

SALE OR LEASE

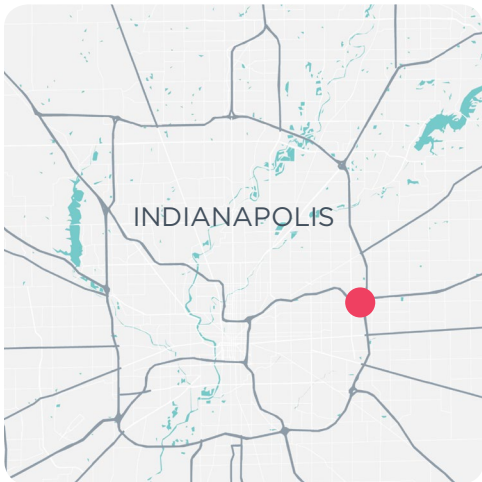
OFFICE

MEDICAL

RETAIL



### OWNER/USER BUILDING LOCATED NEAR I-70 & I-465



#### AVAILABLE SPACE

11,256 SF

#### SALE PRICE

\$995,000  
**\$849,000**

#### LEASE RATE

\$14/SF NNN

Includes excess acreage for potential future expansion.

- + 11,256 SF on 2.65 acres
- + Former restaurant converted to modern office in 2014
- + All systems updated during renovation
- + Plentiful parking (illuminated at night)
- + Great interstate access -- 10 minute drive to CBD
- + Pylon sign
- + 600 amp, 3 phase electrical service
- + Zoned C-4

#### JEFF MERRITT

Principal & Director of Office Services

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#### MICHAEL HORRIGAN

Vice President

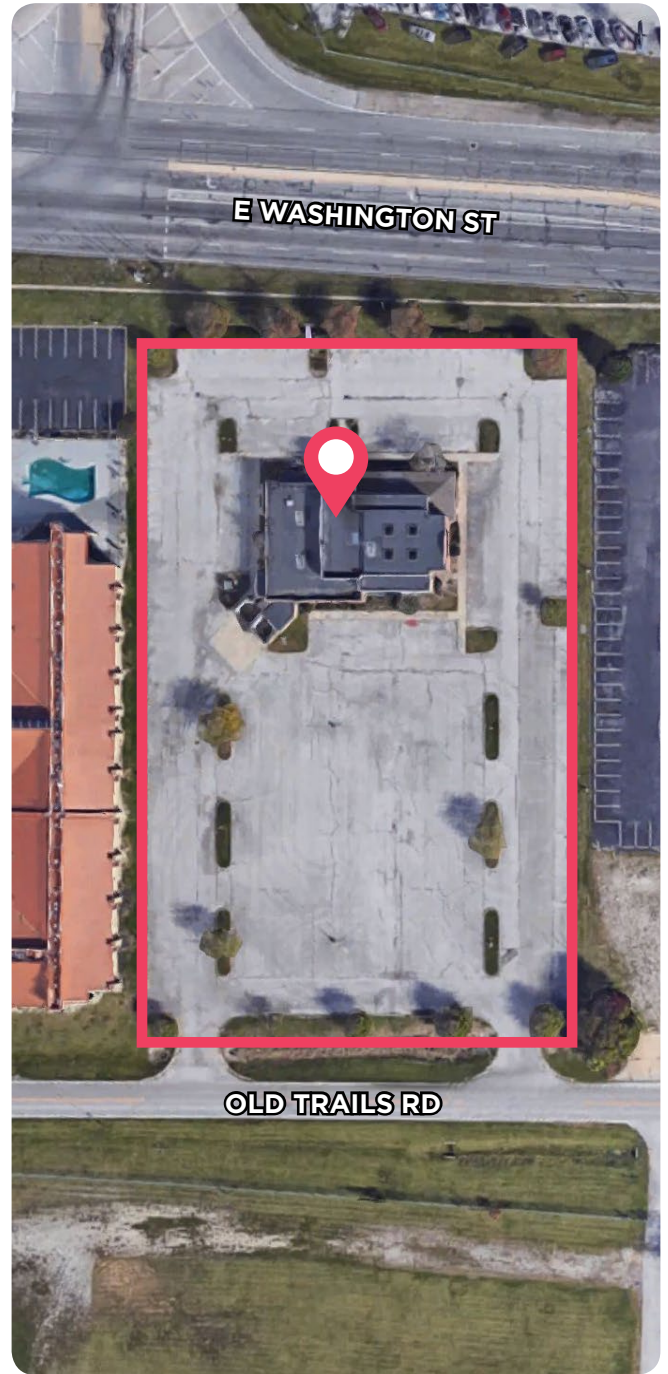
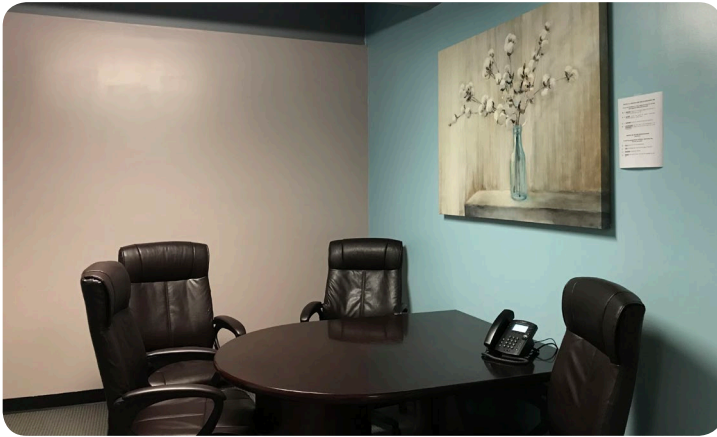
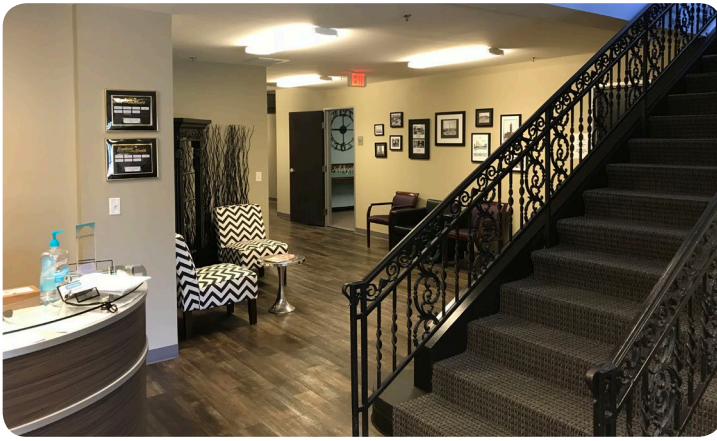
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in #growIndiana

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