

McClure

COMMERCIAL & INDUSTRIAL REAL ESTATE, INC.

FOR SALE / FOR LEASE

OFFICE/FLEX BUILDING AVAILABLE

15,600 SF on 2.68± Acres (corner lot)

List Price: \$960,000 / Lease Price: \$8.35/IG

7225 Girls School Avenue • Indianapolis, IN 46241



Specifications:

- Pre-Engineered Steel Frame
- Built in 2001
- Zoned: I-2-S
- 20' ceiling clearance
- Two, 12' x 12' drive-in doors
- 3 Phase Electric, 800 Amp
- 38 parking spaces
- Tax parcel: 9057728



For more information, please contact:

McClure

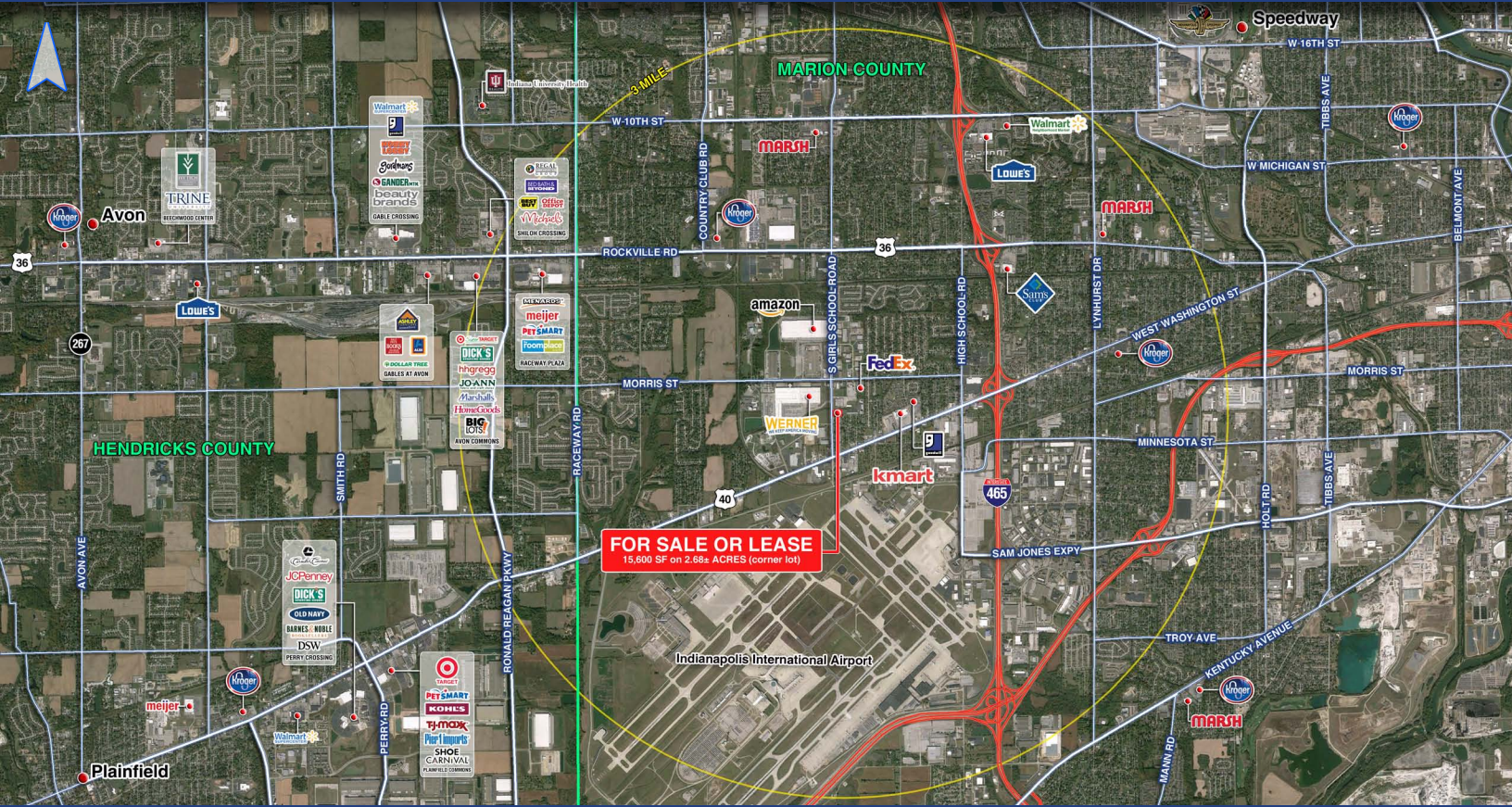
COMMERCIAL & INDUSTRIAL REAL ESTATE, INC.

Ted J. McClure

o: 317.722.6700 | m: 317.457.0577 | mcclurec@cs.com

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AVAILABLE: 15,600 SF on 2.68± Acres OFFICE FLEX BUILDING

- Approximately 8,268 SF office; 7,332 SF flex space
- Located on a corner lot with additional .5± Acres available for expansion and/or construction
- Awesome office space —well suited for engineering firm or mechanical contractor
- Located in Wayne Township off Girls School Road, between Morris Street to the north and Washington St (US 40) to the south
- Site is located less than two miles from I-465 and just north of Indianapolis Int'l Airport with easy access to I-70
- Located in industrial area with area tenants that includes Werner Enterprises, Amazon, FedEx, Target and more