



221

S Franklin Rd

For Lease – Building B

- (1) 128,000 SF – Suite 400
- (1) 128,000 SF – Suite 500

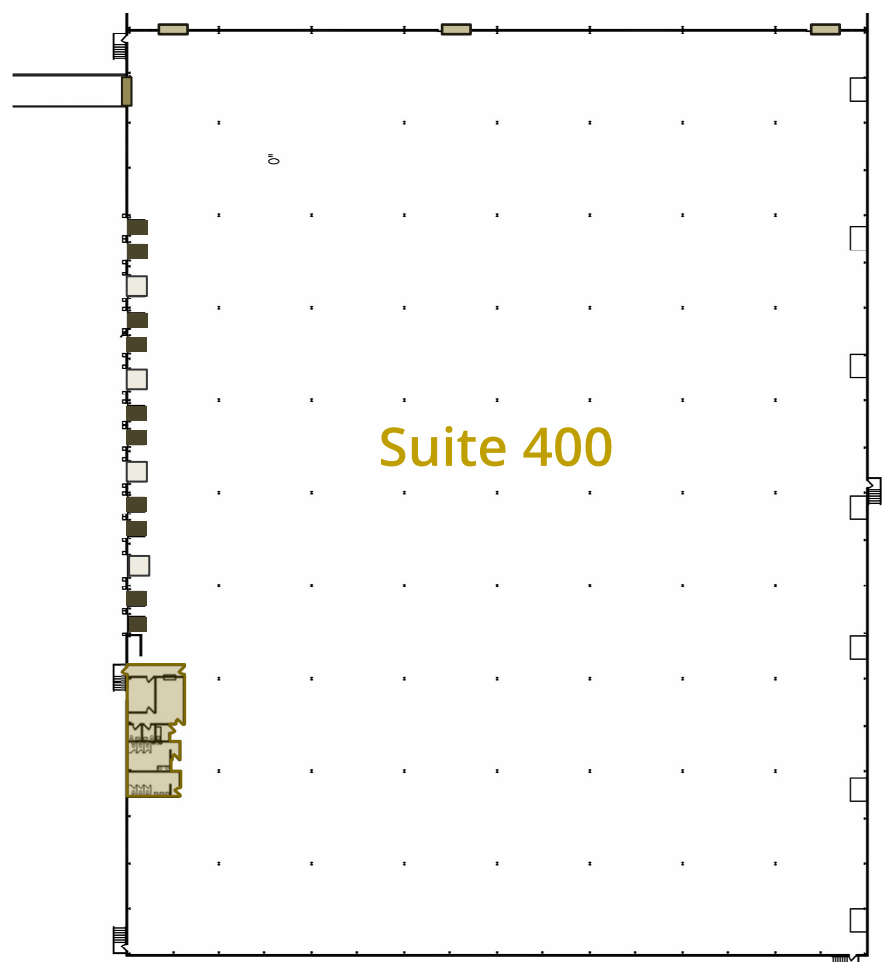
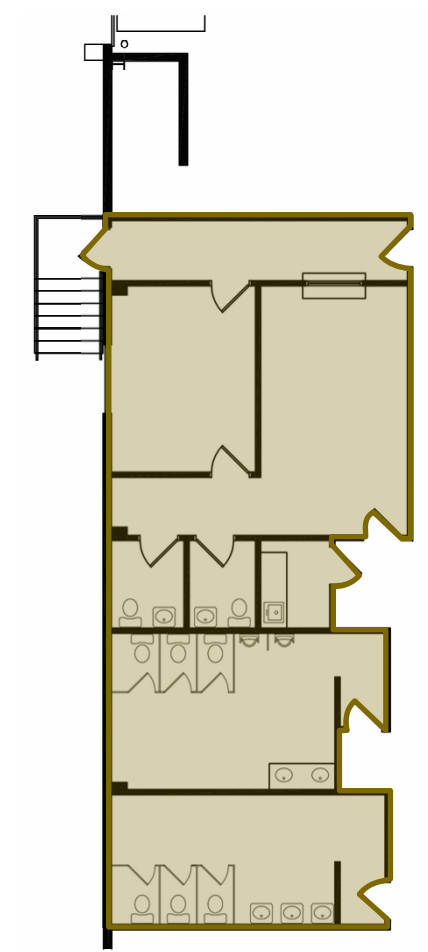
- Suite 400: 128,000 SF with 1,270 SF office
 - 14 docks | 1 drive-in
 - Available now
- Suite 500: 128,000 SF with 1,755 SF office
 - 14 docks | 1 drive-in
 - Available now
- 24' clear height
- 40' x 40' column spacing
- ESFR fire protection
- Heavy Power
- Zoned I-3
- All city utilities
- Less than 1 mile to I-465
- \$1.81 Operating Expenses for 2026

