

FOR LEASE

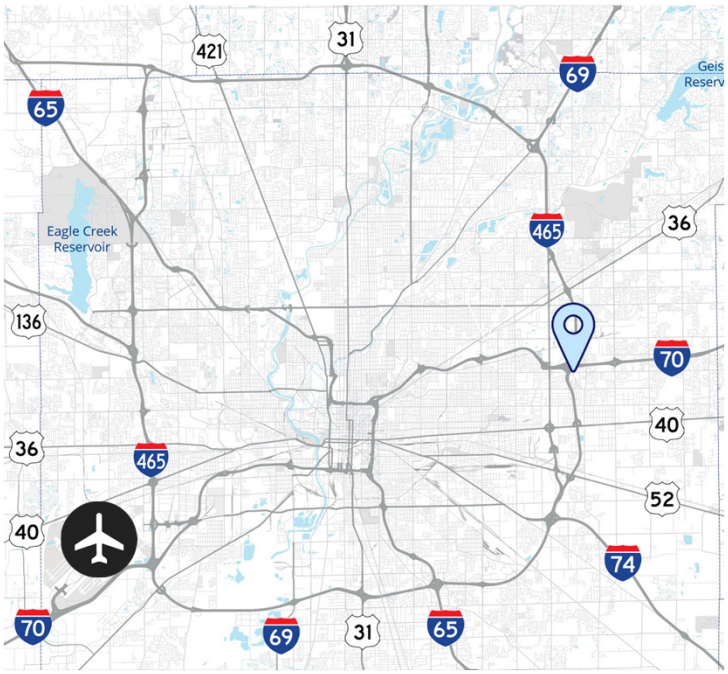
Jackson Industrial Park

Indianapolis, IN

Conveniently located near to I-465 and I-70

Park Highlights:

- Located near the corner of 33rd Street and Post Road on the Indianapolis near east side with access to many nearby amenities
- Dock served
- Sits along the IndyGo bus route
- Conveniently located near to I-465 and I-70
- Zoned I-2
- Strong labor pool
- **Under new management and ownership**



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

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

Owned By:

CenterSquare

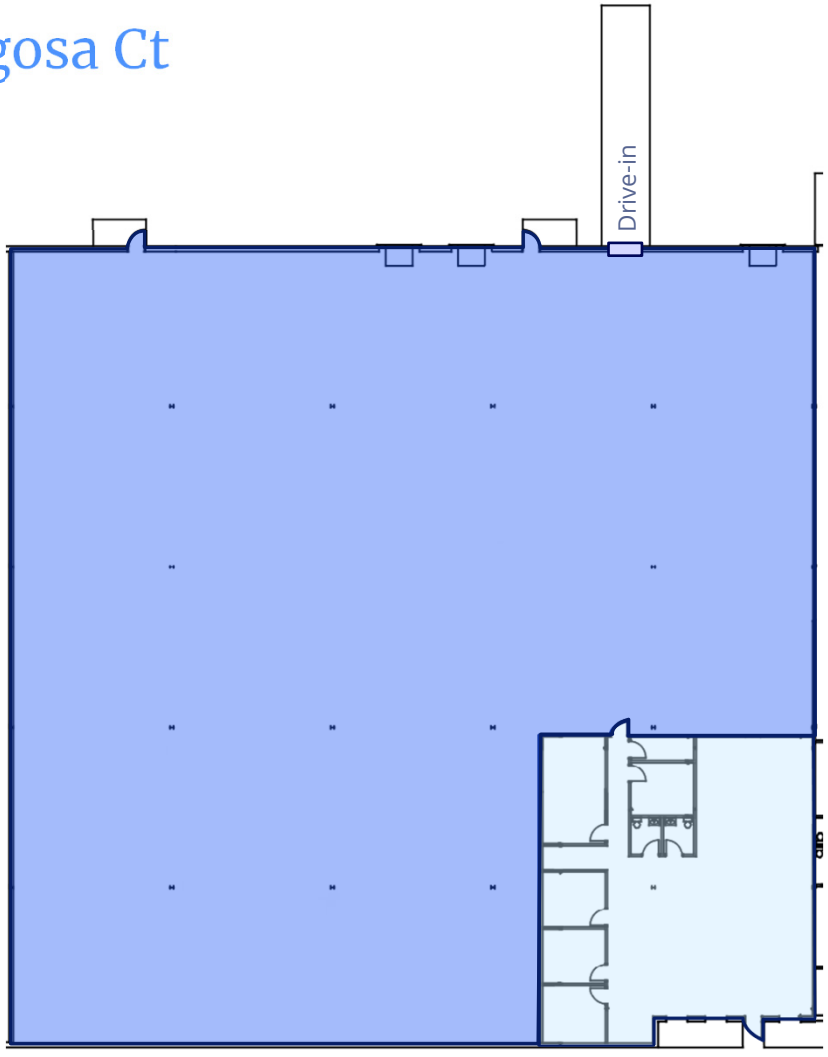
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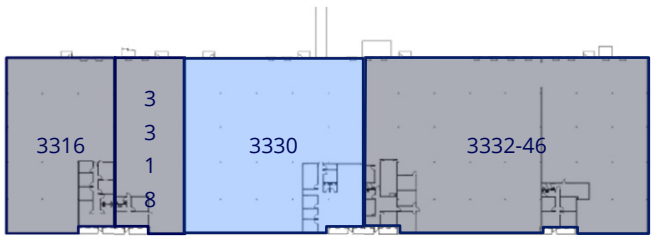
Building 4 | 3316-3346 Pagosa Ct

