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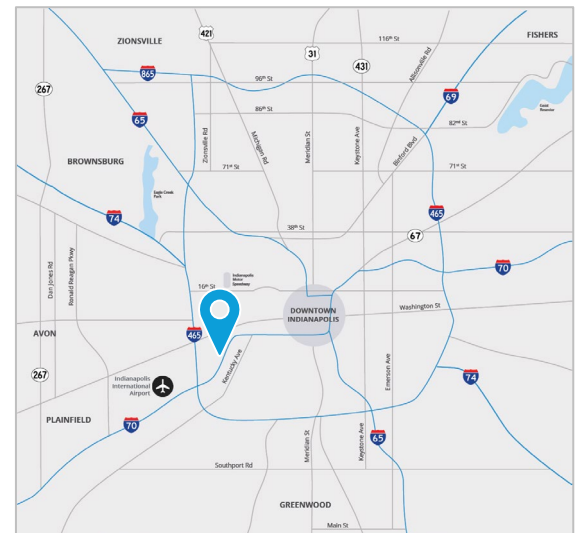
2643 – 2707 Rand Rd

Indianapolis, IN

3,000 SF of Flex Space Available

Property Highlights

- ± 28,340 SF Building
- ± 2.91 Acres
- 13' clear height
- Drive-in loading
- Zoned I-2-S (light industrial)
- Visible from I-70 with signage opportunities
- 7 minutes to Indianapolis International Airport
- 10 minutes to Downtown Indianapolis
- Immediate access to interstate system
- Immediately available

