

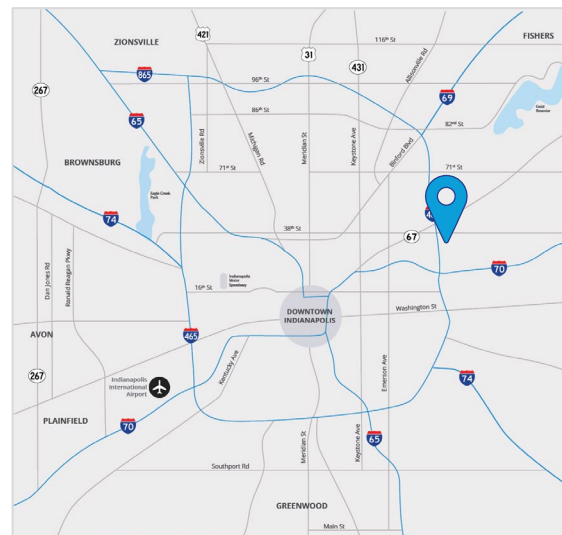
For Lease

Warehouse/Distribution/Manufacturing Space

3131 N Franklin Road
Indianapolis, IN 46226

Property Highlights

- 486,634 total SF building
- 42,736 – 167,915 SF available
- Dock and drive-in loading
- 20' - 24' clear height
- Zoned I-2 & I-4
- WET sprinkler system
- 480 volt | 3 phase power
- Ample parking for employees and clients
- Up to ±2.6 acres of available outdoor storage area
- Easy access to I-465 and I-70
- Recent Improvements:
 - Exterior painted
 - Multiple spec make-ready improvements underway



Owned by:



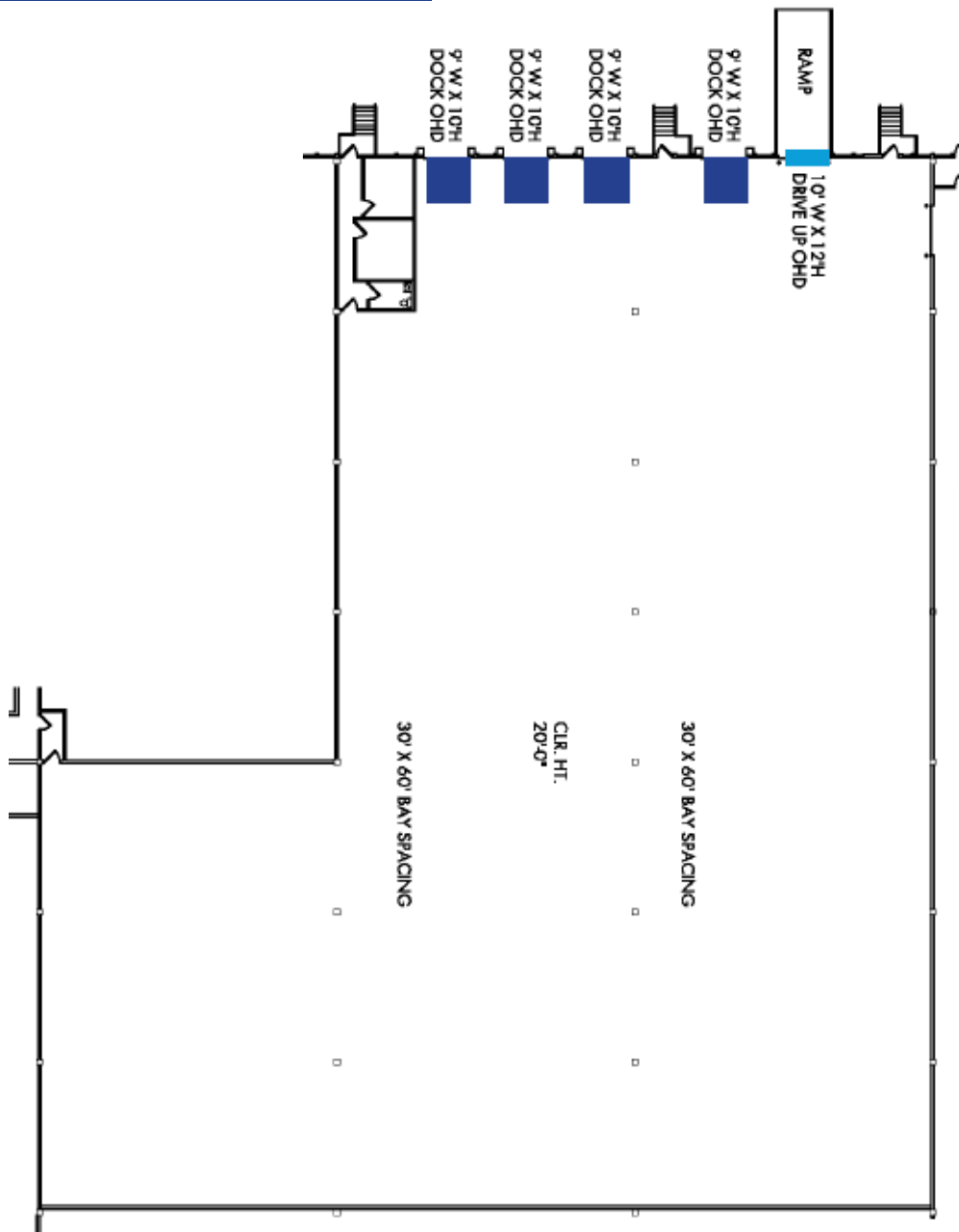
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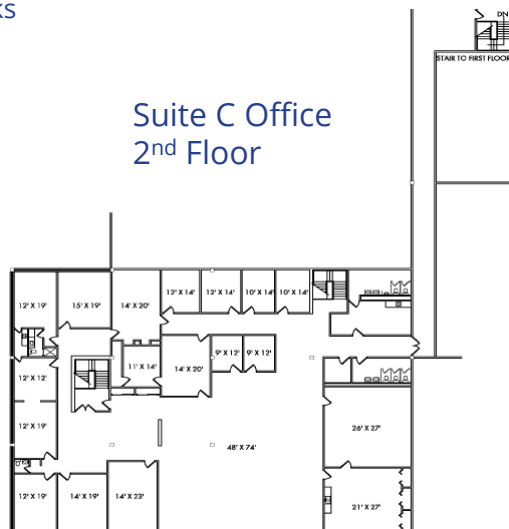
Site Plan



■ = existing loading docks

■ = drive-in door

Suite C Office 2nd Floor



Suite C

Office SF	12,136
Warehouse SF	30,600
Total SF	42,736

Suite Specs

- 20' clear height
- (4) loading docks with pit levelers and seals
- (1) additional dock can be made operational
- (1) 10' x 12' ramped drive-in door
- Power: 480 volt | 3-phase
- LED lighting in the warehouse
- Office located on 2nd floor
- Ample private offices
 - Conference & training rooms
 - Breakroom
 - Large multiple stall restrooms
- Franklin Road frontage & visibility
- Up to 167,915 SF contiguous available
- Make-ready improvements underway and move-in ready

