

**FOR LEASE**  
*Industrial/Flex*

**8320**

**Brookville Rd.**

**Indianapolis, IN 46239**

**Multi-Tenant  
Industrial/Flex**

8320 Brookville Road is a multi-tenant industrial/flex property totaling +/- 61,995 square feet. Situated on a fully improved 5.25 acres site, the property offers easy access to I-69, I-74, I-65 and I-70 via the eastern portion of the I-465 Indianapolis loop. The property is well maintained and offers the ideal space for a wide variety of users looking for quality industrial/flex space.



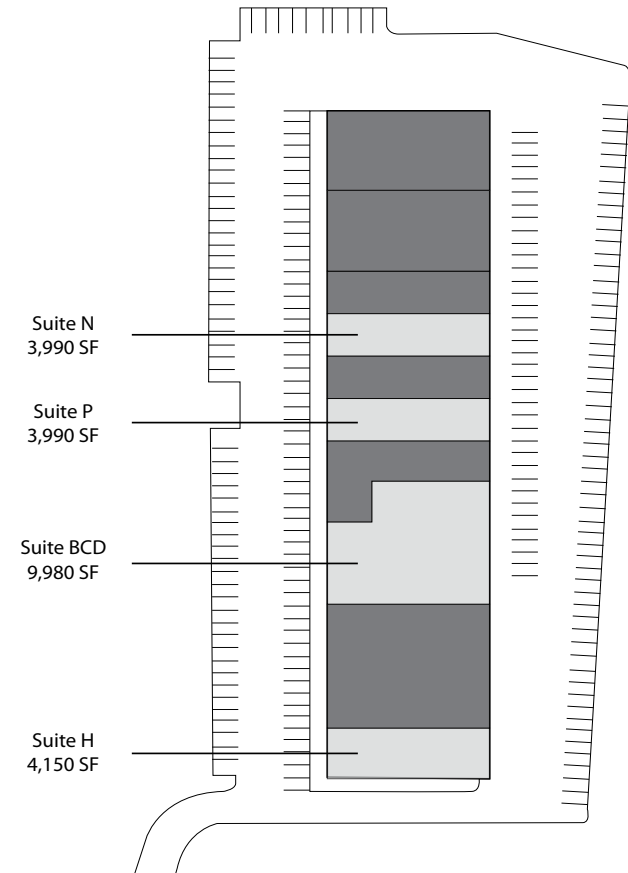
Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032

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317-750-8226

## Building Specifications

<b>Lease Rate:</b>	<b>\$7.00/SF Industrial Gross</b>
<b>Estimated OPEX:</b>	<b>\$0.50/SF</b>
<b>Available Space:</b>	<b>+/-3,990 SF to +/- 9,980 SF</b>
<b>Total Building Size:</b>	<b>+/- 61,995 SF</b>
<b>Land Size:</b>	<b>5.25 Acres</b>
<b>Zoned:</b>	<b>Commercial Special</b>
<b>Clear Height:</b>	<b>18 ft. (Warehouse)</b>
<b>Column Spacing:</b>	<b>30 ft x 50 ft</b>
<b>Drive-in Doors:</b>	<b>16</b>
<b>Power:</b>	<b>120-480v, 3-phase</b>
<b>Parking:</b>	<b>253 Spaces</b>



