



FOR LEASE

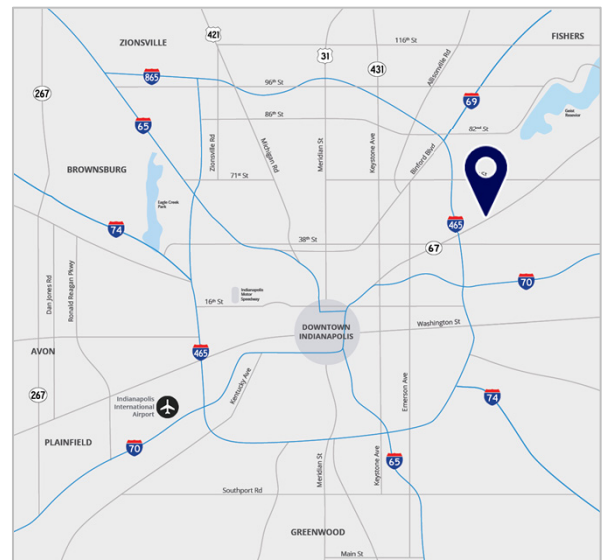
Deme Industrial Park

Indianapolis, IN

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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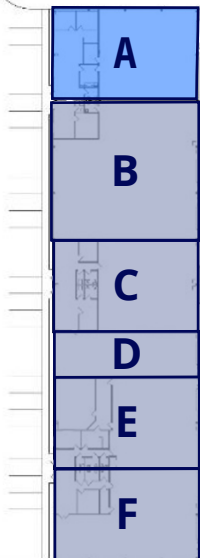


Suite A | 10625 Deme Dr

± 4,000 SF total
 ± 700 SF office
 (1) 12' x 14' drive-in
 16' – 18' clear height
 End-cap unit
 Clear span warehouse
 Zoned I-3 / C7



10625 Deme Dr



 Office Area
 Warehouse Area



*Not drawn to scale

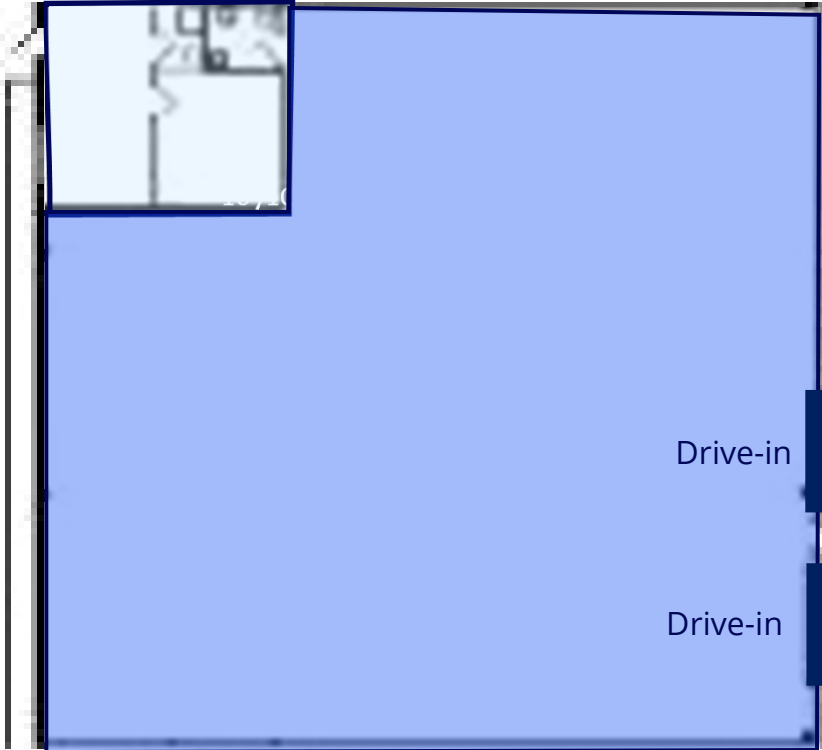
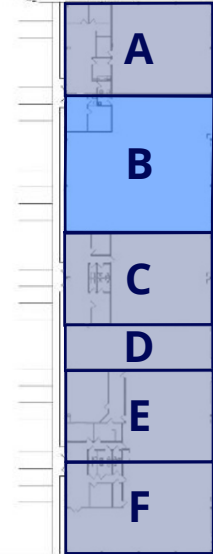


Suite B | 10625 Deme Dr

± 5,522 SF total
 ± 1,000 SF office
 (2)12' x 14' drive-in
 16' – 18' clear height
 Clear span warehouse
 Zoned I-3 / C7

