

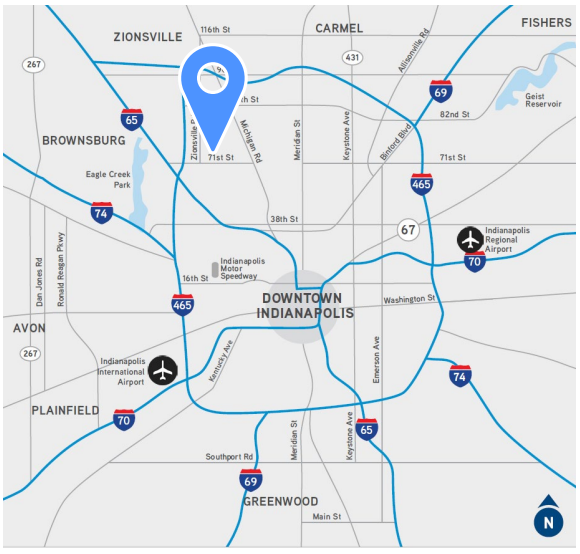
FOR LEASE

7601 Winton Dr

Indianapolis, IN 46268

Industrial Space Available in Popular Park 100 Business Park

- Total Building SF: 152,000 SF
- Available SF: 54,400 SF
- 5,040 SF office
- Dock and drive-in loading
- 24’ clear height
- ESFR fire protection system
- Zoned I-2-S
- Immediate access to I-465 & I-65
- Numerous amenities nearby including retail centers, restaurants and hotels
- 15 minutes to Downtown Indianapolis, Indianapolis International Airport, and Global FedEx Hub
- Lease Rate: $8.25 PSF NNN
- Est. OpEx: $2.82 PSF