Suite 3330

- ± 22,500 SF Available Total
- ± 19,500 SF Warehouse
- ± 3,000 SF Office
- (3) Docks
- (1) Drive-in
- 20’ Clear Height
- Available 3/1/2027



Office Area
Warehouse Area
Drive-in

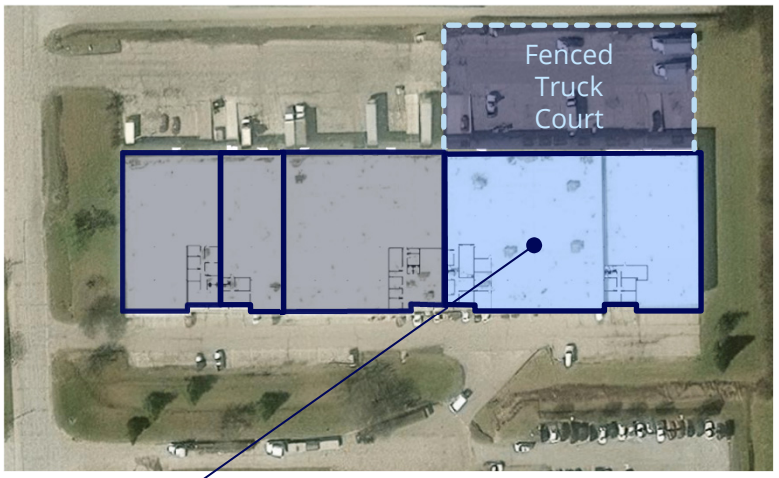


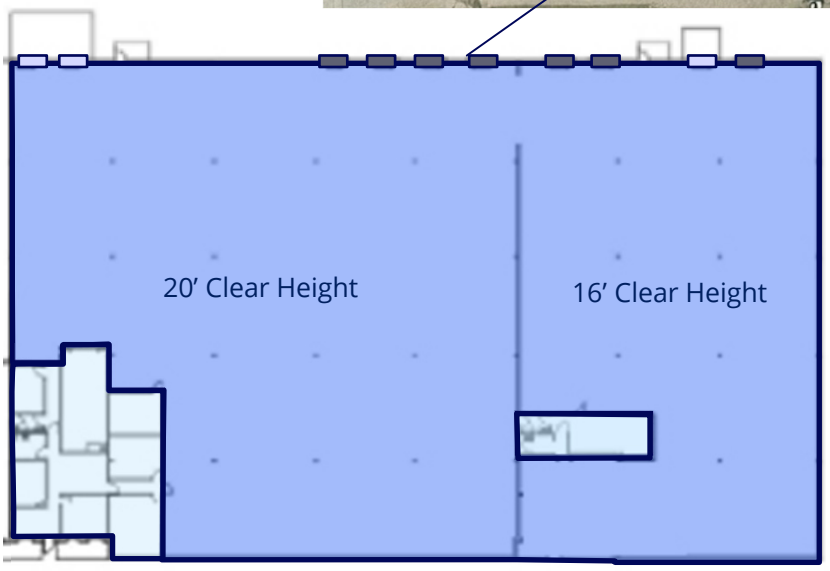


Building 4 | 3316-3346 Pagosa Ct

Suite 3332-46

- ± 36,000 SF Available Total
- ± 32,500 SF Warehouse
- ± 3,500 SF Office
- (7) Docks
- (3) Drive-in
- 16’-20’ Clear Height
- Available 3/1/2027
- Heavy Power





