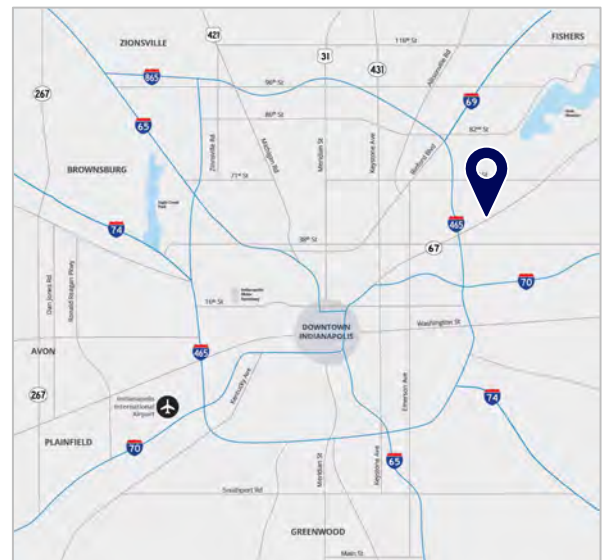




4 Industrial buildings on the Northeast side of Indy

Property Highlights:

- Rear-loaded warehouse space with office for lease
- Equipped with 12' x 14' grade-level overhead doors
- 16' – 18' clear height
- Zoned I-3 / C7
- Signage available along recently improved Pendleton Pike
- Situated at a traffic light intersection adjacent to Super Walmart, along with various other retailers and restaurants
- Close to popular Geist area & Fort Benjamin Harrison
- 3 miles from I-465
- **Under new management and ownership**



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Owned By:



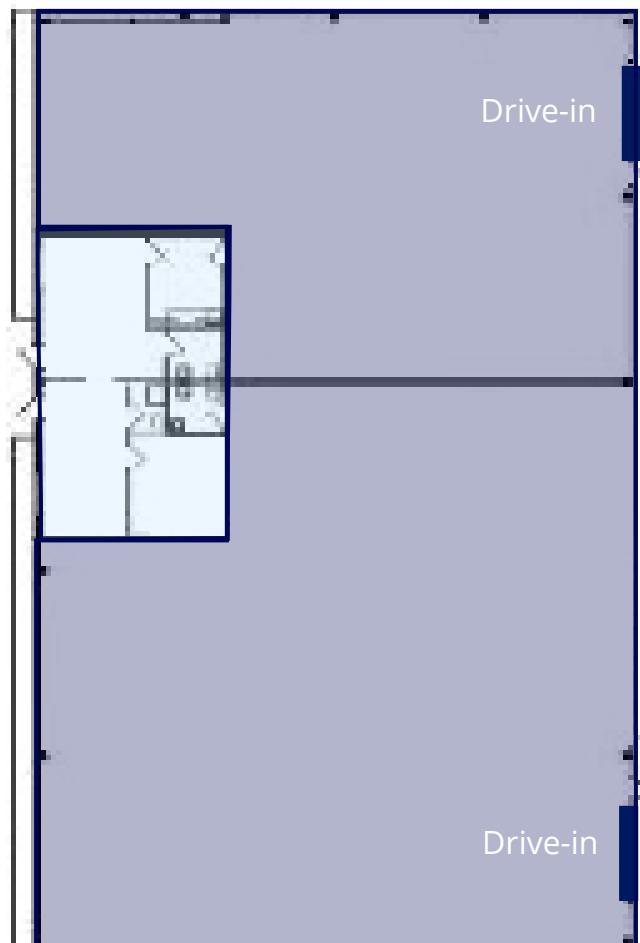
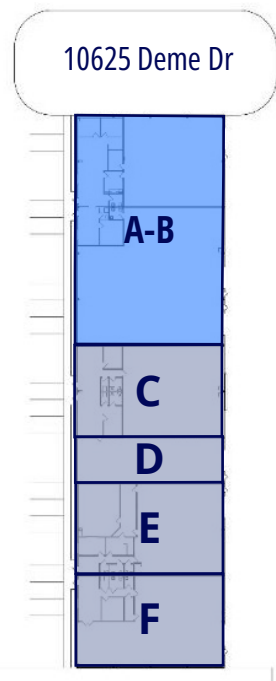
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10625 Deme Dr | Suite A-B

Office Area
 Warehouse Area

± 9,522 SF total
 ± 1,000 SF office
 (2) 12' x 14' drive-in
 16' – 18' clear height
 End-cap unit
 Clear span warehouse
 Zoned I-3 / C7

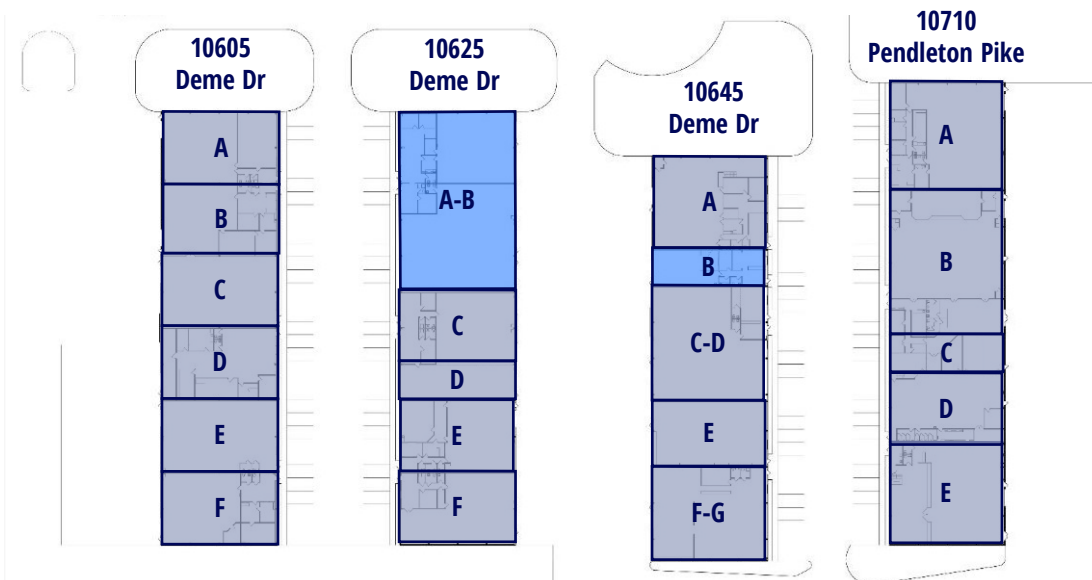


*Not drawn to scale



Lease Availabilities

Building	Unit	Total SF	Office SF	Clear Height	Docks / Drive-ins	Rate	OpEx	Comments
10625 Deme Drive	A-B	± 9,522	± 1,000	16' - 18'	0 / 3	TBD / SF NNN	\$ 2.50 / SF	• Available Now
10645 Deme Drive	B	± 2,000	± 800	16' - 18'	0 / 1	\$10.25 / SF NNN	\$ 2.50 / SF	• Available Now



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