

Under New Ownership

Thunderbird Rd

Colliers

Deme Dr

Leased

E 59th St

FOR LEASE

10601 E 59th St

Indianapolis, IN 46236

Renovations complete, ready for occupancy!

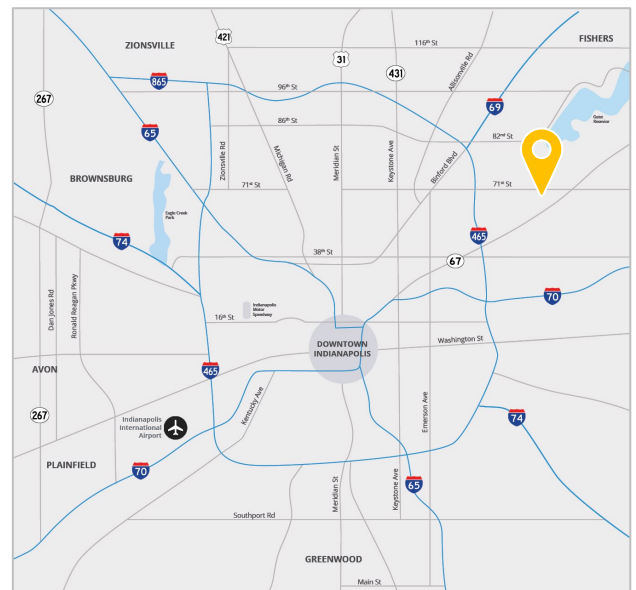
Property Highlights

- 19,280 Total SF | 17,249 SF Warehouse & 2,031 SF Office
- 2.63 AC
- Zoned I-3
- (3) 5-ton cranes
- (6) Drive-in doors
- Secured outdoor storage
- Immediate access to US-36/Pendleton Pike
- Immediately available

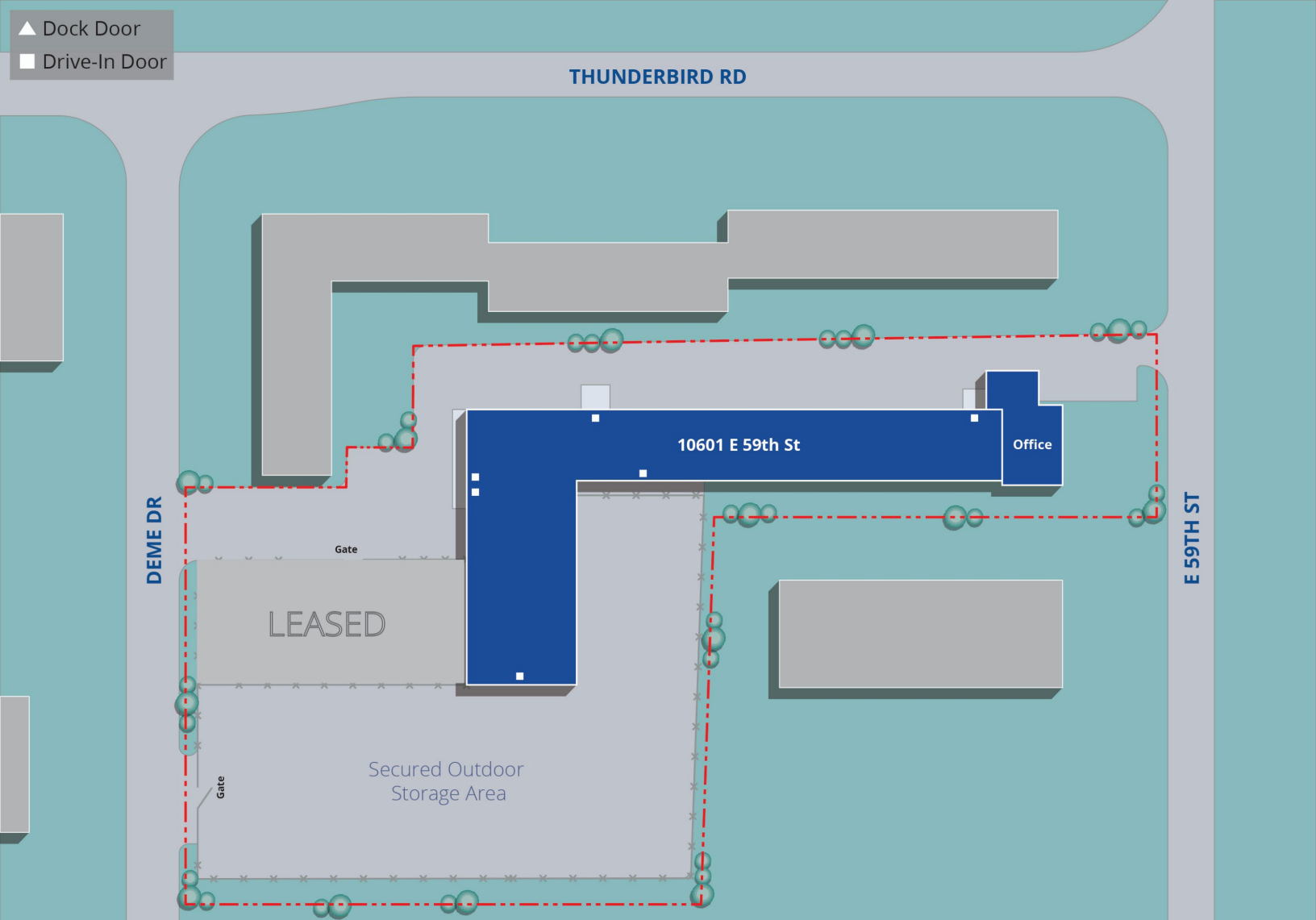
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Site Plan & Specifications