Tony Hupp
 +1 317 713 2116
tony.hupp@colliers.com

Mike Lubbers SIOR
 +1 317 713 2176
mike.lubbers@colliers.com



Unit 400

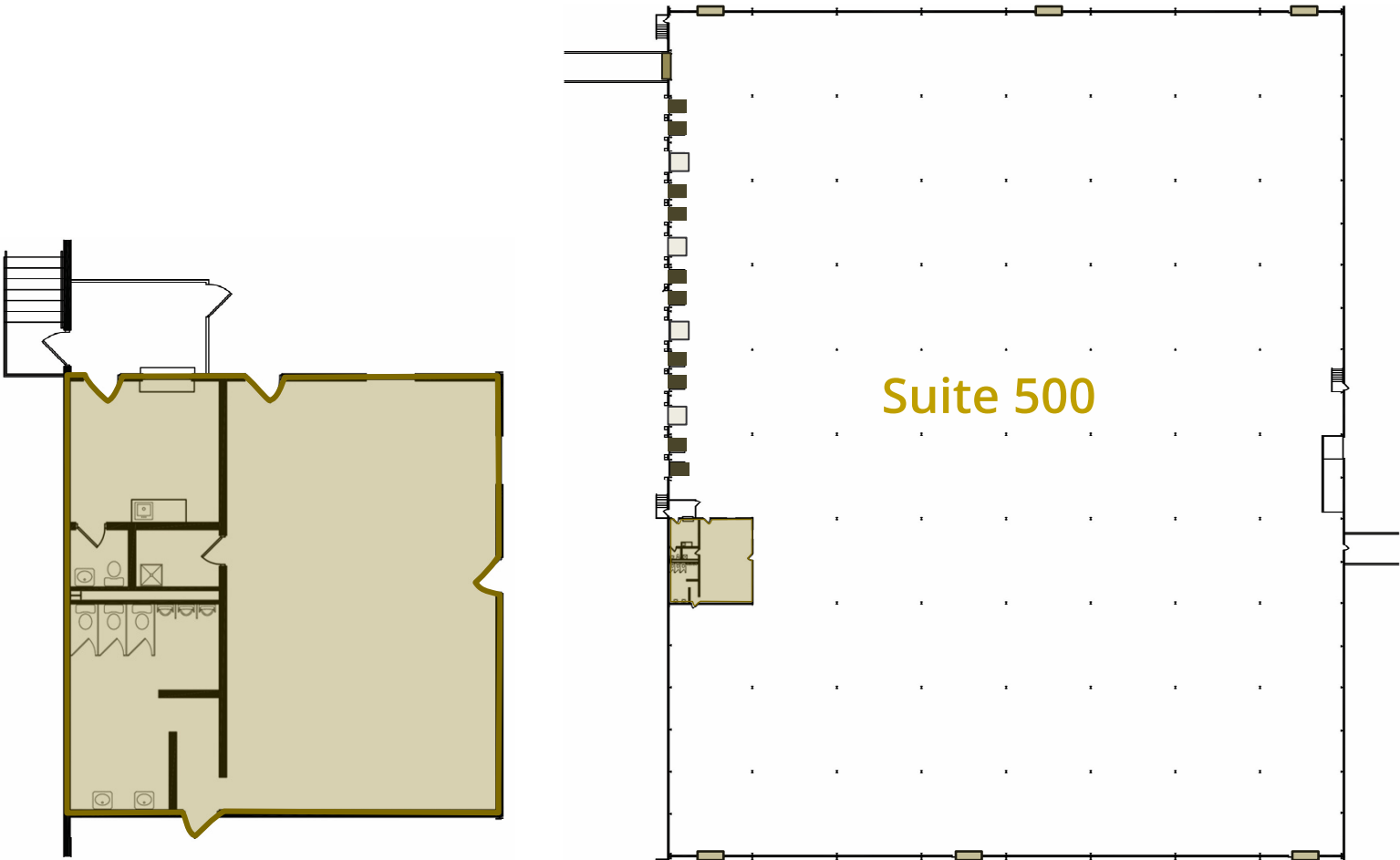


Suite 400 Specifications

Total SF	± 128,000 SF
Office	1,270 SF
Clear Height	24'
Loading	(10) 8'W x 10'H Dock doors (4) 10'W x 10'H Dock doors (1) 12'W x 14'H Drive-in door (3) Interior Roll-up Coiling Doors
Electrical	Panel 1: 277/480V, 400 amps, 4-wire Panel 2: 120/240V, 400 amps 800 total amps
Lease Rate:	\$4.95 / SF NNN
Operating Expenses:	\$1.81 (for 2026)

	Dock Over Head Doors
	Dock Over Head Doors
	Drive-in Over Head Doors
	Interior Roll-up Coiling Doors

