



FOR LEASE

5918 E. 34th Street
Indianapolis, IN 46218



Property Highlights

- ±22,500 SF total available
- Office: ±1,300 SF
- Clear Height: ±23'
- 5 Docks
- 1 Drive-in door
- Lighting: T-5
- Wet sprinkler system
- Zoned I-3-U
- Power: 480V/280A/3-phase
- Lease Rate: \$3.25/sf modified gross with estimated CAM charges of ±\$0.28/sf



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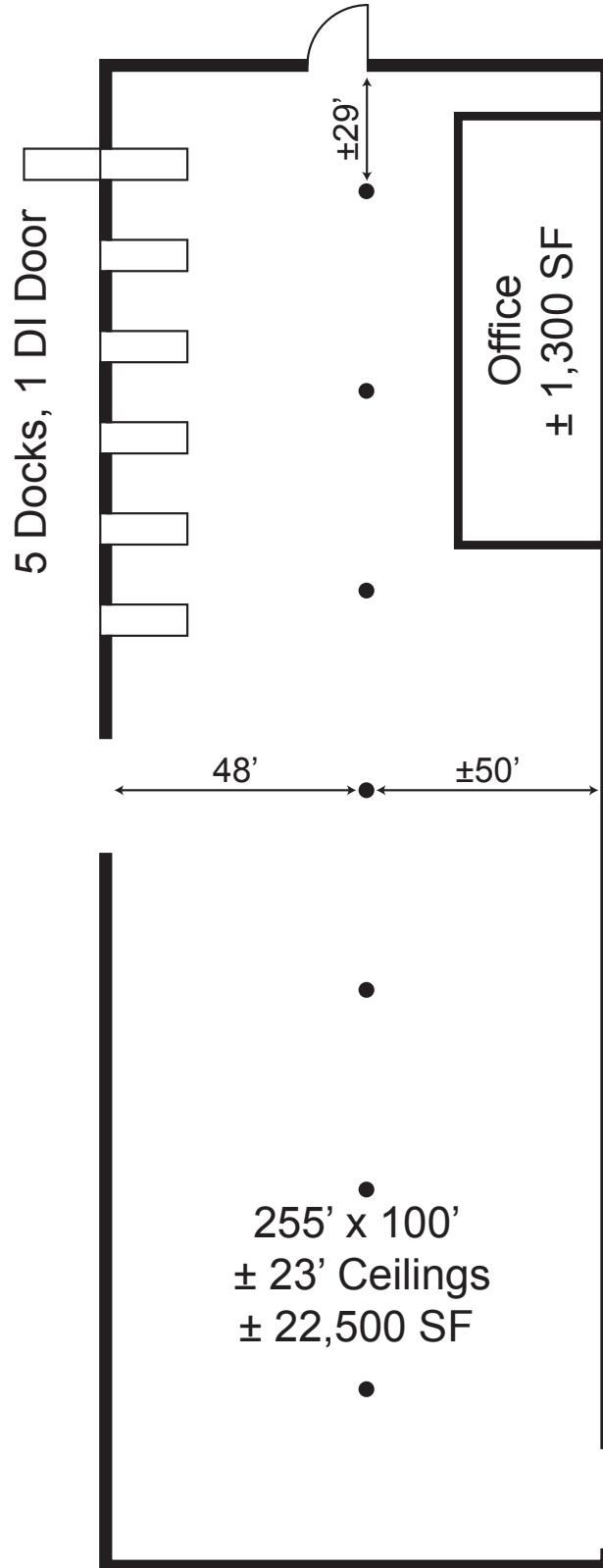
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Floor Plan





Total Bldg. SF	±22,500 SF	Lighting	T-5 lighting with motion sensors
Office SF	±1,300 SF	HVAC	Radiant gas heat
Clear Height	±23'	Lease Rate	\$3.75/sf Modified Gross - Rate includes 2018 base year Taxes and Insurance - CAM charges billed directly to Tenant
Electrical	480 volt/200 amps/3-phase	2018 Estimated CAM Charges:	±\$0.28/SF
Dock doors	2 - ±8' wide x ±12' tall with mechanical levelers 3 - 8' x 8' with mechanical levelers		
Drive-ins	1 - 10' x 14' drive-in door		
Zoning	I-3-U		
Fire Protection	Wet Sprinkler		



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