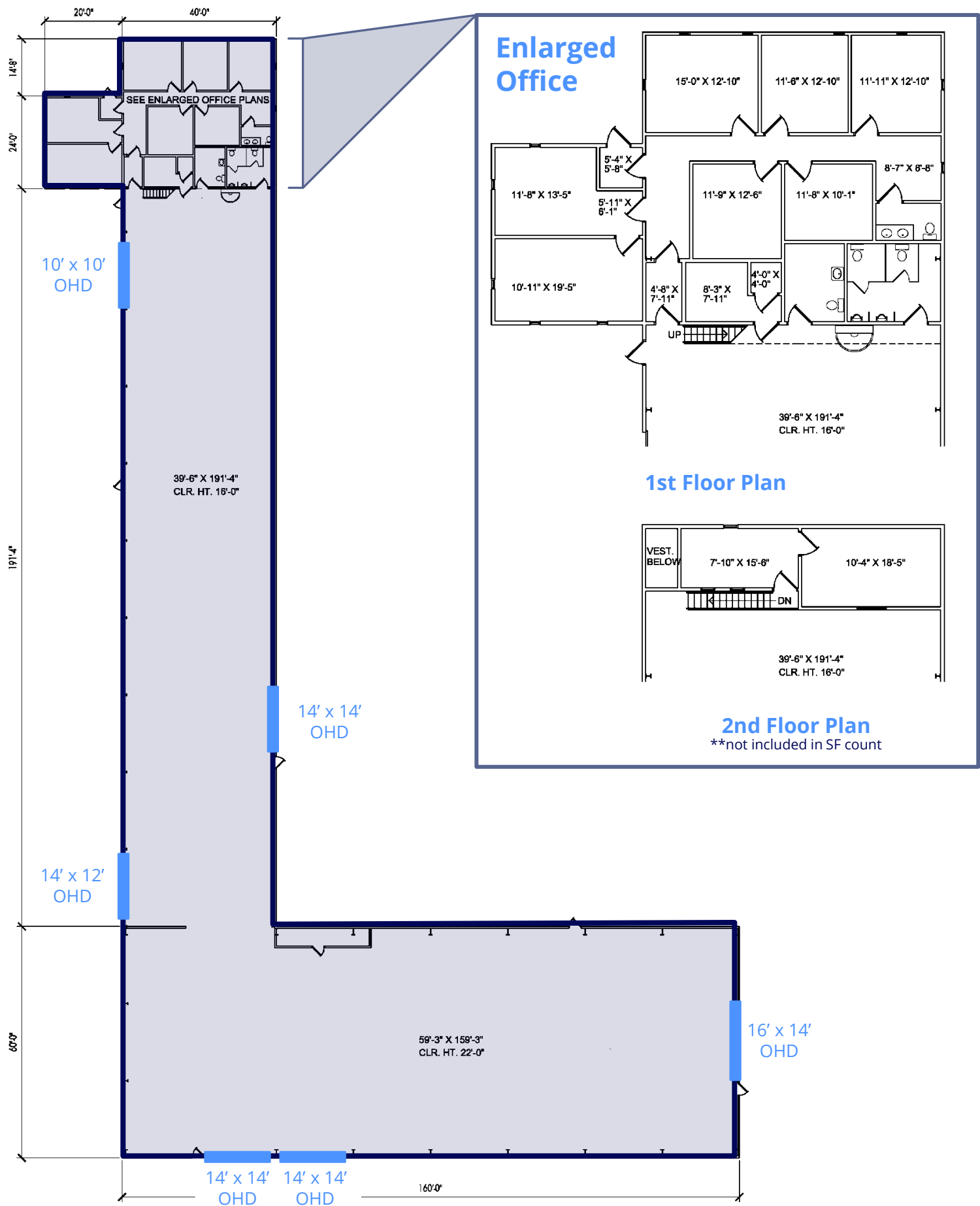
Total Building	19,280 SF
Warehouse	17,249 SF
Office	2,031 SF
Clear Height	16' - 22'
Doors	6 Total (1) 10' x 10' (1) 14' x 12' (3) 14' x 14' (1) 16' x 14'
Cranes	(3) 5-ton
Land	± 2.63 AC
Year Built	1972

