

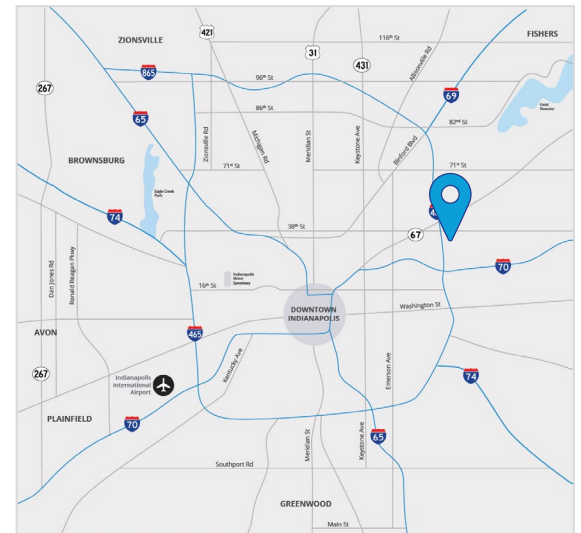
For Lease

Warehouse/Distribution/Manufacturing Space

3131 N Franklin Road
Indianapolis, IN 46226

Property Highlights

- 486,634 total SF building
- 180,000 total SF available
 - Up to 93,600 SF contiguous available
- Dock and drive-in loading
- 20' - 24' clear height
- Zoned I-2 & I-4
- WET sprinkler system
- 480 volt | 3 phase power
- Ample parking for employees and clients
- Potential for outdoor storage
- Easy access to I-465 and I-70
- Recent Improvements:
 - Exterior painted
 - Multiple spec make-ready improvements underway



Owned by:



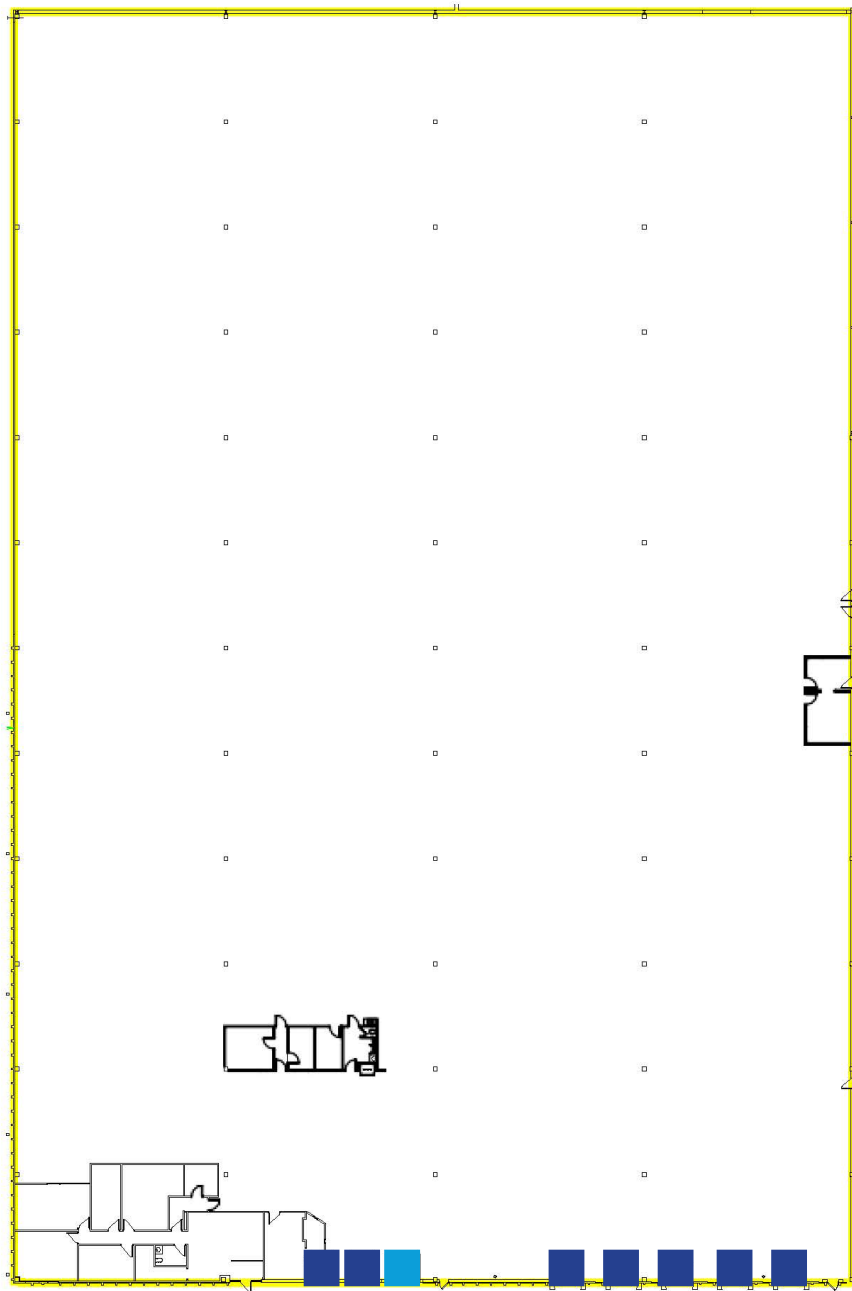
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Site Plan



■ = dock doors
■ = drive-in door

Suite E

Office SF	±2,000
Warehouse SF	±84,400
Total SF	86,400

Suite Specs

- 20' clear height
- (7) loading docks with pit levelers and seals
- (1) 12' x 14' ramped drive-in door
- 30' x 60' column spacing
- Power:
480 volt | 2,000 amp | 3-phase
- LED lighting in warehouse
- Multiple private offices
- Conference room
- Breakroom
- Office & warehouse restrooms
- Franklin Rd. frontage & visibility
- Make-ready improvements complete and move-in ready