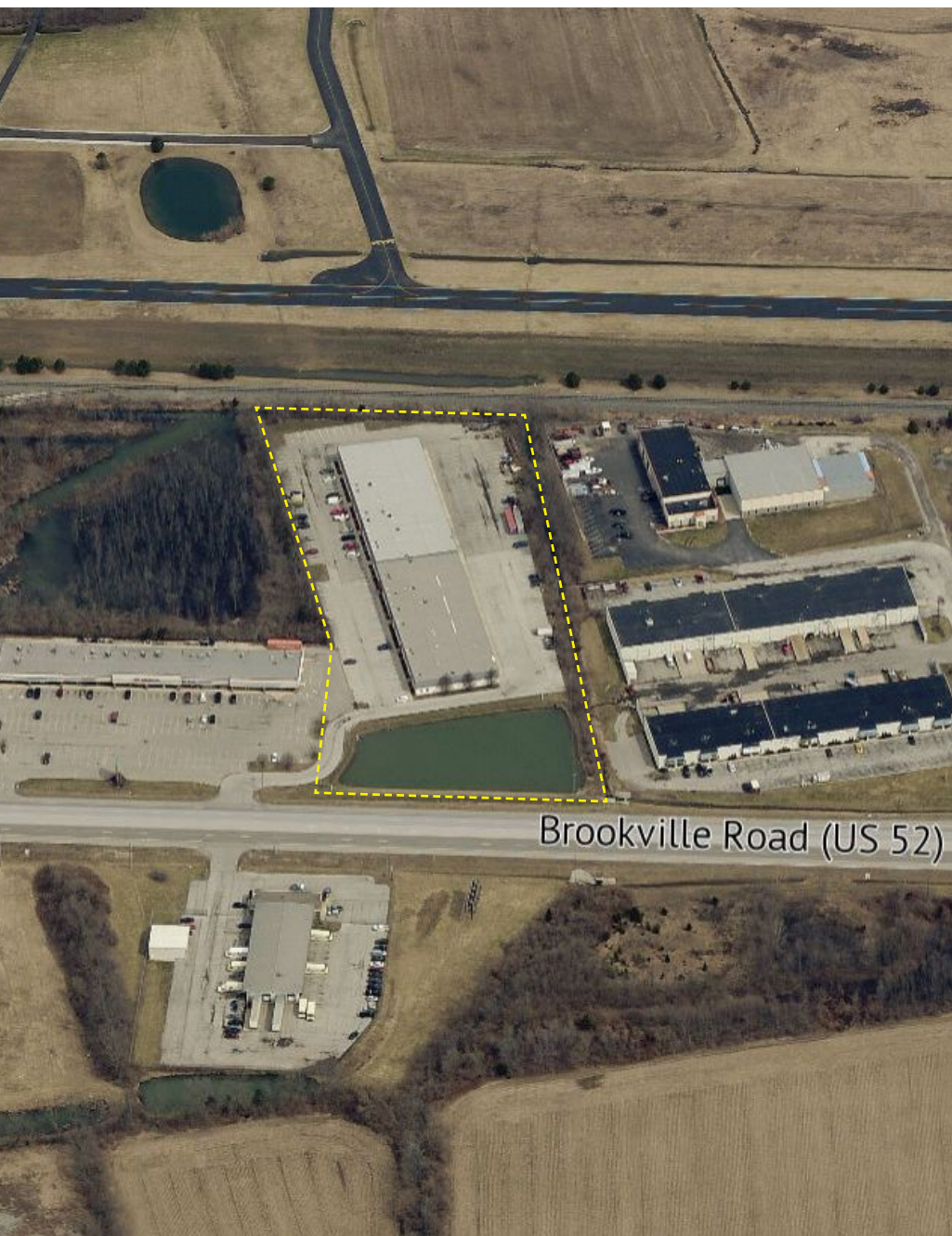
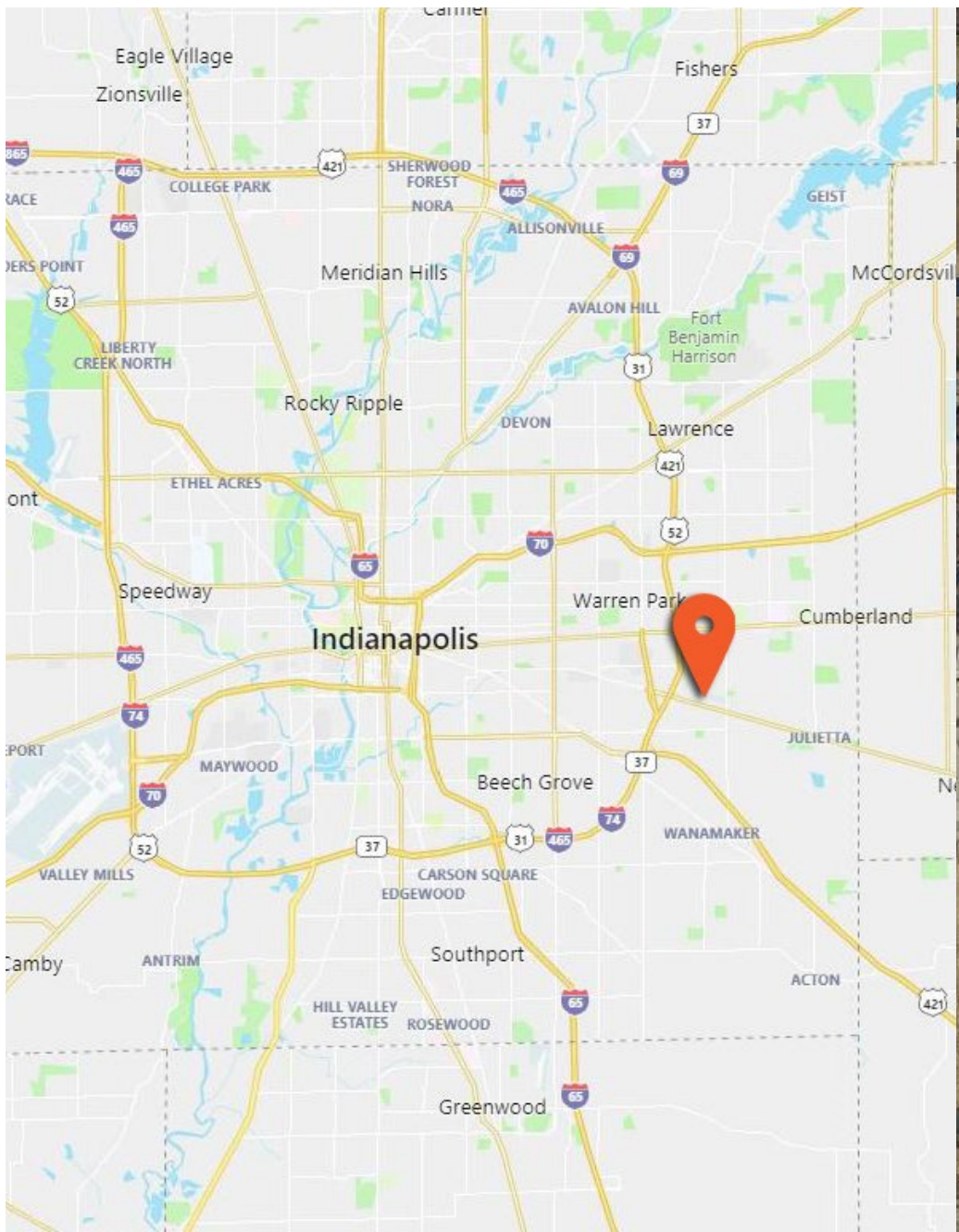
Suite	SF	Lease Rate	Drive-in Doors	Availability	Details
BCD	+/- 9,980 SF	\$7.00/SF IG	2 (10' X 12') 1 (10' X 14')	Today	Warehouse area (+/- 6,460 SF), office area (+/- 3,520 SF), three restrooms, two kitchenettes
H	+/- 4,150 SF (incl. mezzanine)	\$7.00/SF IG	1 (10' X 12')	Today	Warehouse area (+/- 1,850 SF), office area (+/- 1,150 SF), one office, restroom, kitchenette, mezzanine (+/- 1,150 SF)
N	+/- 3,990 SF (incl. mezzanine)	\$7.00/SF IG	1 (10' X 12')	Today	Warehouse area (+/- 2,100 SF), office area (+/- 960 SF), one office, restroom, kitchenette, mezzanine (+/- 930 SF)
P	+/- 3,990 SF (incl. mezzanine)	\$7.00/SF IG	1 (10' X 12')	Today	Warehouse area (+/- 2,100 SF), office area (+/- 960 SF), mezzanine (+/- 930 SF)





