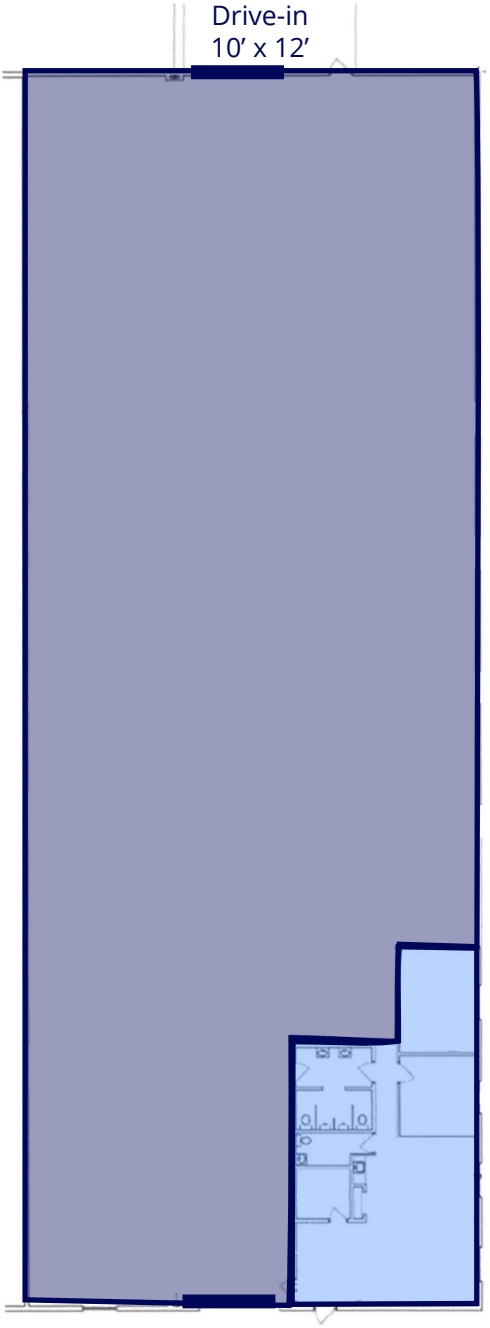


Suite 1740 - Building 8
1720 Wales Ave

- 12,525 SF available
- ± 1,000 SF office
- 15’ clear height
- (2) drive-ins
- Drive-thru capability
- New lighting
- New HVAC
- Available 09/01/2026
- Asking rate: $8.50 / SF IG







