

NEW OWNERSHIP!

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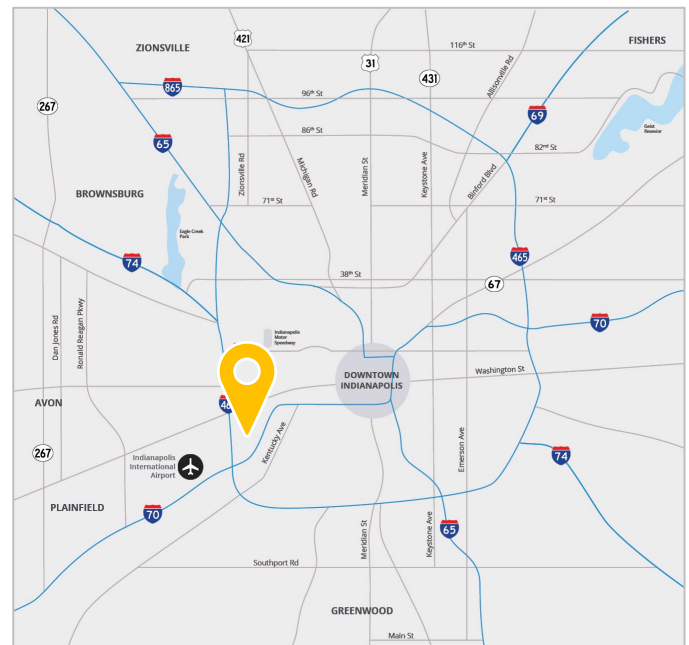
FOR LEASE

Park Fletcher Building 20

5501-5525 W Minnesota St
Indianapolis, IN 46241

Property Highlights

- 157,252 SF total building
 - 24,301 SF available for immediate occupancy with suite renovations underway
 - Heavy power: 1600 amps | 480V
- 22' clear height
- 165' building depth
- Dock and drive-in loading
- Located in popular Park Fletcher Business Park
- Immediate access to I-465 & I-70
- Close proximity to FedEx global air hub, Indianapolis International Airport, and downtown Indianapolis
- Lease Rate: \$8.50 PSF NNN
- Estimated OpEx: \$1.71 PSF



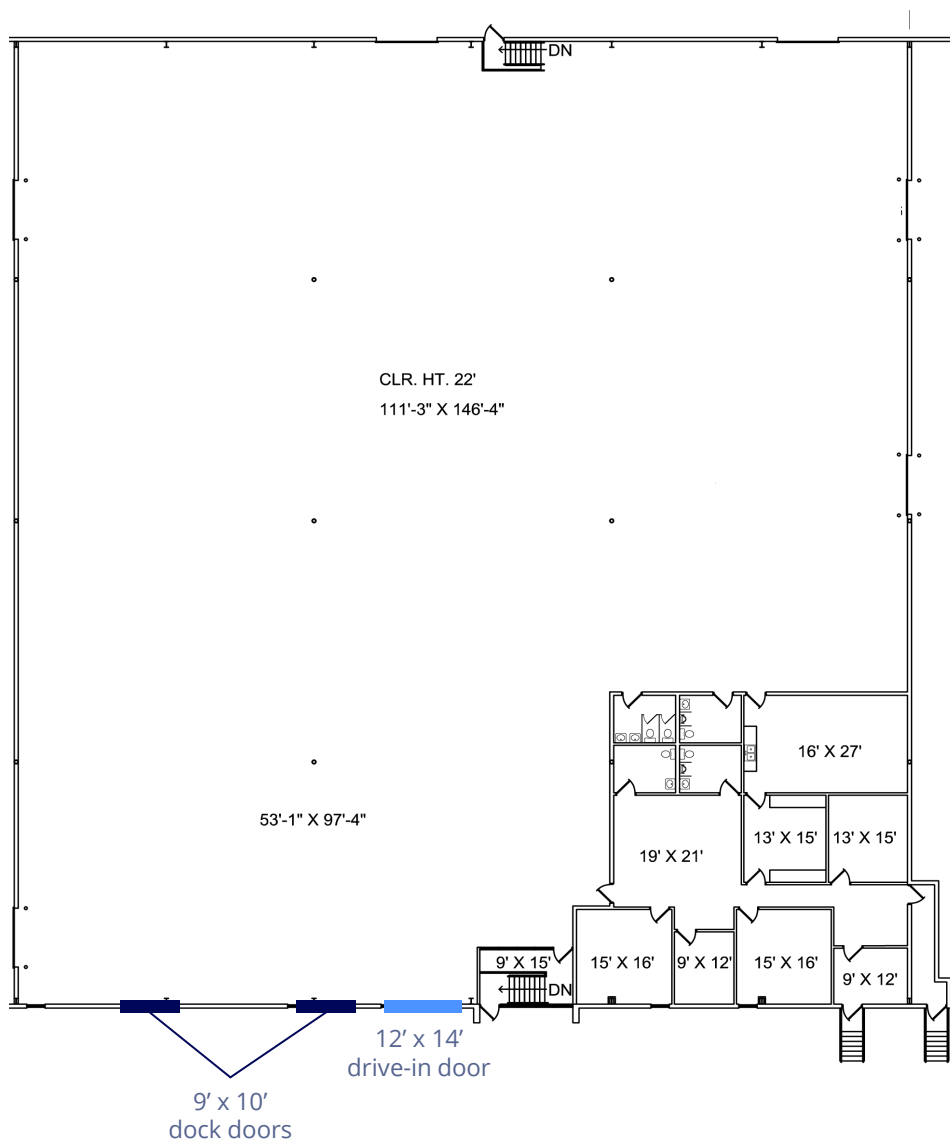
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Suite 5515

Office SF	2,259
Warehouse SF	22,042
Total SF	24,301

Suite Specs

- Two (2) 9' x 10' loading docks with edge of dock levelers
- One (1) 12' x 14' drive-in door with automatic opener
- Heavy Power: 1,600 amps / 480 V power with 225 KVA transformer in place
- LED lighting throughout
- Multiple private offices
- Employee break room
- Men's and women's restrooms in both the office and warehouse areas
- IT room

Recent Suite Renovations

- Move-in ready office space including fresh paint and new LED office lighting
- Warehouse freshly painted white
- Brand new dock doors and levelers
- Brand new drive-in door & ramp

Owned By:

