



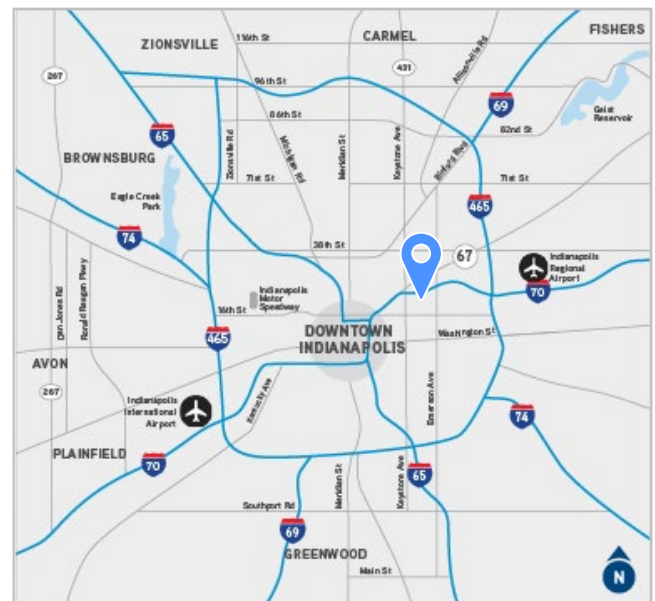
FOR LEASE

Brookside Industrial Park

Indianapolis, IN

Property Highlights:

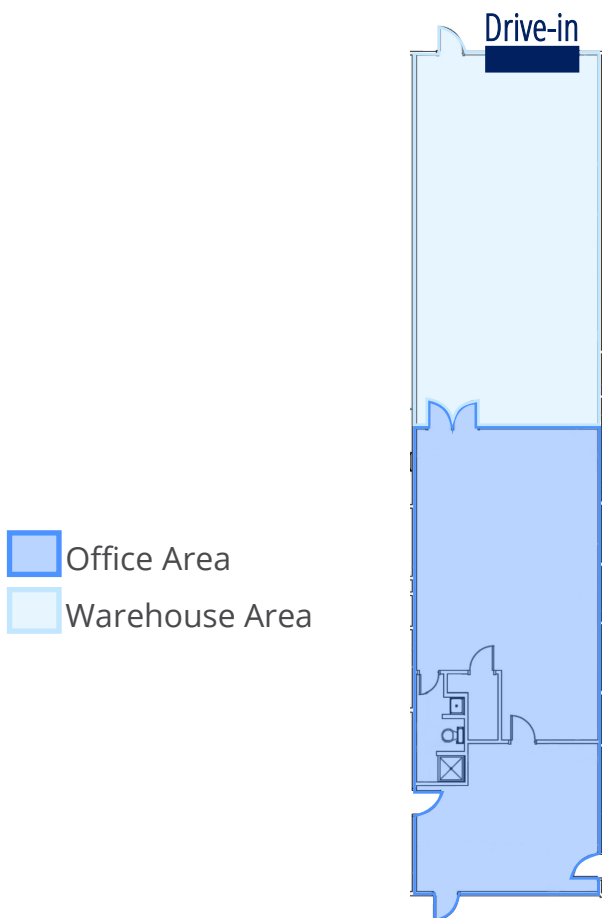
- 10 industrial buildings located on ± 33.95 acres
- Located at the corner of Sherman Drive & 16th Street on the Indianapolis near east side
- Spaces for lease ranging from 1,800 SF to 7,200 SF
- Zoned I-3
- Located on IndyGo bus line
- ± 1.5 miles from interstate 70



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

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

Colliers Indianapolis
colliers.com



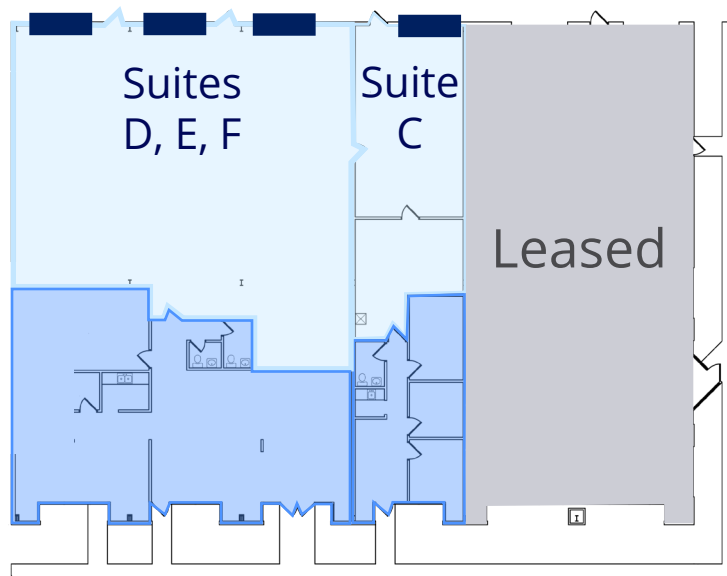
*Not drawn to scale

Building 1 1761 N Sherman Drive Suite I

- $\pm 1,800$ SF Total
- ± 950 SF Office (can be reduced)
- ± 850 SF Warehouse
- 1 Drive-in (10'x10')
- 14' Clear Height
- \$10.00 / SF Industrial Gross