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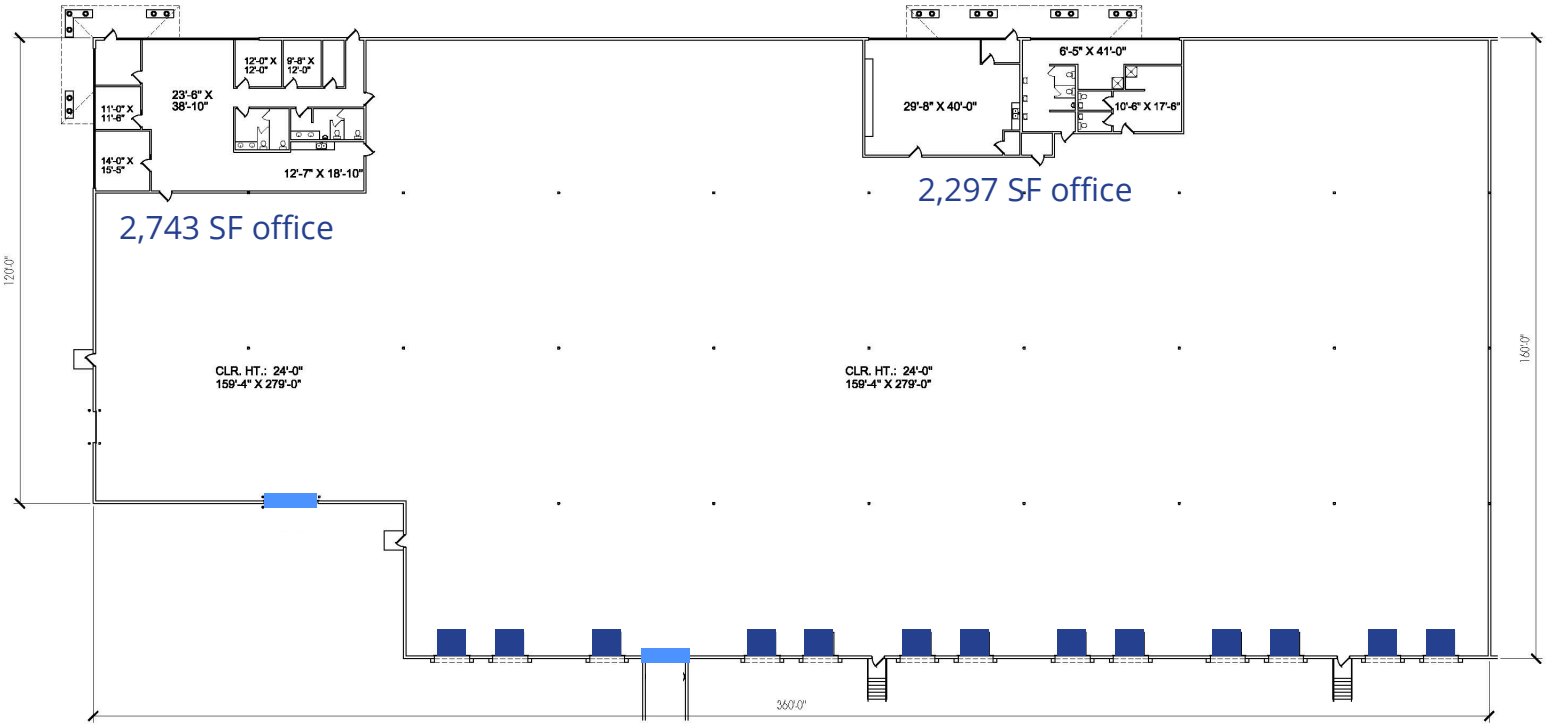
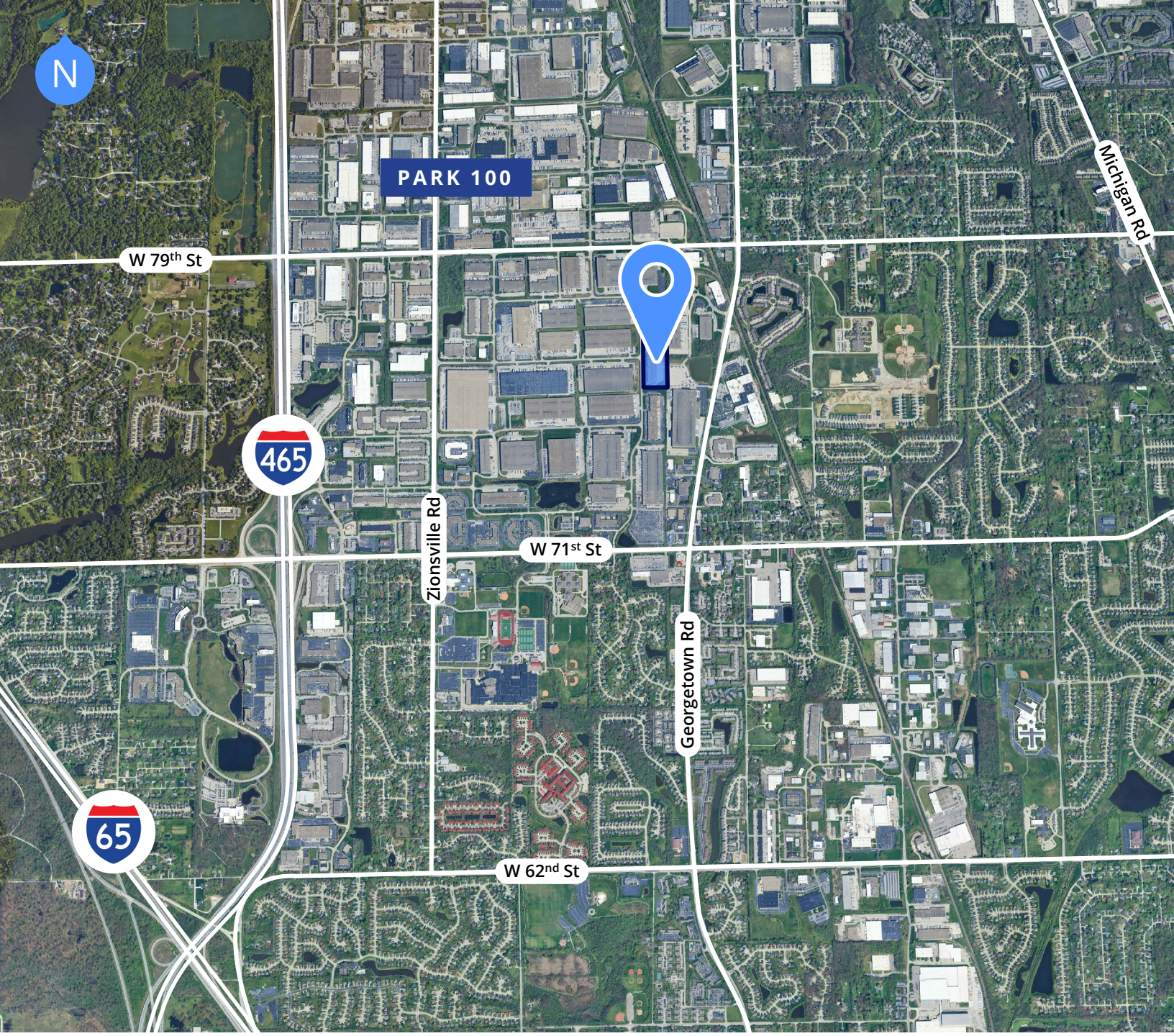


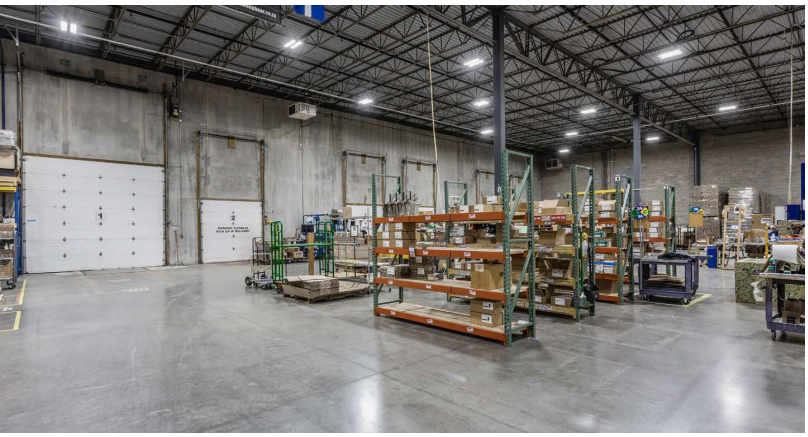
= dock doors = drive-in doors

AVAILABLE SPACE SPECS

Available SF	54,400 SF
Office Space	5,040 SF
Clear Height	24'
Column Spacing	40' x 40'
Dock Doors	(13) 9' x 10' docks
Drive-in Doors	(1) 14' x 14' drive-in (1) 9' x 10' ramped drive-in
Auto Parking	75 spaces
Power	1200 amps | 480 v | 3-phase









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