Office Area

Warehouse Area

Docks

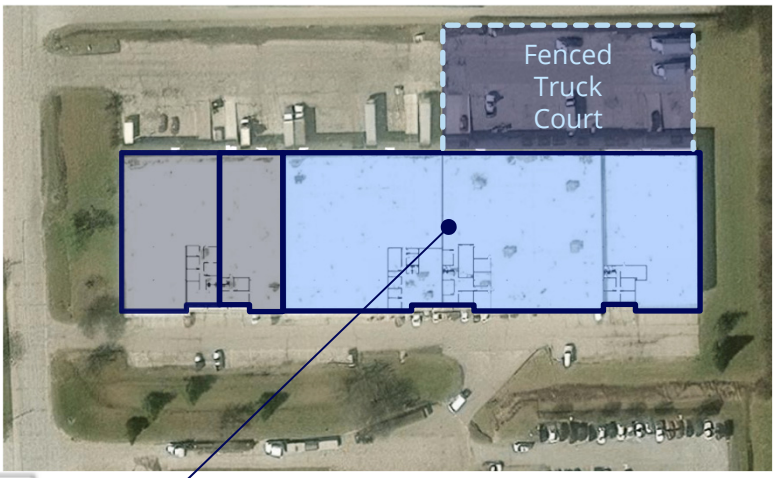
Drive-ins

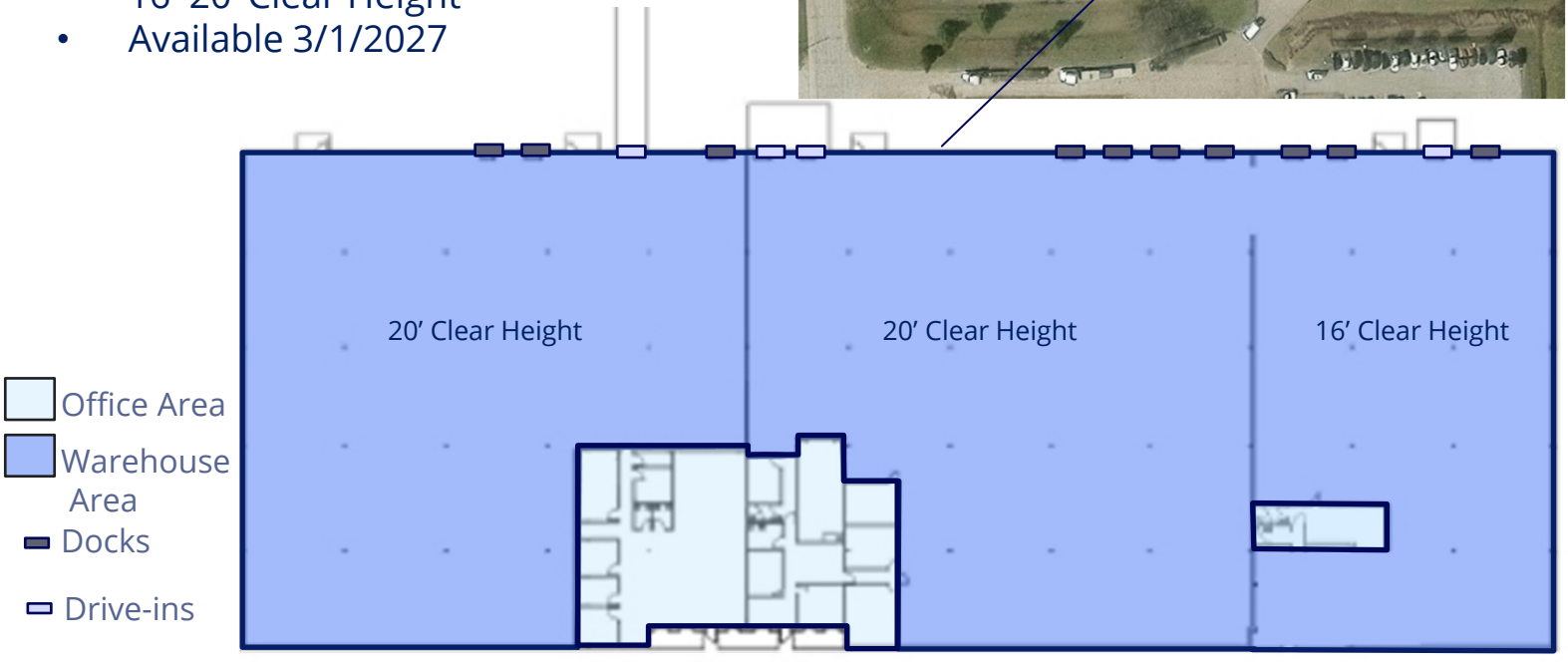


Building 4 | 3316-3346 Pagosa Ct

Suite 3330-46

- ± 58,500 SF Available Total
- ± 52,000 SF Warehouse
- ± 6,500 SF Office
- (10) Docks
- (4) Drive-ins
- 16’-20’ Clear Height
- Available 3/1/2027







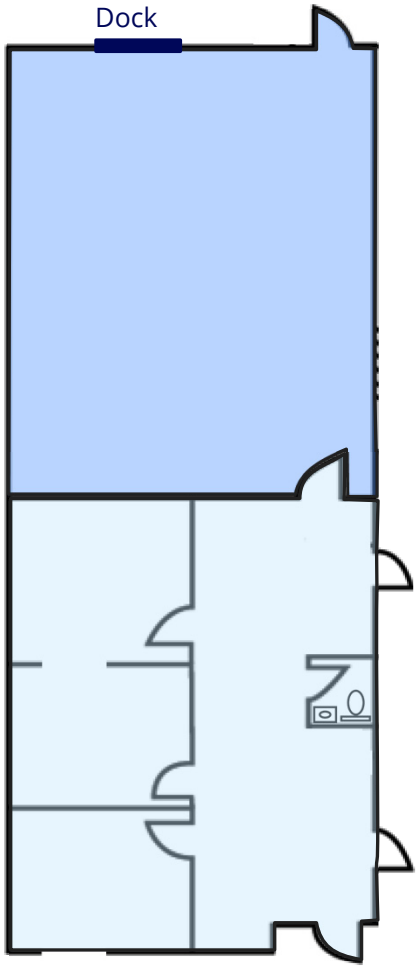
Building 6 | 8716-8768 E 33rd St

Suite 8746

- Total building: 43,200 SF
- ± 2,400 SF Available Total
- ± 1,200 SF Warehouse
- ± 1,200 SF Office
- Ample double-row parking
- (1) Dock door
- 15’ Clear Height
- $9.50 / SF NNN
- $2.76 / SF OpEx
- Available