Renovations Underway

New fencing - DONE
Fresh coat of asphalt millings in outdoor storage area - DONE
Exterior paint
New warehouse insulation - DONE
Office refresh - DONE



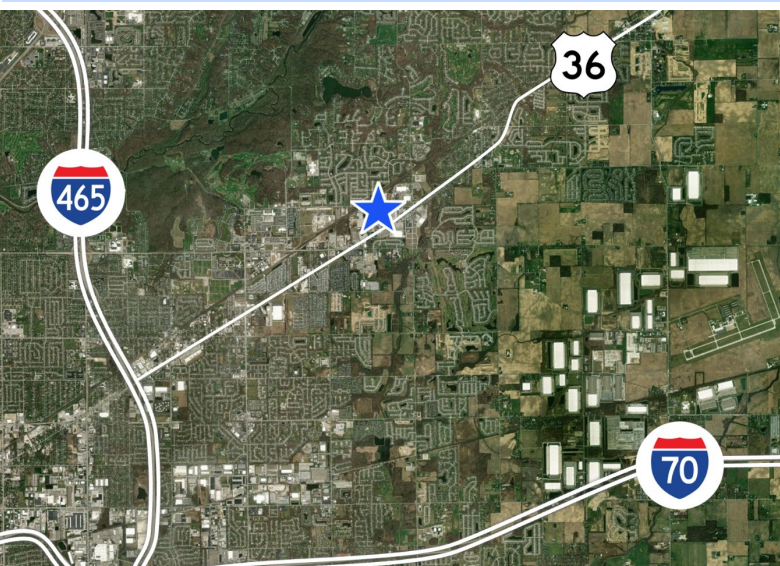
Floor Plans





Drive Times

I-465	7 min
I-70	10 min
I-65	16 min
Downtown Indy	18 min
Park 100	26 min
IND Airport	28 min



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