



**FOR LEASE**

# The Bunker Building

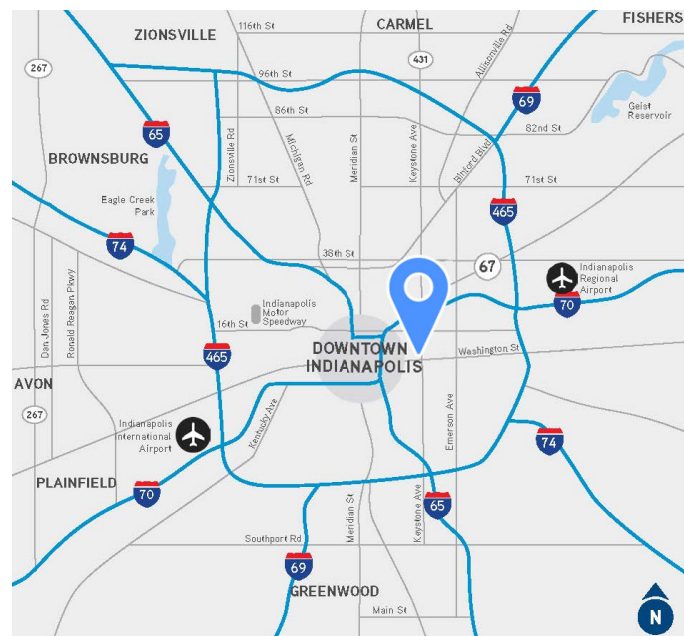
@ The PR Mallory Co. Campus

101 S Parker Avenue, Indianapolis, IN

Campus like setting in a central downtown location

## Property Highlights:

- Total Building SF:  $\pm$  61,472
- Units range from  $\pm$  8,640 SF – 39,376 SF
- $\pm$  1.25 Acres of fenced yard space for fleet parking or material storage
- Acreage:  $\pm$  3.93
- Clear height:  $\pm$  13'-1"
- Loading docks: 4 (Common access)
- Zoning: CS / I-3
- West portion of the building is fully temperature controlled
- Minutes from downtown Indianapolis
- Good access to I-65 / I-70