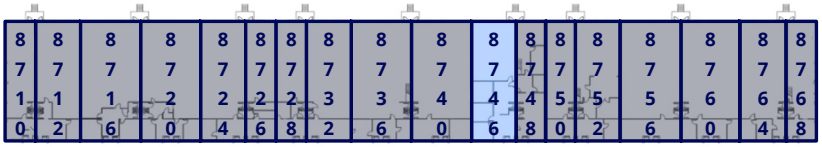






Office Area

Warehouse Area

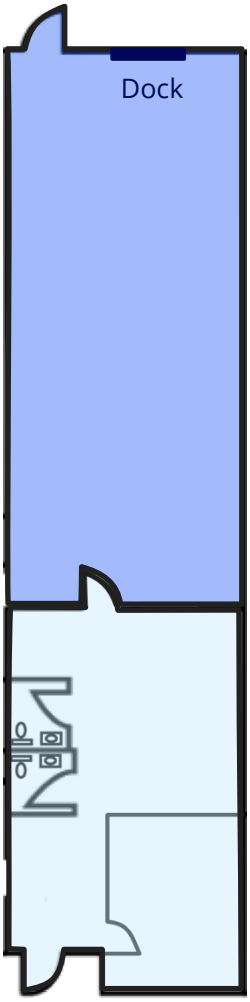




Building 6 | 8716-8768 E 33rd St

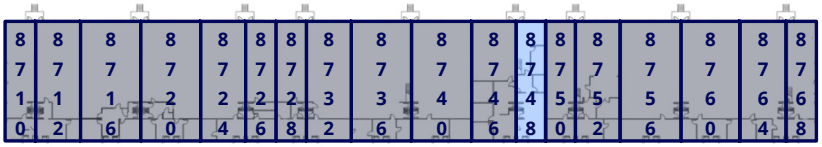
Suite 8748

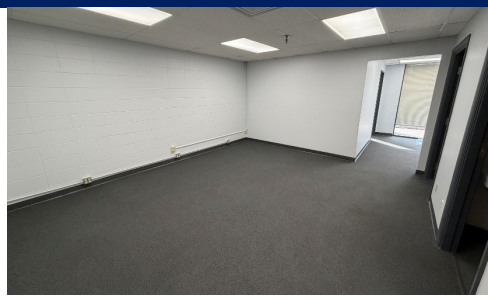
- Total building: 43,200 SF
- ± 1,600 SF Available Total
- ± 1,000 SF Warehouse
- ± 600 SF Office
- Ample double-row parking
- (1) Dock door
- 15’ Clear Height
- $9.50 / SF NNN
- $2.76 / SF OpEx
- Available