- Office Area
- Warehouse Area

10625 Deme Dr



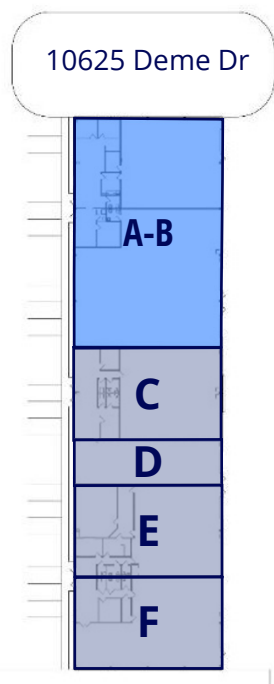
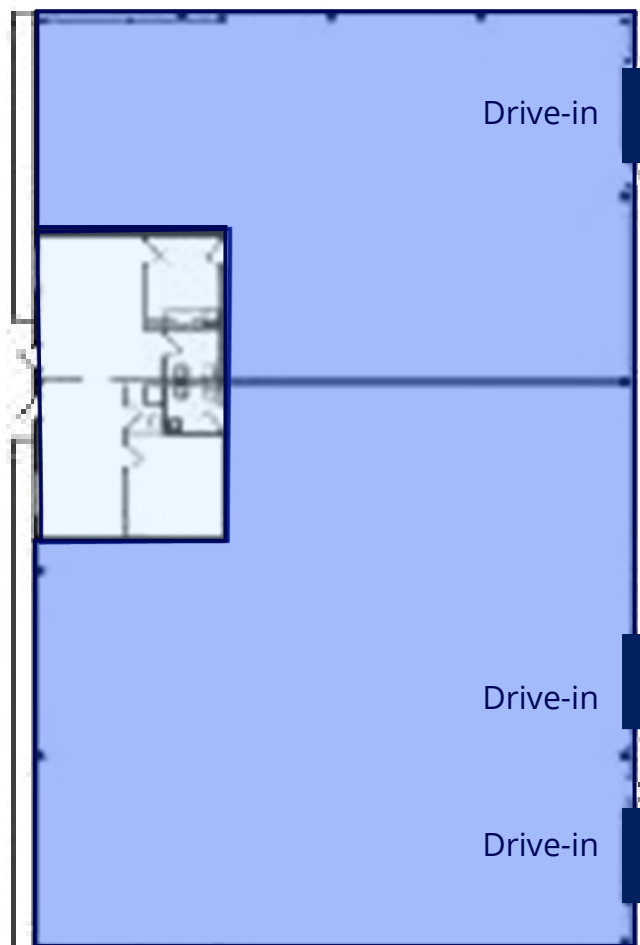
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Suites A-B | 10625 Deme Dr

Office Area
 Warehouse Area

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

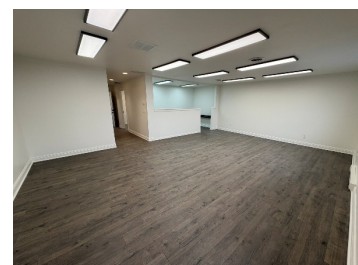
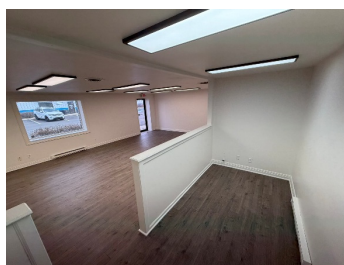
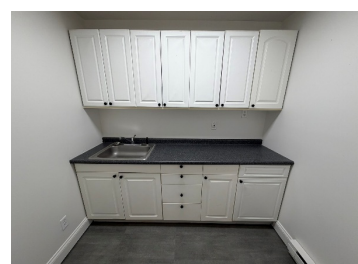
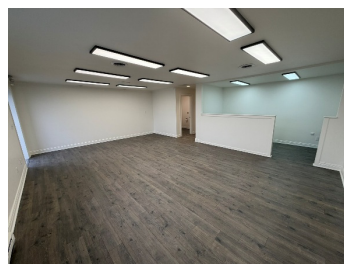
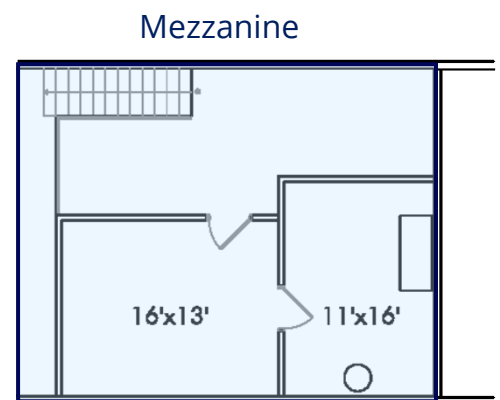
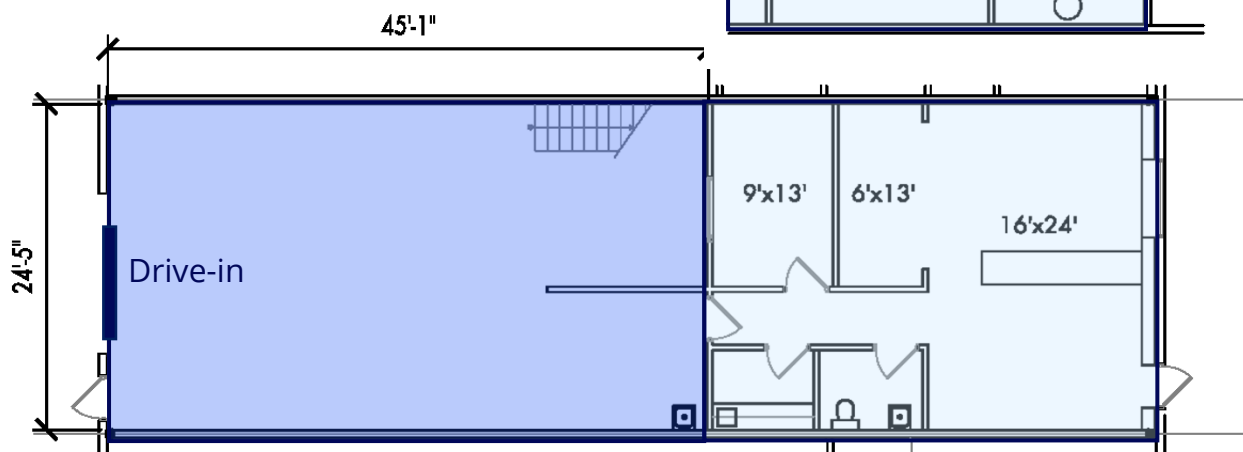
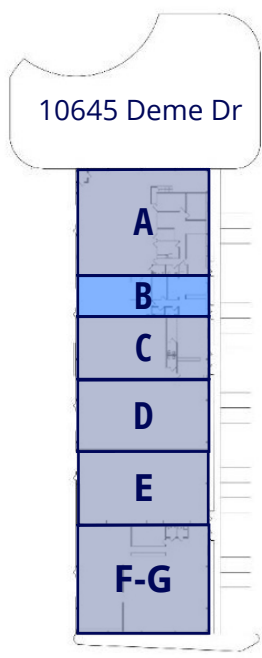