**Ryan Kelly**

+1 317 713 2118

ryan.kelly@colliers.com

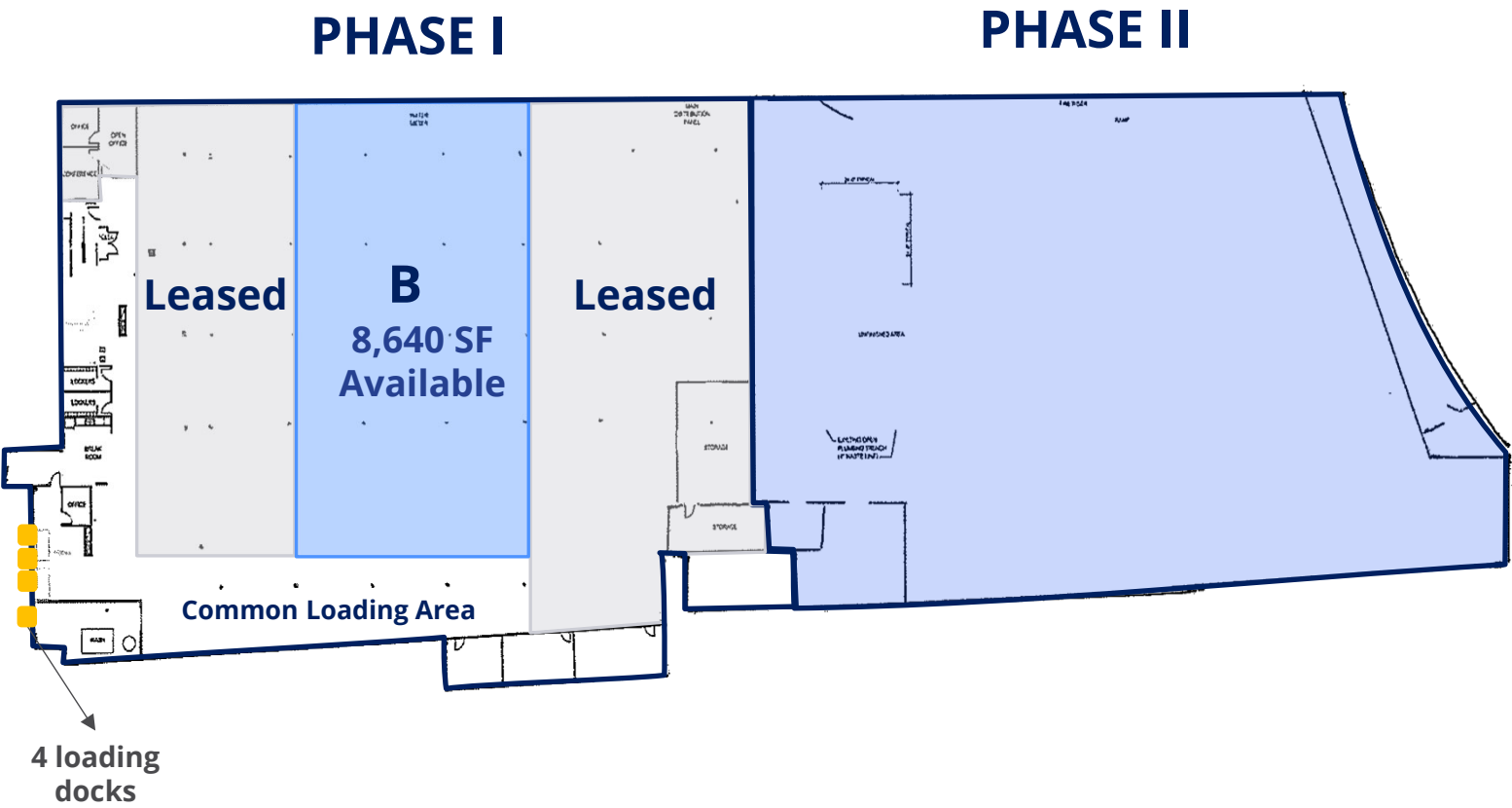
**Tony Hupp**

+1 317 713 2116

tony.hupp@colliers.com

SCENARIO 2

3+ Tenants



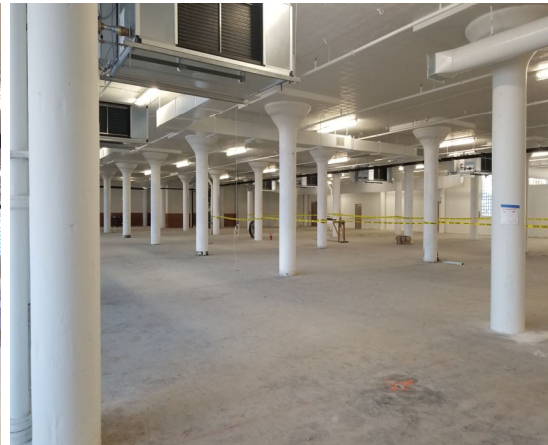
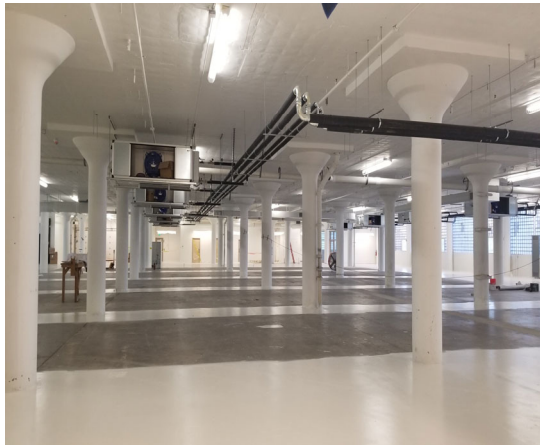
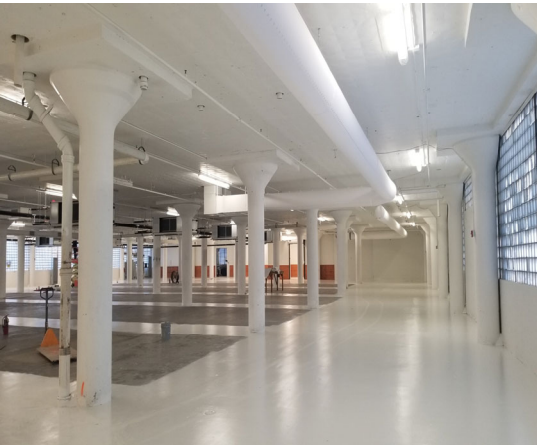
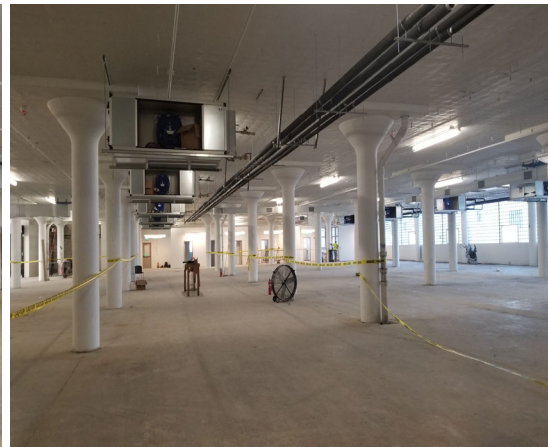
Suite B Specifications