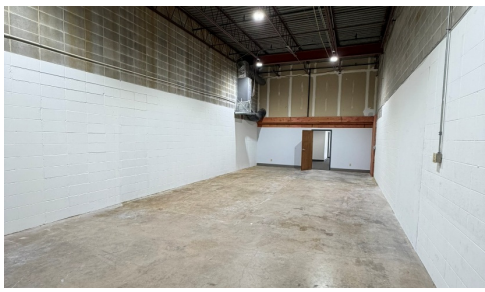
Office Area

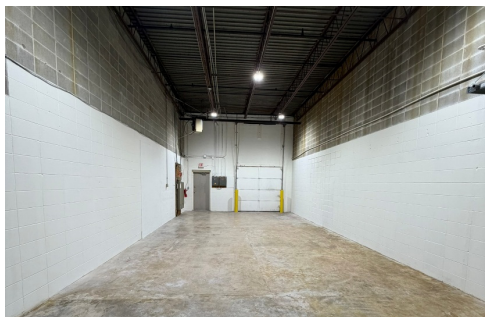
Warehouse Area













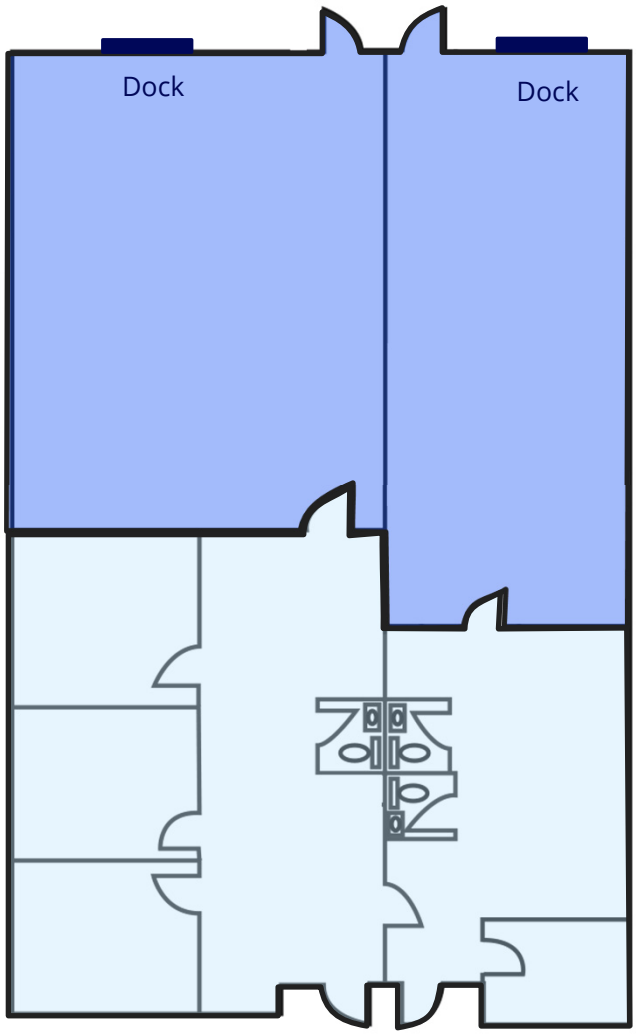
Building 6 | 8716-8768 E 33rd St

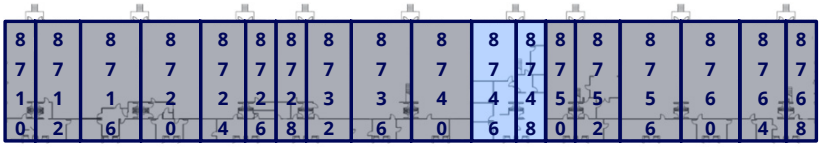
Suite 8746-48

- Total building: 43,200 SF
- ± 4,000 SF Available Total
- ± 2,200 SF Warehouse
- ± 1,800 SF Office
- Ample double-row parking
- (2) Dock doors
- 15’ Clear Height
- $9.50 / SF NNN
- $2.76 / SF OpEx
- Available

