



**CUSHMAN &
WAKEFIELD**

FOR SALE

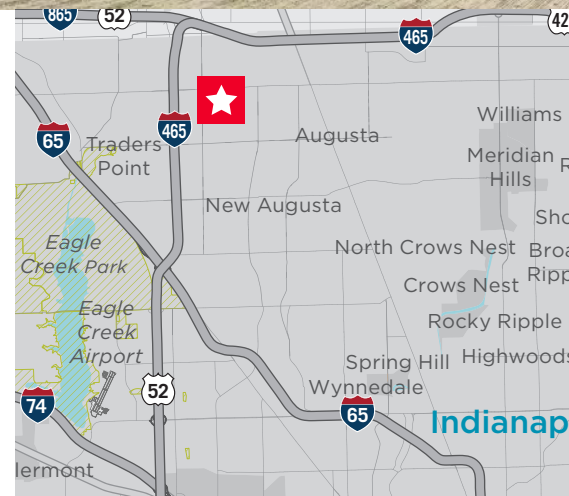
8425 Zionsville Road
Indianapolis, IN 46268



SALE PRICE: \$1,399,000 (\$47.04/sf)

Property Highlights

Building Size	±29,738 sf
Office	±2,390 sf
Acres	±1.93
Docks	2 (one ±10' wide x ±10' tall with hydrolic leveler; one ±7'5" tall x ±7' wide)
Drive-ins	4 (two ±10' wide x ±12' tall; two ±8' wide x ±10' tall)
Zoning	I-4-S
Year Built	Original ±15,756 sf built in 1968; expanded around 1972 and 1986
Clear Height	±16' in the original building with ±14' in the expansion area
Roof	Ballasted
Parking	±36 spaces (expandable)
Sprinkler	Wet
Power	IPL: (3) Panels - PP1 600 Amp 120/240 V 3 Phase; PP2 400 Amp 120/240V 3 Phase; PP3 400 Amp 120/280V 3 Phase



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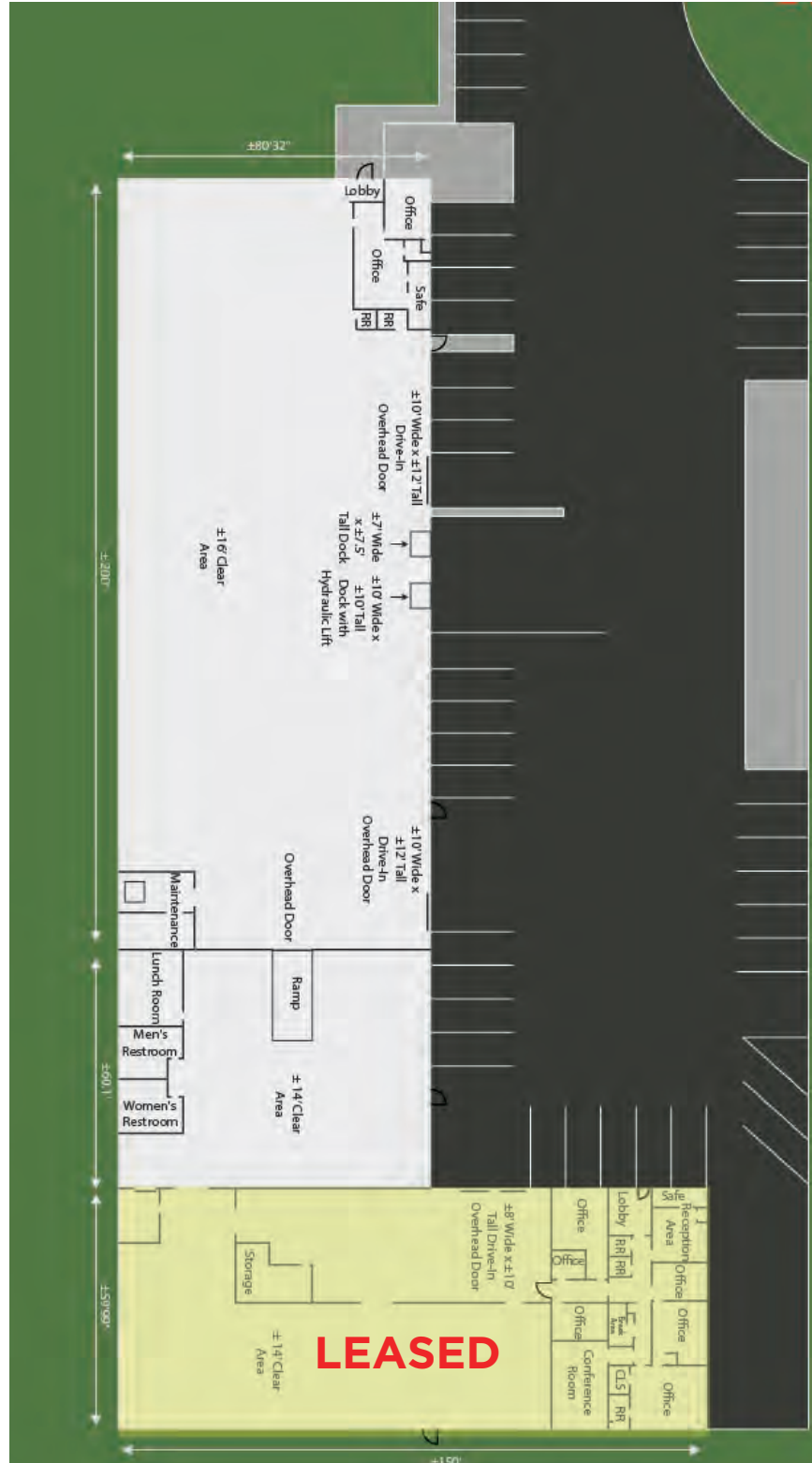
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Floor Plan



The specifications above may not be exact. Cushman & Wakefield is not responsible for the accuracy of these measurements and may not be held accountable for them.

Aerial





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