

NEW OWNERSHIP!

Colliers



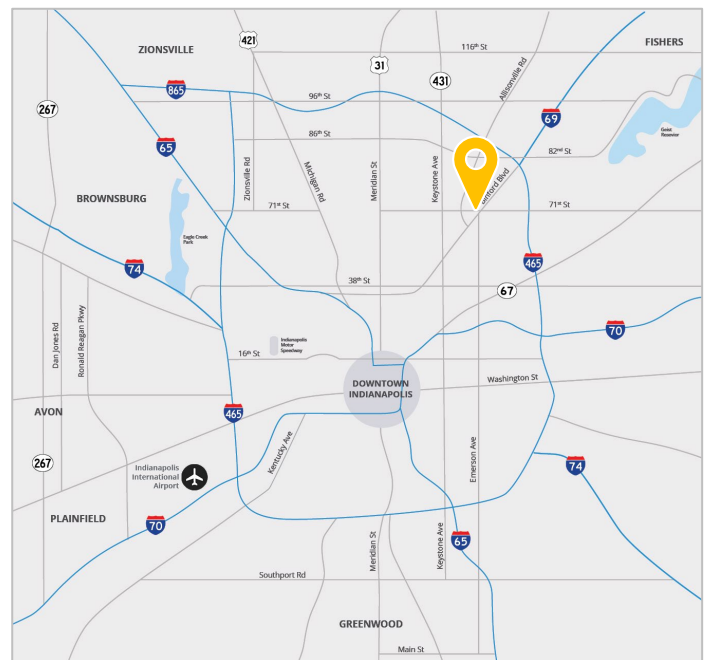
FOR LEASE

Hawthorn Park

6780-6898 Hawthorn Park Dr
Indianapolis, IN 46220

Property Highlights

- (5) Buildings totaling 155,949 SF
- Years built: 1974 – 1979
- 11'6" – 16' clear height
- Dock & drive-in loading
- Zoned I-2-S
- Ample parking on site
- Nearby interstate access to I-465 & I-69
- Numerous amenities nearby including retail centers, restaurants, and hotels
- New ownership investing significant capital into interior and exterior improvements



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

Sydney Gabriel
+1 317 713 2122
sydney.gabriel@colliers.com

Owned By:



Colliers Indianapolis
colliers.com

The floor plan shows a building with an overall width of 30'-0" and a total depth of 100'-0". The layout includes:

- Top Section:** A large open area with a width of 30'-0".
- Left Wing:** A vertical strip containing several rooms. From top to bottom, it includes a room with a width of 7'-0", a room with a width of 11'-0" containing a sink and counter, and a bathroom with two toilets and a sink.
- Central Corridor:** A vertical hallway with a width of 3'-0" connecting the various rooms.
- Right Wing:** A large open area on the right side of the plan.
- Bottom Section:** A large open area with a width of 29'-3" and a depth of 11'-2".

Dimensions are provided for various sections: 30'-0" (top width), 7'-0" (left room width), 11'-0" (left room width), 11'-0" (left room width), 3'-0" (corridor width), 12'-7" (right room width), 11'-1" (left room width), 5'-3" (left room width), 3'-0" (corridor width), 11'-2" (bottom room width), and 29'-3" (bottom room width). The total depth is 100'-0".

Office SF	1,591
Warehouse SF	1,828
Total SF	3,419

- (1) drive-in door
- Multiple private offices
- Kitchenette
- (2) restrooms



BERKELEY
PARTNERS

Sydney Gabriel
+1 317 713 2122
sydney.gabriel@colliers.com