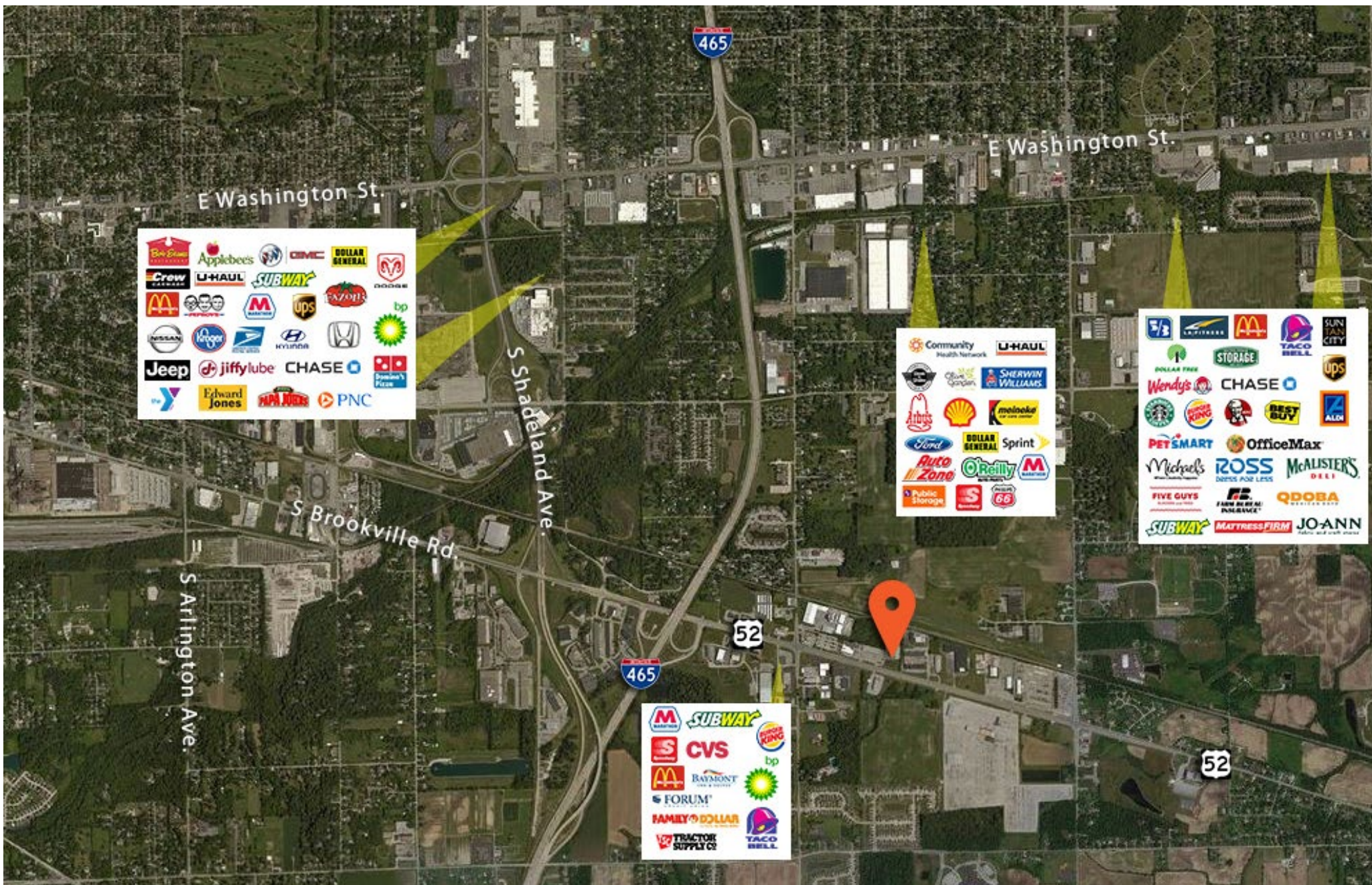


# Location Overview