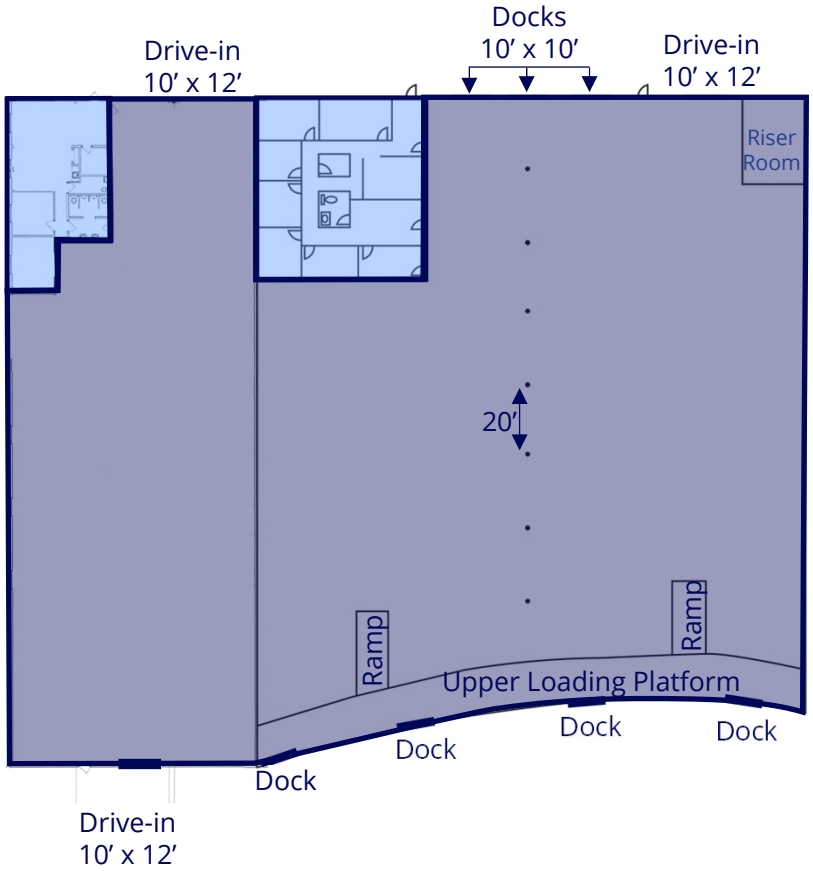
Office Area
Warehouse



Suite 1720-40 - Building 8
1720 Wales Ave

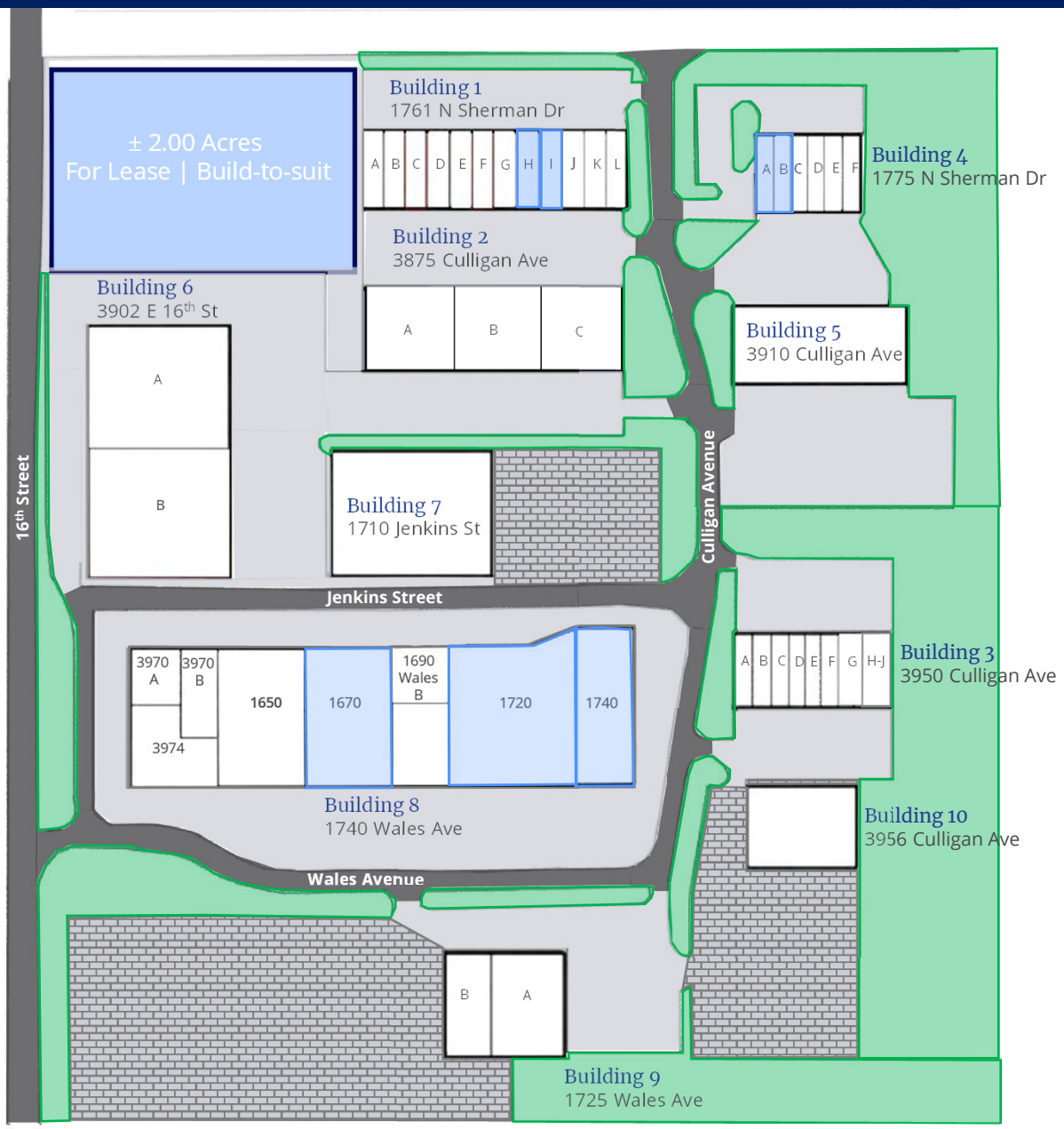
Office Area
Warehouse

- 38,475 SF available
- 3,392 SF office
- 15’ clear height
- (3) 10’ x 12’ drive-ins
- (3) 10’ x 10’ docks
- Drive-thru capability
- New lighting
- Ample power
- New HVAC
- Available 09/01/2026
- Asking rate: $6.25 / SF IG





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
1	H	2,700	± 1,500	14’	0 / 1	$11.25 / SF IG	• With 30 day’s notice
1	I	1,800	900	14’	0 / 1	$11.50 / SF IG	• Available now
4	A-B	3,600	2,515	14’	0 / 2	$10.75 / SF IG	• With 30 day’s notice
8	1670	16,200	1,134	15’	3 / 2	$7.75 / SF IG	• Available 10/01/2026
8	1720	25,950	2,392	15’	3 / 1	$6.50 / SF IG	• Available now
8	1740	12,525	1,000	15’	0 / 2	$8.50 / SF IG	• Available 09/01/2026
8	1720 - 1740	38,475	3,392	15’	3 / 3	$6.25 / SF IG	• Available 09/01/2026

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