Office Area

Warehouse Area



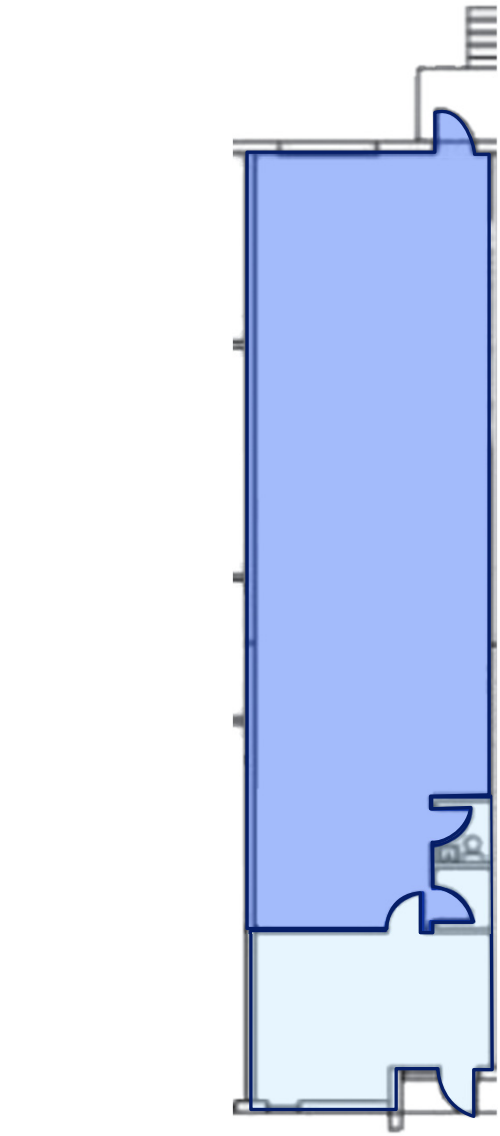




Building 6 | 8716-8768 E 33rd St

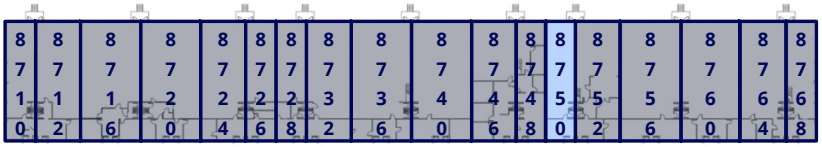
Suite 8750

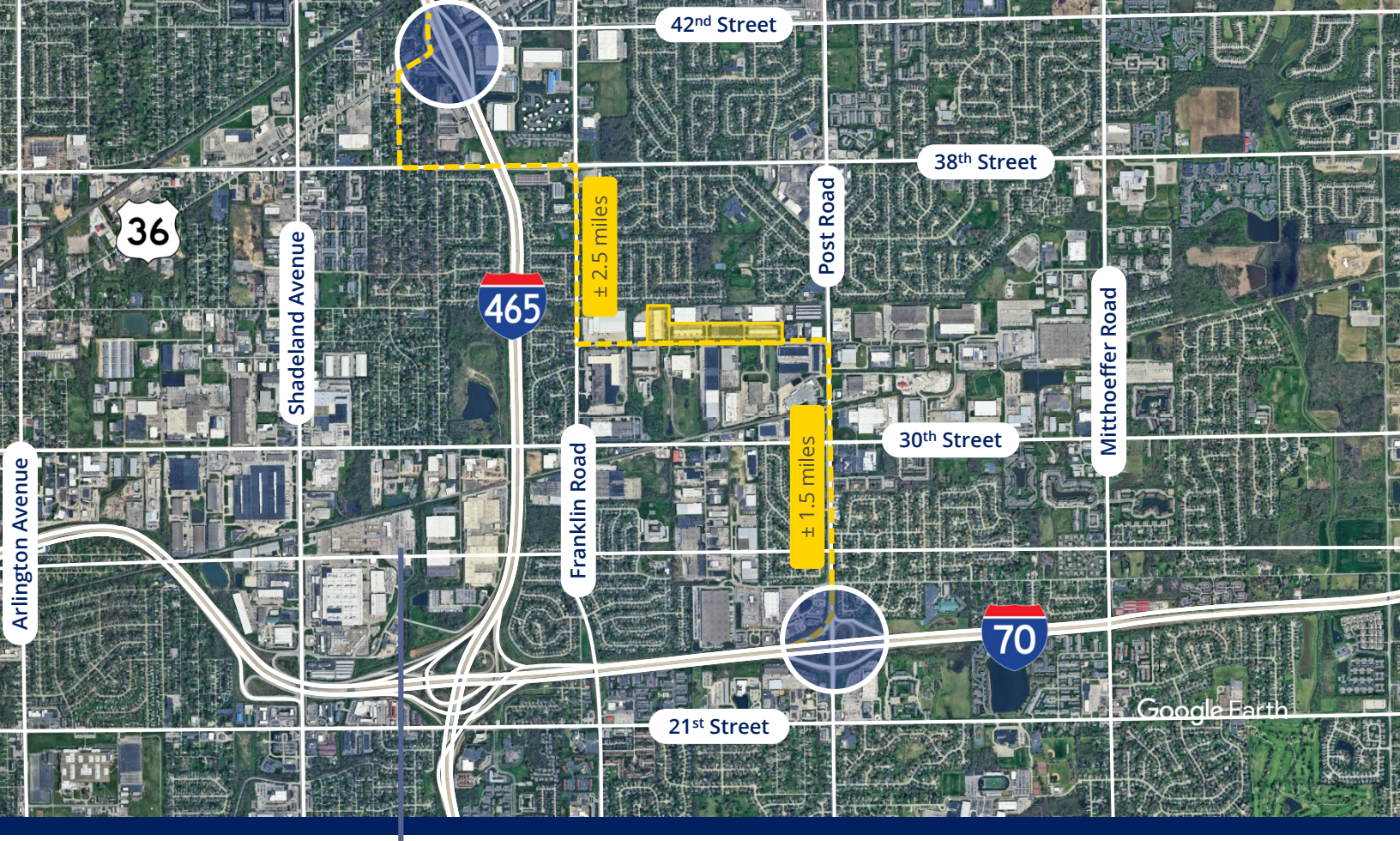
- Total building: 43,200 SF
- ± 1,600 SF total
- ± 320 SF Office
- Ample double-row parking
- (1) Dock door
- 15’ Clear Height
- $9.50 / SF NNN
- $2.76 / SF OpEx
- Available 1/1/2027



Office Area

Warehouse Area







DRIVING DISTANCE

Downtown Indianapolis	± 11.2 miles
Carmel, IN	± 15.1 miles
Greenfield, IN	± 17.6 miles
Greenwood, IN	± 18.2 miles
Indianapolis Airport	± 24.3 miles
Brownsburg, IN	± 32.1 miles
Cincinnati, OH	± 109 miles
Louisville, KY	± 120 miles
Chicago, IL	± 190 miles

LEASE AVAILABILITY

Building	Suite	Available SF	Office SF	Clear Height	Dock(s)	Drive-in(s)	Rate PSF (NNN)	OpEx	Features
4	3330	± 22,500	± 3,000	20′	3	1	TBD	$2.16	• Available 3/1/2027
4	3332-46	± 36,000	± 3,500	16′-20′	7	3	TBD	$2.16	• Available 3/1/2027
4	3330-46	± 58,500	± 6,500	16′-20′	10	4	TBD	$2.16	• Available 3/1/2027
6	8746	± 2,400	± 1,200	15′	1	0	$9.50	$2.76	• Available
6	8748	± 1,600	± 600	15′	1	0	$9.50	$2.76	• Available
6	8746-48	± 4,000	± 1,800	15′	2	0	$9.50	$2.76	• Available
6	8750	± 1,600	± 320	15′	1	0	$9.50	$2.76	• Available 1/1/2027

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

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

Colliers