

# AVAILABLE FOR LEASE

610 W Troy Ave, Indianapolis, IN 46225



## Truck Maintenance Facility

### Property Information

- Lease Rate: \$12.50 psf Industrial Gross
- Total Building SF: 18,500 SF
- Available SF: 12,000 SF
- Office: 1,500 SF
- Break Room
- Parts Room
- Drive through bays: 5 – 12' x 14' (New Doors)
- Drive-in door/paint booth: 1 – 12' x 14'
- Building Construction: Insulated Metal
- Clear Height: 16'
- 600 amp 480 volt 3 phase
- Suspended Gas Heaters
- Floor Drains
- Acres: 6.540 Gated and Fenced
- Zoning: I-3
- Air Compressor Lines and Electrical Outlets located at each bay

### For more information contact:

**Rick Suja**  
**Ann Suja**

**317-796-4646**  
**317-440-4057**

[rsuja@cbcrs.com](mailto:rsuja@cbcrs.com)  
[asuja@cbcrs.com](mailto:asuja@cbcrs.com)

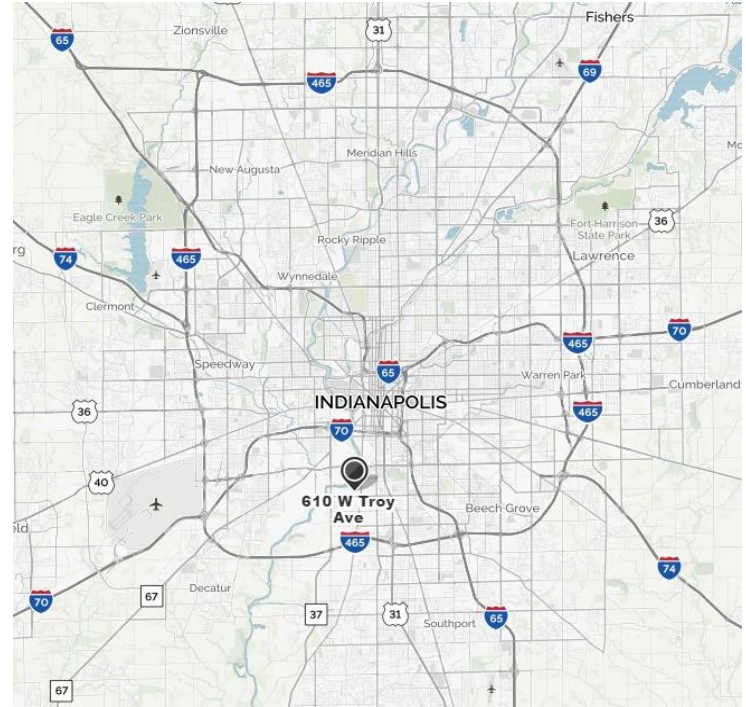
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Shook Realty Group  
1722 W 16<sup>th</sup> Street  
Indianapolis, IN 46202  
317.249.9000

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Indianapolis is located in the center of the “Crossroads of America” and can reach 80% of the nation within one days drive.

I-465	5 minutes	2.8 miles
I-74	6 minutes	3.9 miles
I-70	14 minutes	6.9 miles
Indiana Rail Road Company	5 minutes	2.3 miles
Indianapolis International Airport	20 minutes	13.9 miles

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