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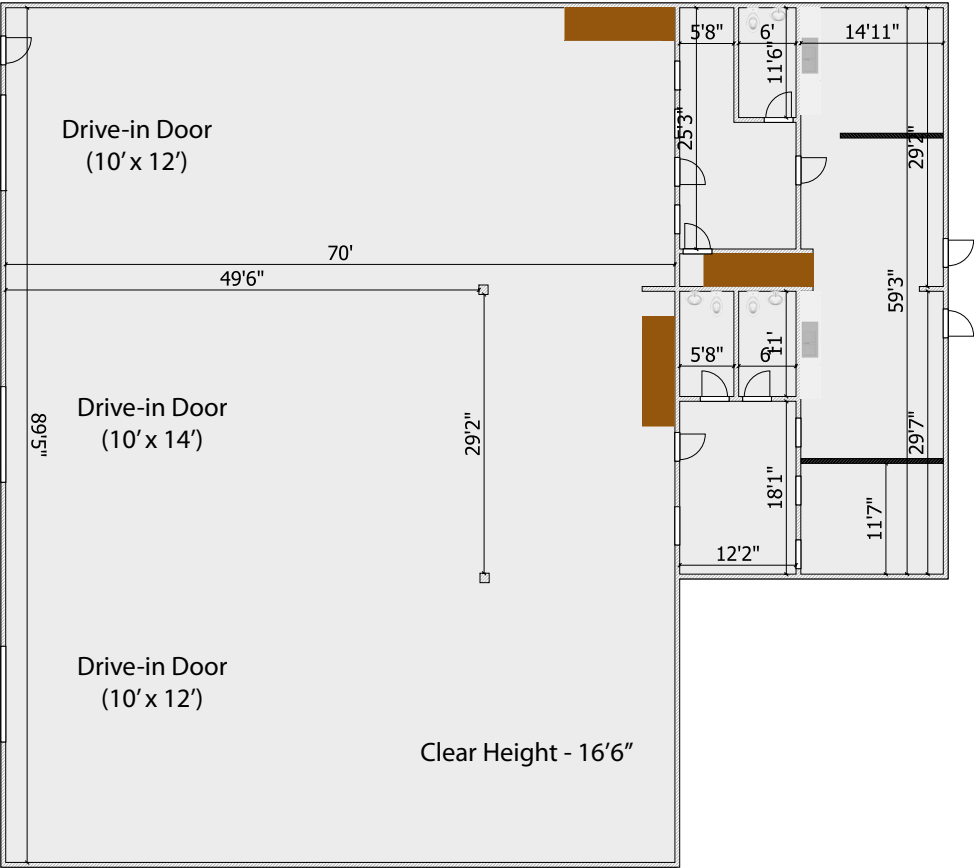