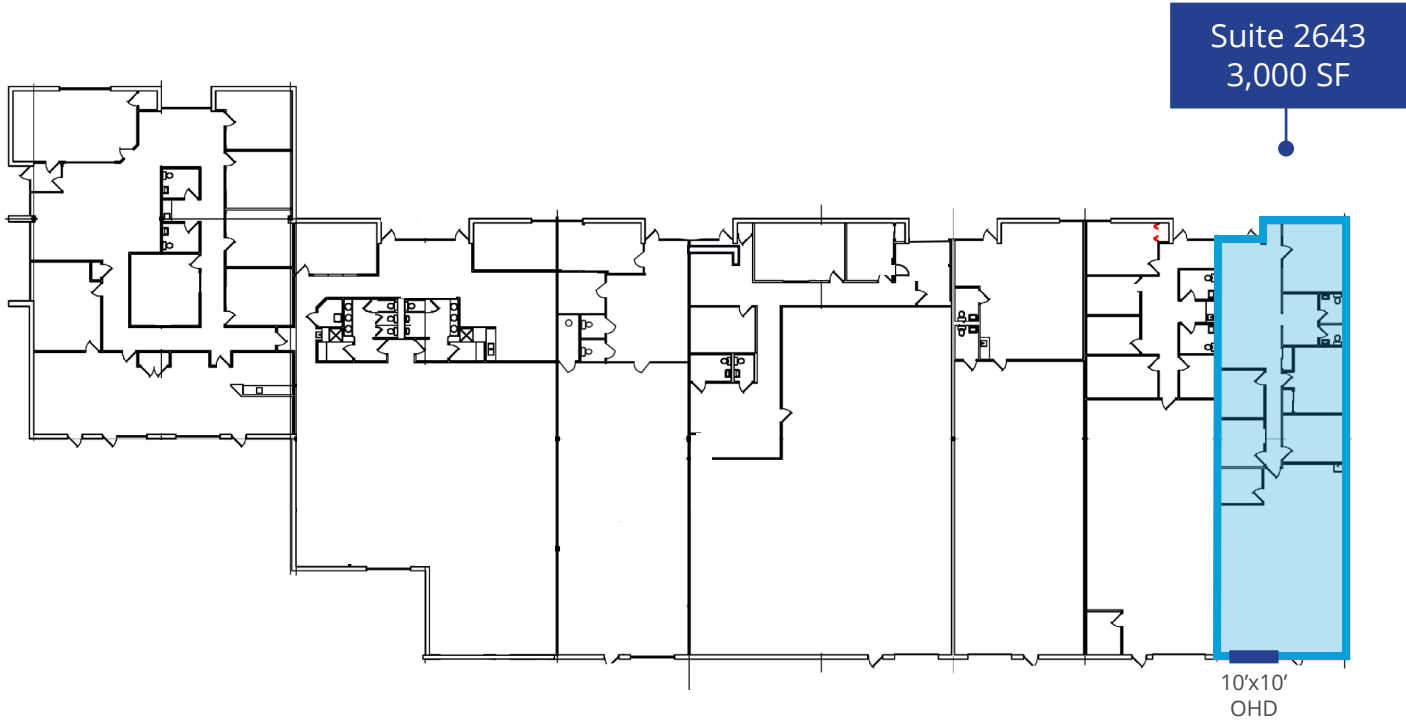


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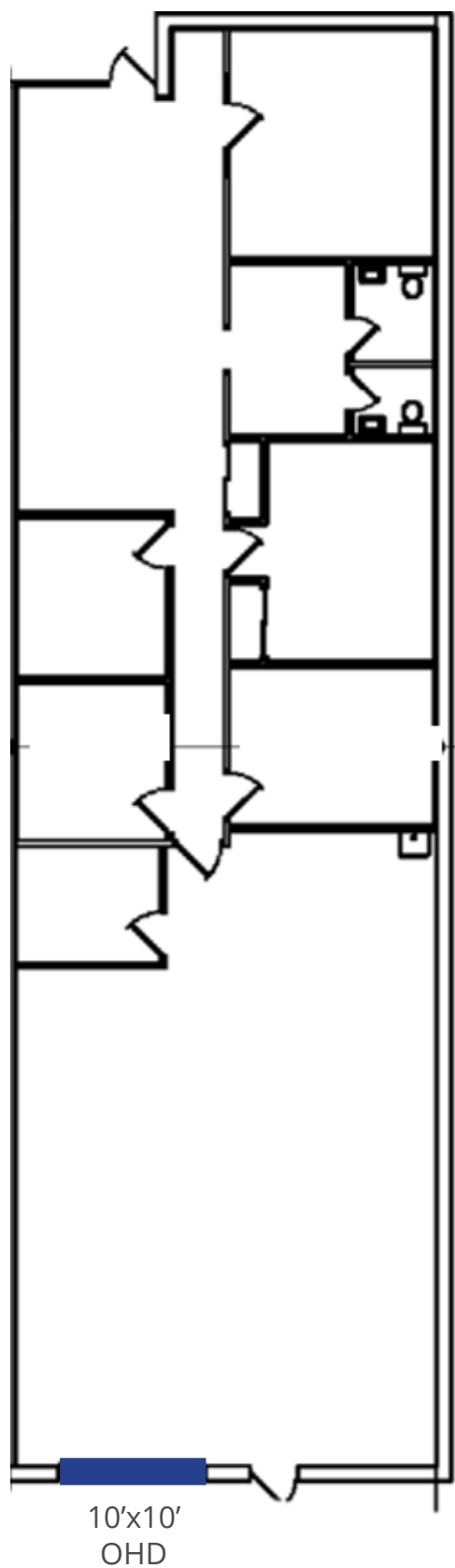
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Floor Plan & Site Plan



Floor Plan



Suite 2643

Total SF	3,000
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Suite Specs

- ± 1,800 SF Office
- 3 private offices
- 1 conference room
- Kitchenette
- Men's and Women's restrooms
- Warehouse sink
- 10'x10' OHD
- Asking Rate: \$8.25 PSF NNN
- Estimated 2025 OpEx: \$4.20 PSF

Location



2 MIN



3 MIN



7 MIN



8 MIN



9 MIN



10 MIN



22 MIN



28 MIN

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