



CUSHMAN & WAKEFIELD

SALE LEASEBACK INVESTMENT

1339 Country Club Road

Indianapolis, IN 46234



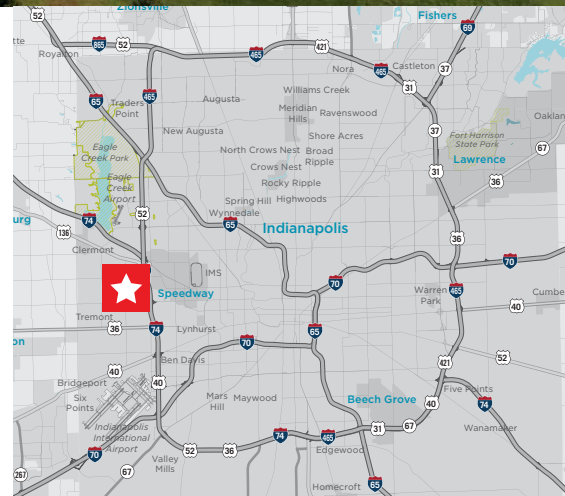
SINGLE TENANT NNN LEASE INVESTMENT OPPORTUNITY

Property Highlights

- 17,100± square foot office/warehouse facility
- Freestanding facility in excellent condition
- Minutes to I-465
- New lease to be signed upon closing

About the Tenant

Harrell's Car Wash Systems has been delivering a formula for success to investors in the car wash industry for over 39 years. The key component of this formula involves providing investors, automobile dealerships, and convenience stores with the information and consultative support necessary to make informed decisions that result in a high rate of return on their investment. Our consultative approach allows investors to fully understand the technology requirement, resource commitment and financial investment it takes to be successful. We have put together an industry-leading team of associates that includes parts, solutions and equipment suppliers that provide a complete package of best-in-class solutions to our clients. From initial opportunity analysis to full site implementation, Harrell's Car Wash Systems provides a complete, end-to-end solution.



Grant M. Lindley, CCIM

Director

Direct +1 317 639 0446

grant.lindley@cushwake.com

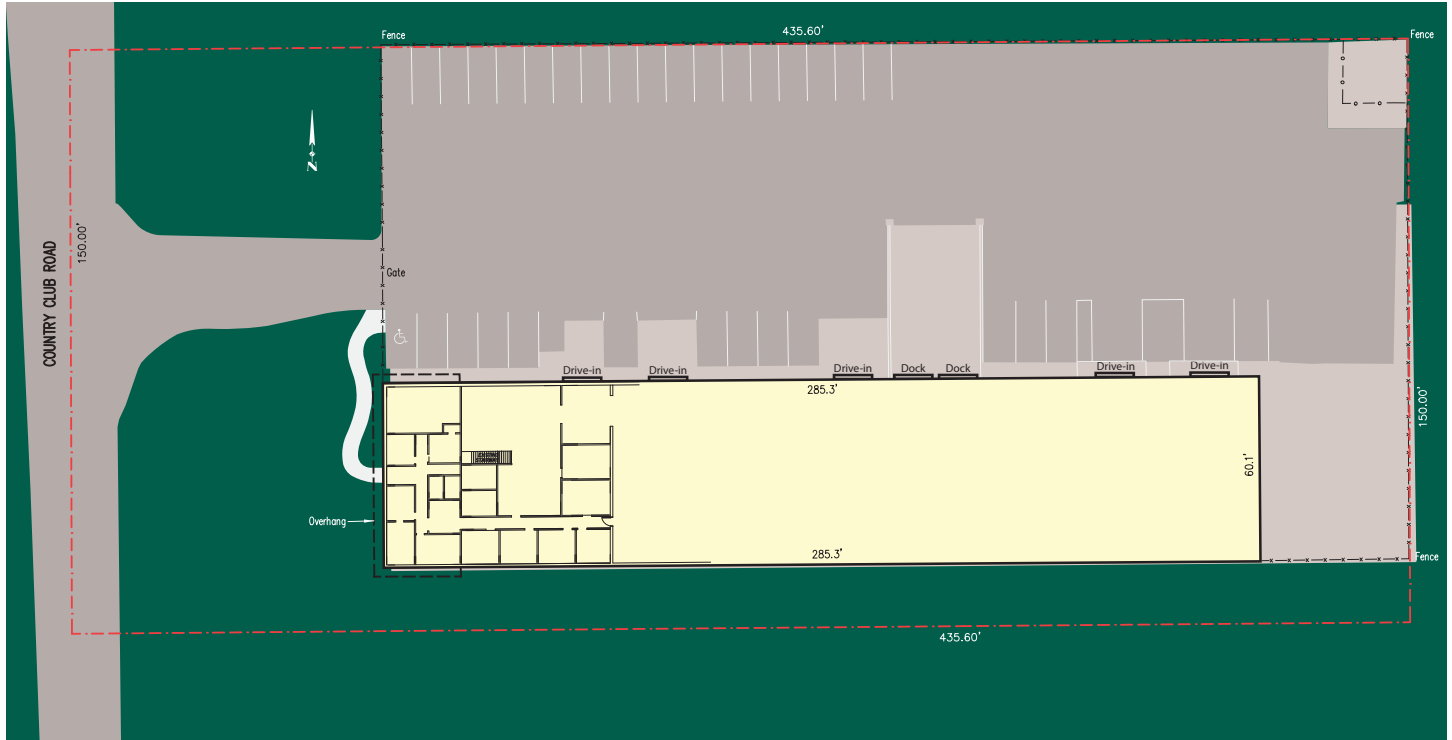
One American Square, Suite 1800
Indianapolis, IN 46282 | USA

Main +1 317 634 6363

Fax +1 317 639 0504

cushmanwakefield.com

Site Plan



General Specifications

Building SF:	17,100± total, freestanding
Land	1.90± acres
Ceiling Height:	18'
Loading:	2 docks, 5 drive-in doors
Parking	30± cars
Construction:	Metal
Zoning:	I-3 (Marion County)

Investment Quick Facts*

Lease	Single tenant NNN
Rate	\$5.00/sf NNN
Term	7 years
Escalations	2% annually

**Potential leaseback terms*



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