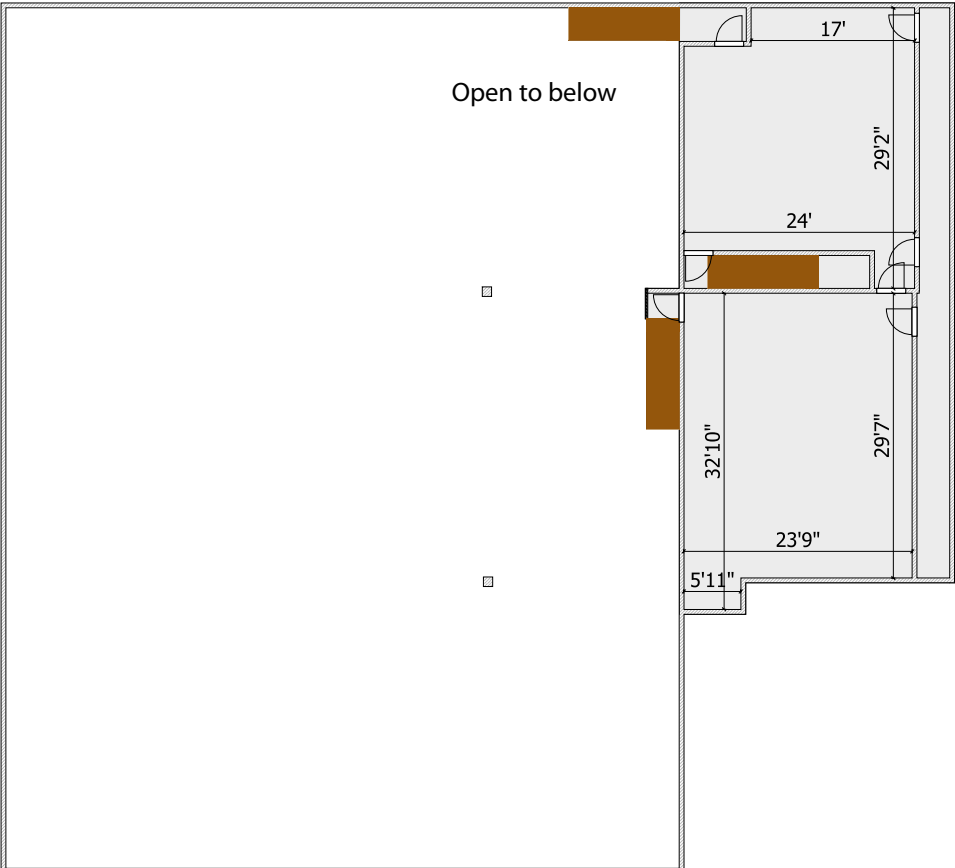
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# Floor Plan - Suite BCD