*Not drawn to scale



Suite B | 10645 Deme Dr

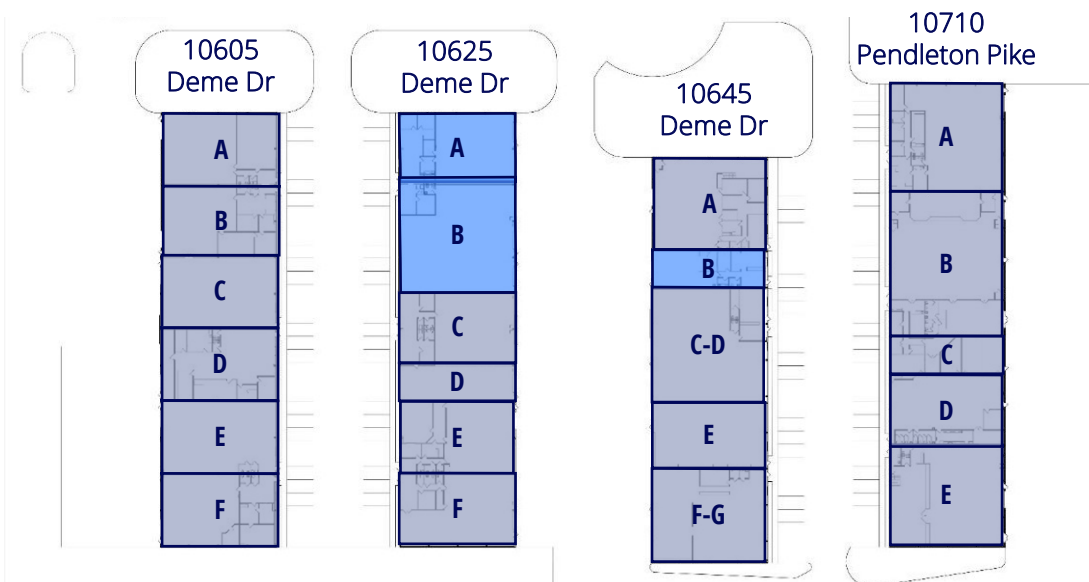
± 2,000 SF total
 ± 800 SF office
 (1) 12' x 14' drive-in
 16' - 18' clear height





Lease Availabilities

Building	Unit	Total SF	Office SF	Clear Height	Docks / Drive-ins	Rate	OpEx	Comments
10625 Deme Drive	A	± 4,000	± 700	16' – 18'	1	\$10.75 / SF NNN	\$ 2.50 / SF	• Available Now – End cap
10625 Deme Drive	B	± 5,522	± 1,000	16' – 18'	2	\$10.75 / SF NNN	\$ 2.50 / SF	• Available Now
10625 Deme Drive	A-B	± 9,522	± 1,000	16' – 18'	0 / 3	\$10.25 / SF NNN	\$ 2.50 / SF	• Available Now
10645 Deme Drive	B	± 2,000	± 800	16' – 18'	0 / 1	\$10.75 / SF NNN	\$ 2.50 / SF	• Available Now



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