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Colliers



Stout Field N Dr

Stout Field W Dr

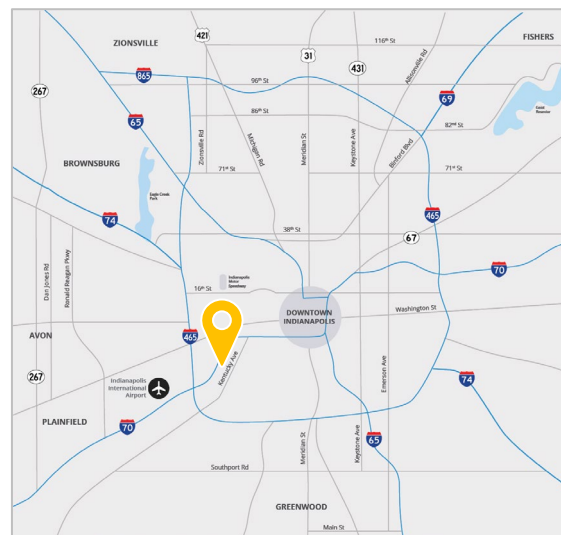
FOR LEASE

4310 Stout Field N Dr

Indianapolis, IN 46241

Warehouse/Distribution Space – Flexible Sizes & Terms Available**Property Highlights**

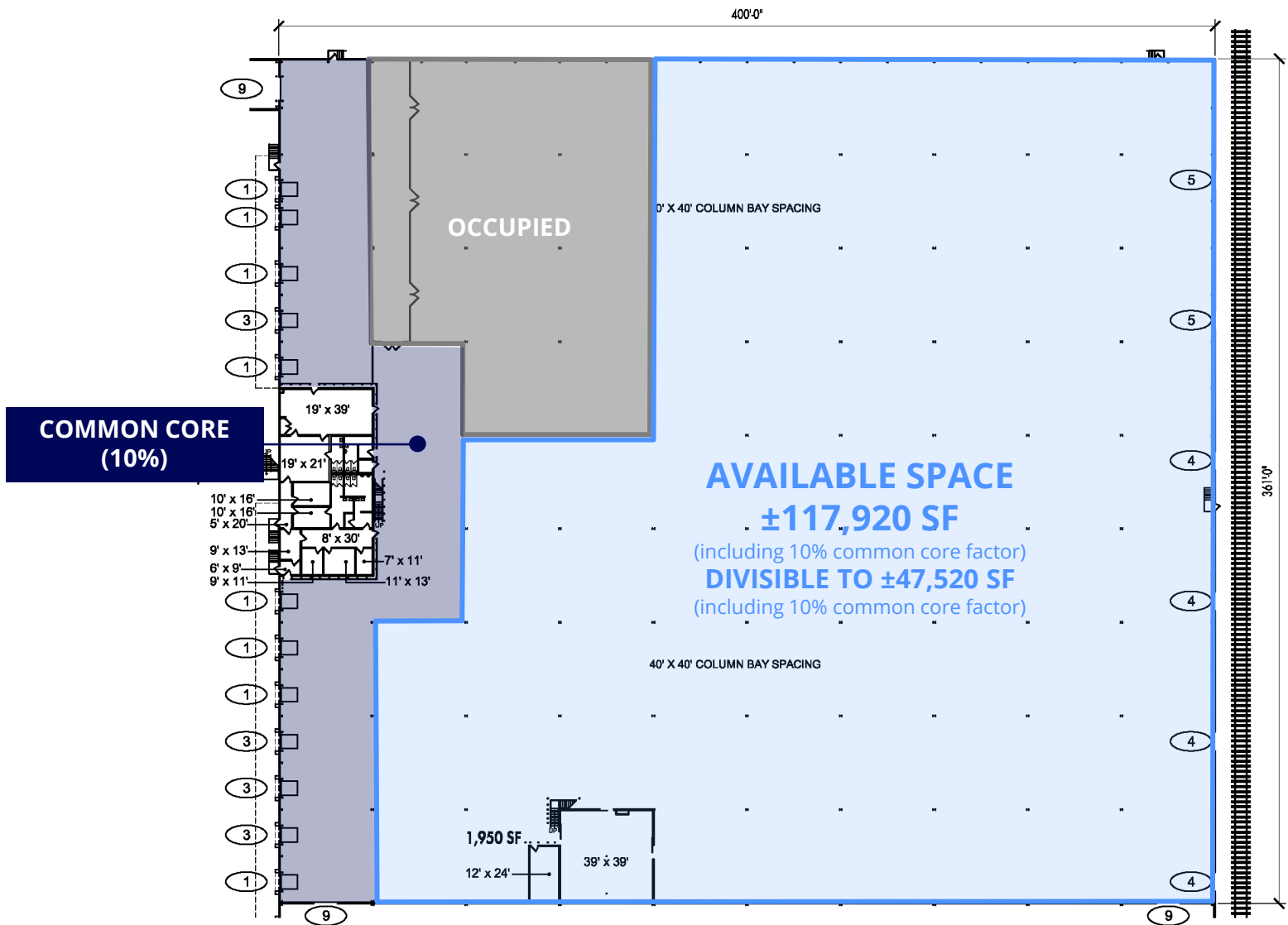
- 47,520 SF – 117,920 SF available (flexible)
- 21' – 28' clear height (varies)
- 10 loading docks (shared)
- Ample power
- Sprinklered
- Convenient interstate access to I-70, I-465 and I-69
- Close proximity to Downtown Indianapolis, FedEx Hub and Indianapolis International Airport
- Asking Rate: \$6.00 - \$6.50/SF NNN
- Est. OpEx: \$2.75/SF

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Property & Site Specifications

Available SF	±117,920 SF (Divisible to ±47,520 SF) <i>including 10% common core factor</i>
Office SF	1,950 SF
Clear Height	28'
Loading Docks	10 (shared)
Column Spacing	40' x 40'
Fire Protection	Sprinklered
Zoning	I-3