Unit 500



Suite 500 Specifications

Total SF ± 128,000 SF

Office 1,755 SF

Clear Height 24'

Loading (10) 8'W x 10'H Dock doors
(4) 10'W x 10'H Dock doors
(1) 12'W x 14'H Drive-in door
(6) Interior Roll-up Coiling Doors

Electrical 277/480V, 400 amps, 3-wire

Lease Rate: \$4.95 / SF NNN

Operating Expenses: \$1.81 (for 2026)

-  Dock Over Head Doors
-  Dock Over Head Doors
-  Drive-in Over Head Doors
-  Interior Roll-up Coiling Doors

Units 400 + 500



(20) 8'W x 10'H
Dock Over Head Doors



(8) 10'W x 10'H
Dock Over Head Doors



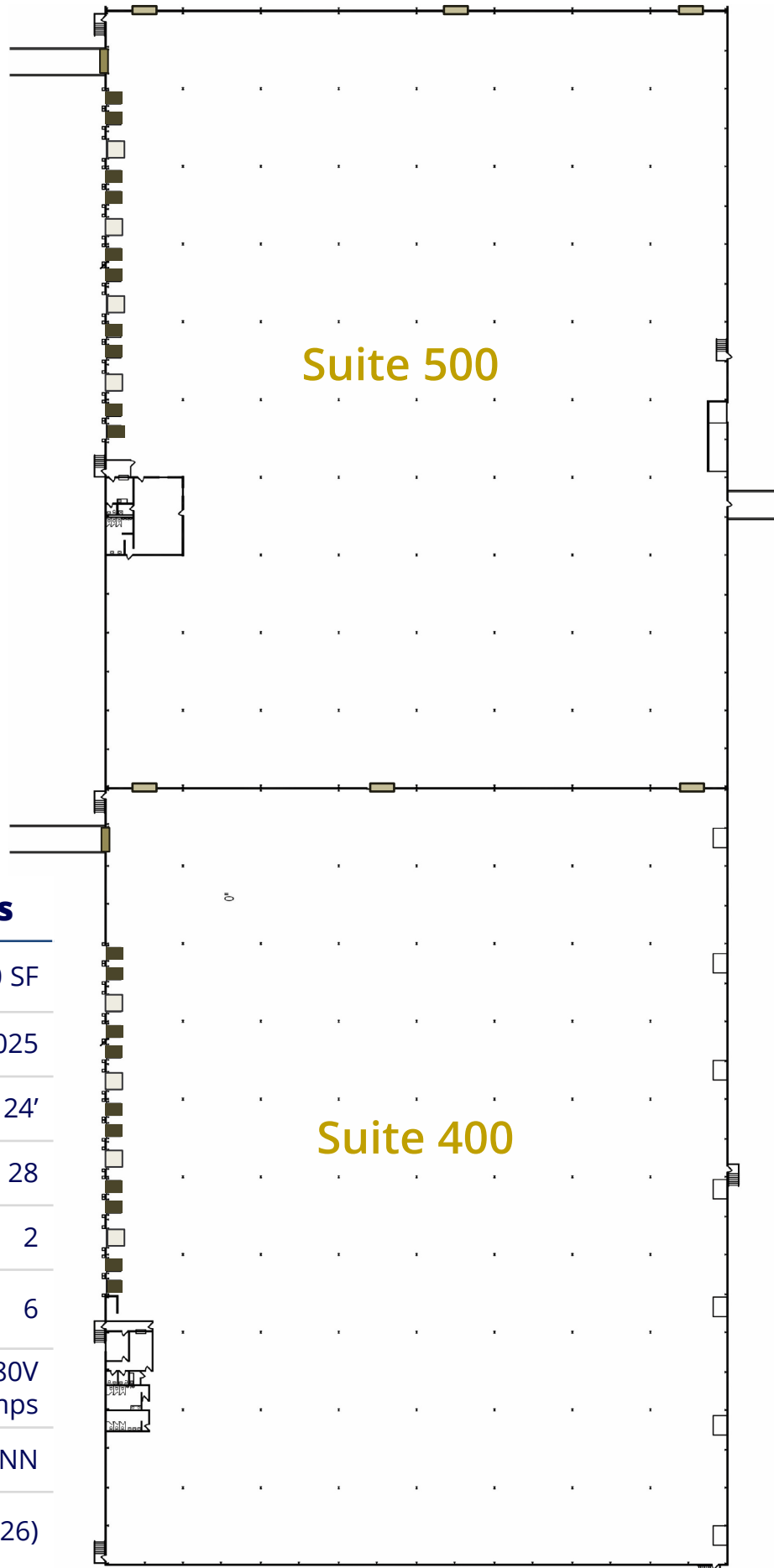
(2) 12'W x 14'H
Drive-in Over Head Doors