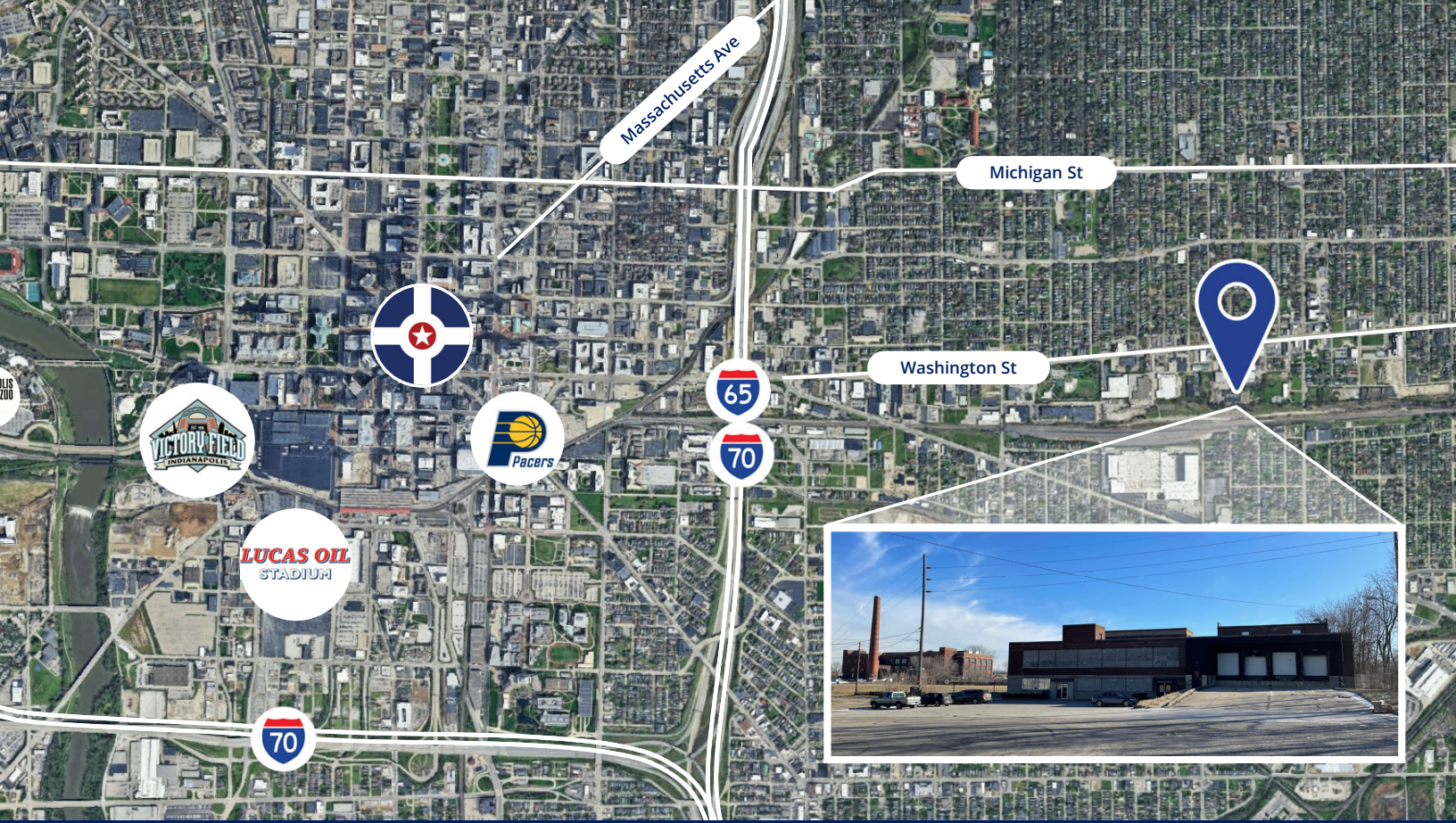
|              |                                    |
|--------------|------------------------------------|
| Total SF     | ± 8,660 SF                         |
| Office       | 0 SF (Could add)                   |
| Clear Height | 13'-1"                             |
| Docks        | (4) Common access                  |
| Electrical   | Ample Power                        |
| Lease Rate:  | \$7.00 / SF MG, Utilities included |



## EXTERIOR STORAGE

Land Available: ± 1.25 AC | \$3,500 / Monthly (Fenced yard space for trailer parking or material storage)





Ryan Kelly  
+1 317 713 2118  
ryan.kelly@colliers.com

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

