

**106,900 SF WAREHOUSE/MANUFACTURING BUILDING FOR LEASE****LEASE RATE**

NEGOTIABLE

ACREAGE

10.2 ACRES

AVAILABLE SF

106,900 SF

Easily accessible to I-70, I-465, and U.S. 40. Zoned I-2 for Medium manufacturing. Fully air conditioned and heated. Secure and gated yard. Built in 2004; expanded in 2010.

- + 106,900 SF building
- + 5,800 SF 2-story office (2,900 SF/floor)
- + 10.2 acres
- + 24'-28' clear height
- + (11) 8' x 10' docks with levelers, wing lights and vision panels

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COOPER LAIKIN

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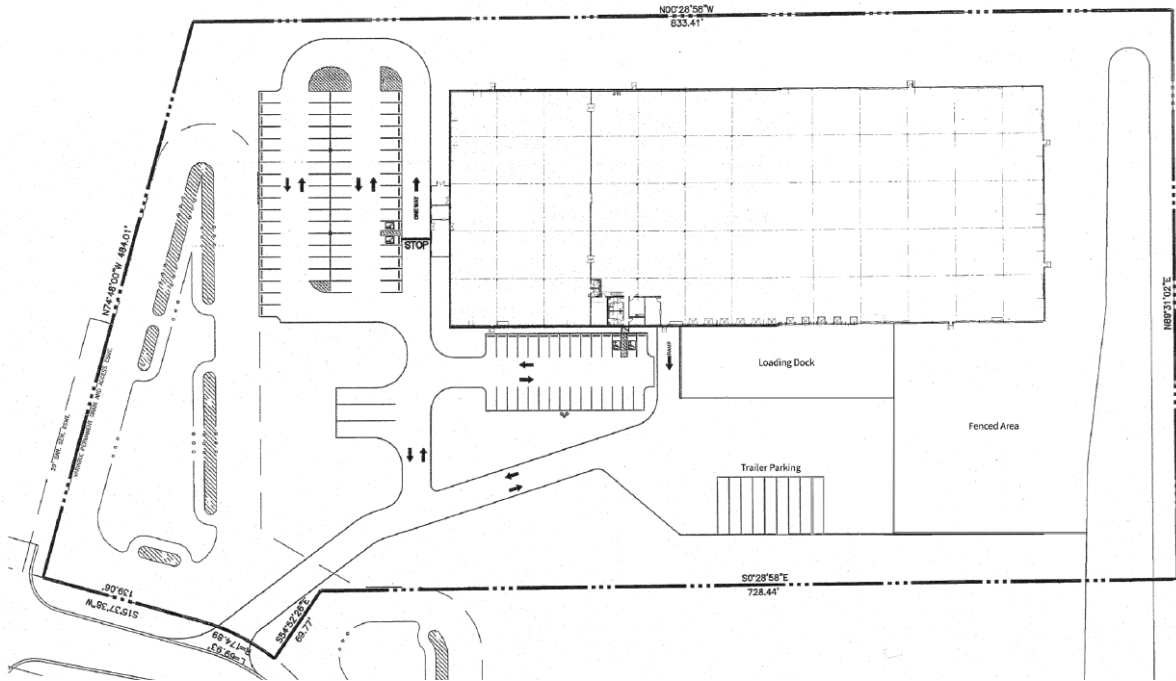
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106,900 SF WAREHOUSE/MANUFACTURING BUILDING FOR LEASE

1515 BROOKVILLE CROSSING WAY, INDIANAPOLIS, IN 46239

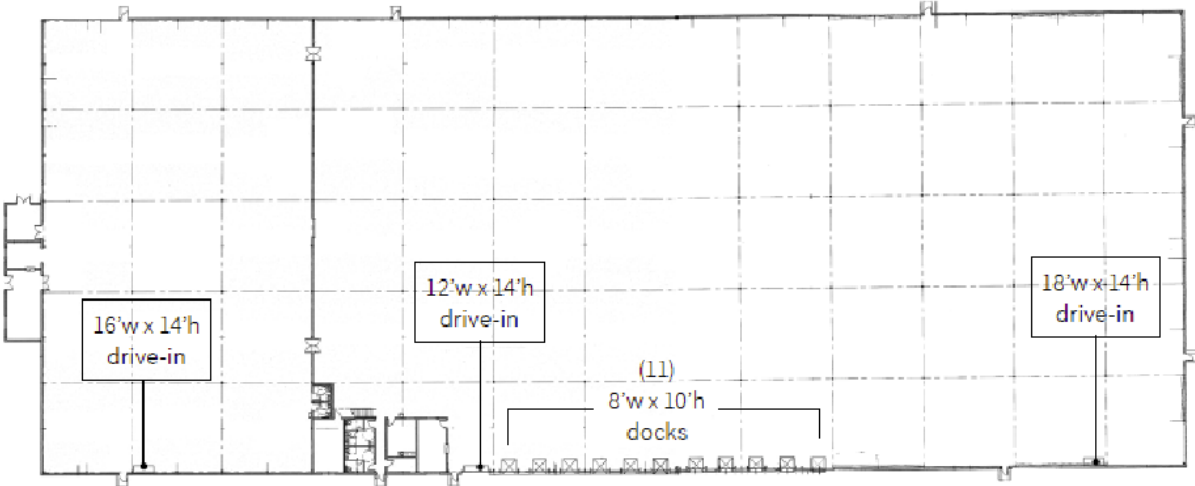


PROPERTY HIGHLIGHTS

- (3) drive in doors
- LED lighting with motion sensors
- 99 auto parking spaces
- 12 trailer parking spaces
- ESFR sprinkler system
- (5) 30-ton heating and air conditioning units
- (10) HVLS industrial fans
- 2400 amps 480 volt power
- Interior insulation booth and welding structure
- 6" reinforced floors (4000 psi)
- Standing seam metal roof
- Outdoor shelter for employees

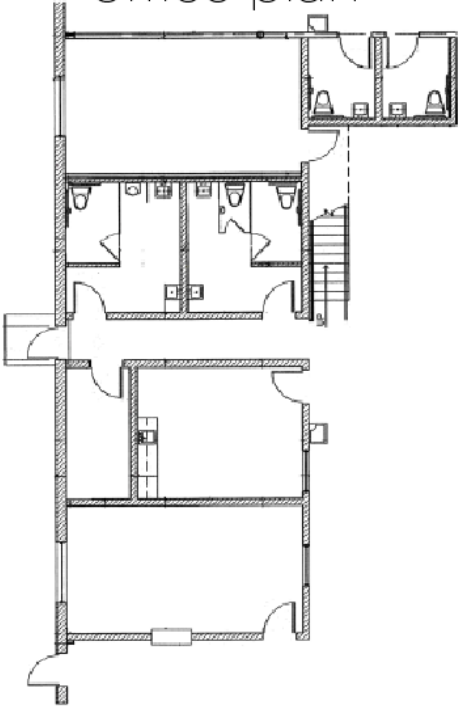
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Building layout

First floor office plan



Mezzanine office plan