Building 4 – 1775 N Sherman Drive

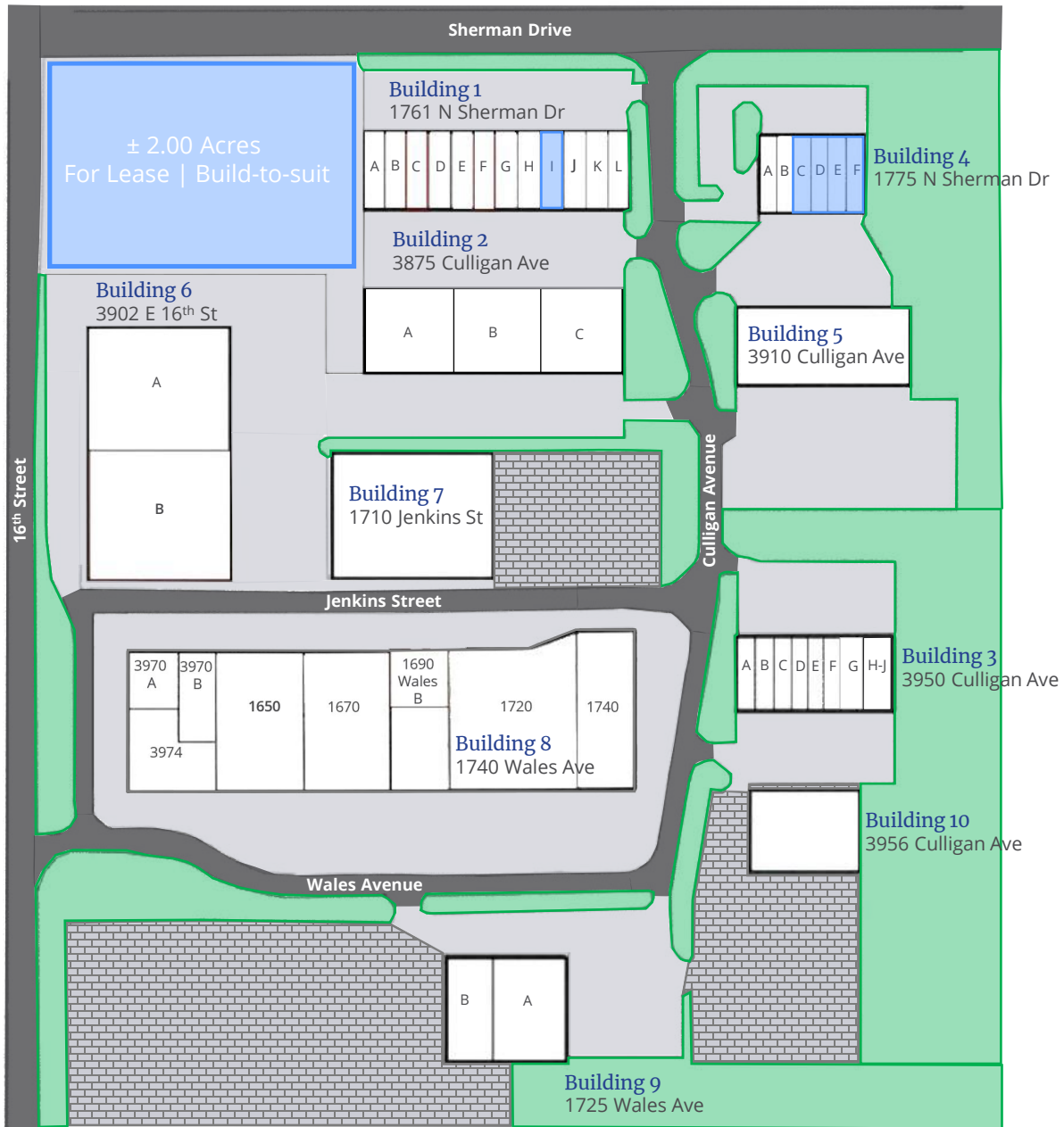


Availability Options

Suite(s)	Total SF	Office SF	Docks / Drive-ins	Clear Height	Rate / SF	Comments
C	± 1,800	± 705	0 / 1	14'	\$11.00 IG	• Available 9/1/2025
CDEF	± 7,200	± 2,445	0 / 4	14'	\$10.00 IG	• Available 9/1/2025
DEF	± 5,400	± 1,740	0 / 3	14'	\$10.25 IG	• Available 9/1/2025

Brookside Industrial Centre

Current Availabilities



Lease Availabilities

Building	Unit	Total SF	Office SF	Clear Height	Docks / Drive-ins	Rate	Comments
Land		± 2.00 acres	BTS	BTS	BTS	Call for pricing	• Available now
1	I	1,800	950	14'	0 / 1	\$10.00 IG	• Available now
4	C	1,800	705	14'	0 / 1	\$11.00 IG	• Available 9/1/2025
4	CDEF	7,200	2,445	14'	0 / 4	\$10.00 IG	• Available 9/1/2025
4	DEF	5,400	1,740	14'	0 / 3	\$10.25 IG	• Available 9/1/2025