First Floor



Second Floor



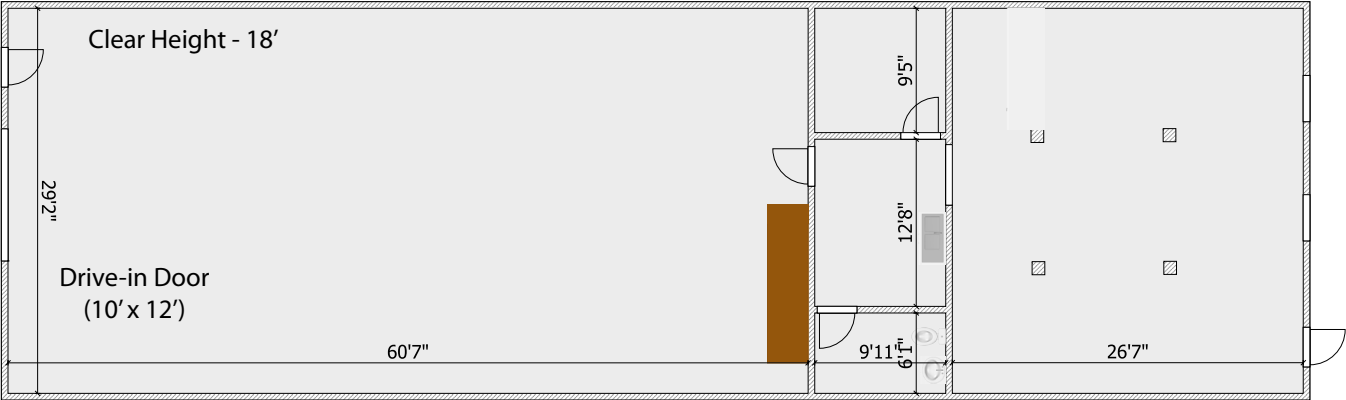
# Photos - Suite BCD



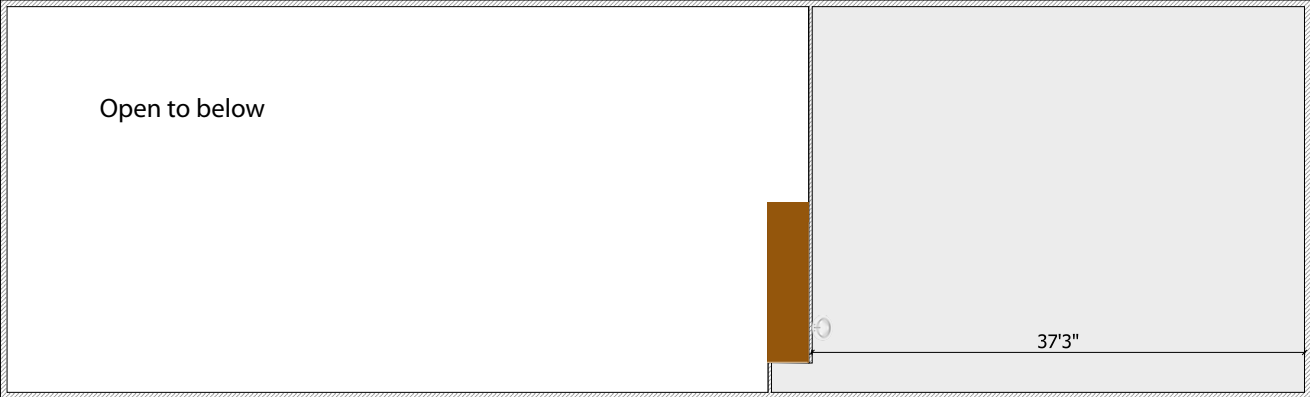
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## Floor Plan - Suite H

First Floor



Second Floor





# Photos - Suite H



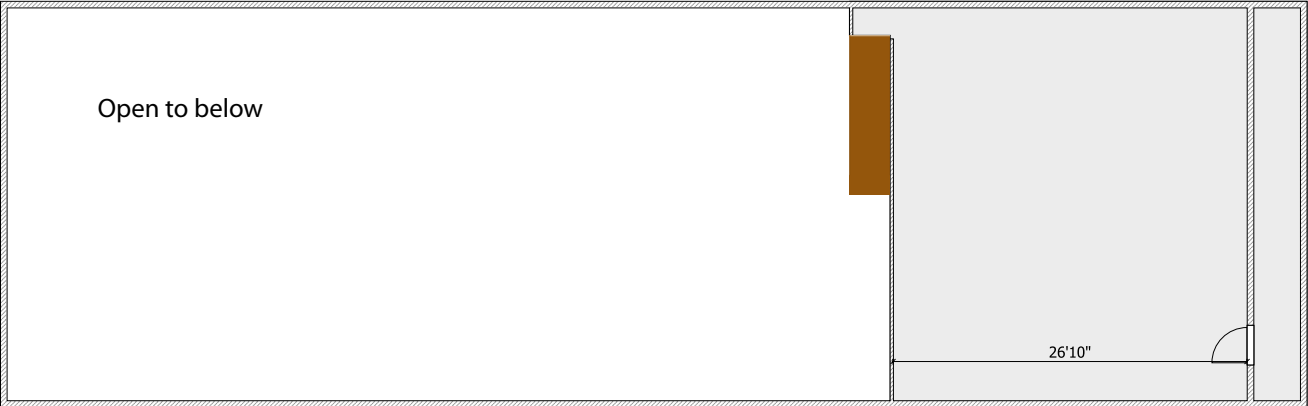
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## Floor Plan - Suite N

First Floor



Second Floor





# Photos - Suite N