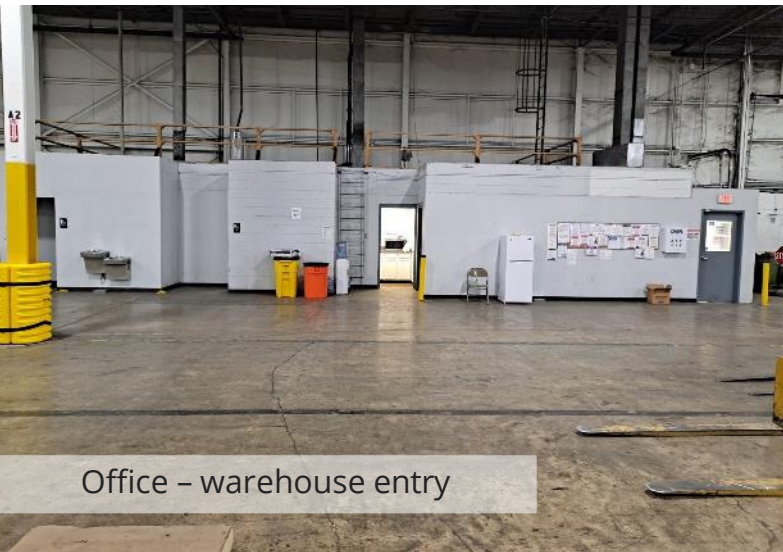
(6) 12'W x 14'H
Interior Roll-up Coiling Doors

Suite 400 + 500 Specifications

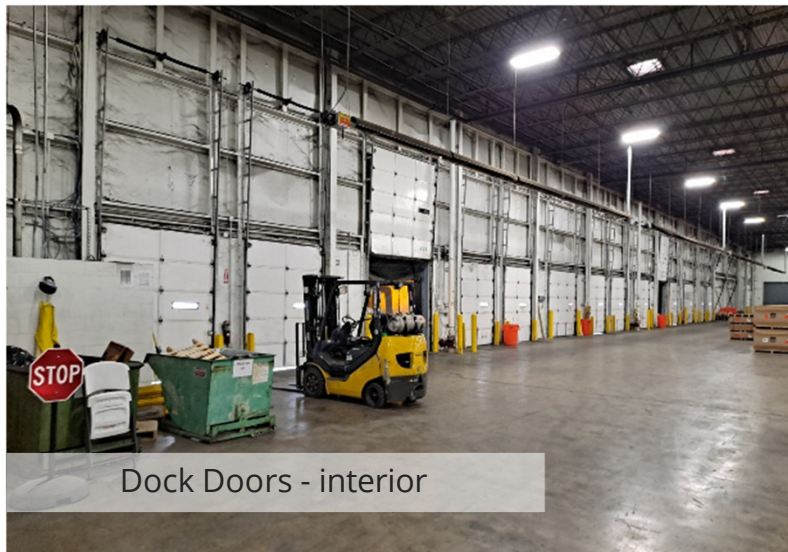
Total SF	± 256,000 SF
Office	3,025
Clear Height	24'
Docks	28
Drive-ins	2
Interior Roll-up Doors	6
Electrical	277/480V 1,200 amps
Lease Rate:	\$4.75 / SF NNN
Operating Expenses:	\$1.81 (for 2026)



The Interior Space



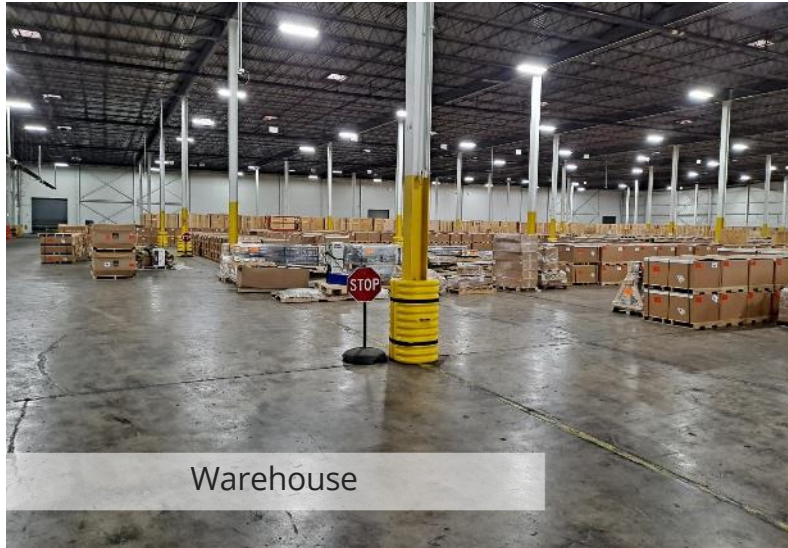
Office - warehouse entry



Dock Doors - interior



Warehouse



Warehouse

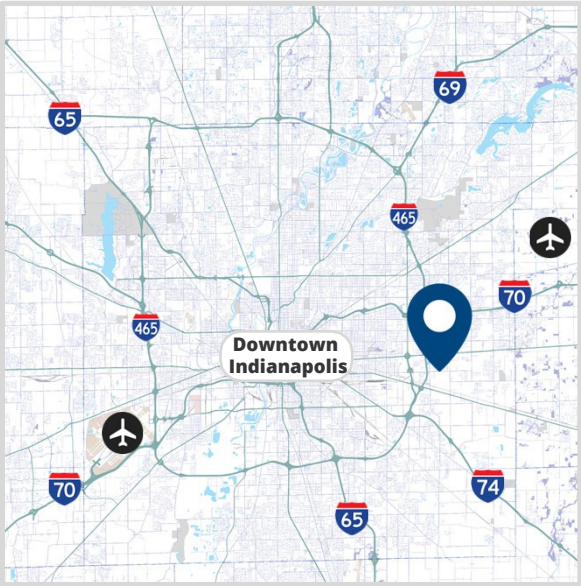


Warehouse - restroom



Warehouse

The Location



Local Connectivity

	Miles	Drive Time
I - 465	0.7	1 min
I - 70 East	2.5	5 min
I - 74 East	3.9	7 min
I - 65 South	8.5	16 min
I - 69 North	9.6	13 min
Downtown Indy	7.0	18 min
Indianapolis Intl. Airport	22.3	29 min

Tony Hupp
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