

FOR LEASE

# North by Northwest VIII

8345 Georgetown Road Indianapolis, IN 46268



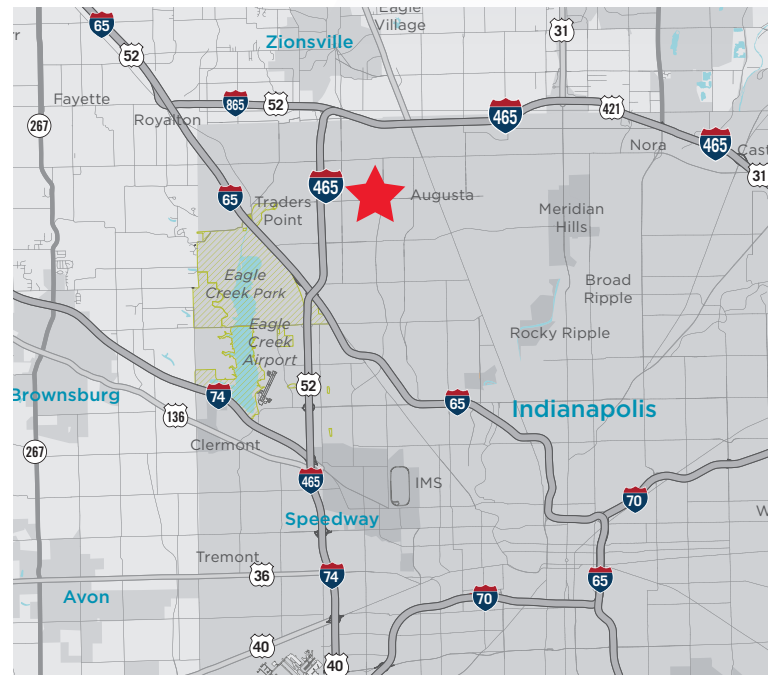
CUSHMAN &  
WAKEFIELD



## 100,000 SF AVAILABLE

### Property Highlights

- 100,000 total square feet  
> 14,280 SF showroom build-out  
> 1,975 SF office build-out
- Dock and drive-in loading
- Industrial Business Park setting
- Abundant nearby amenities; including well known retail brands, restaurants and professional services
- Excellent Northwest Indianapolis location with easy access to I-465 and I-65



### Contact

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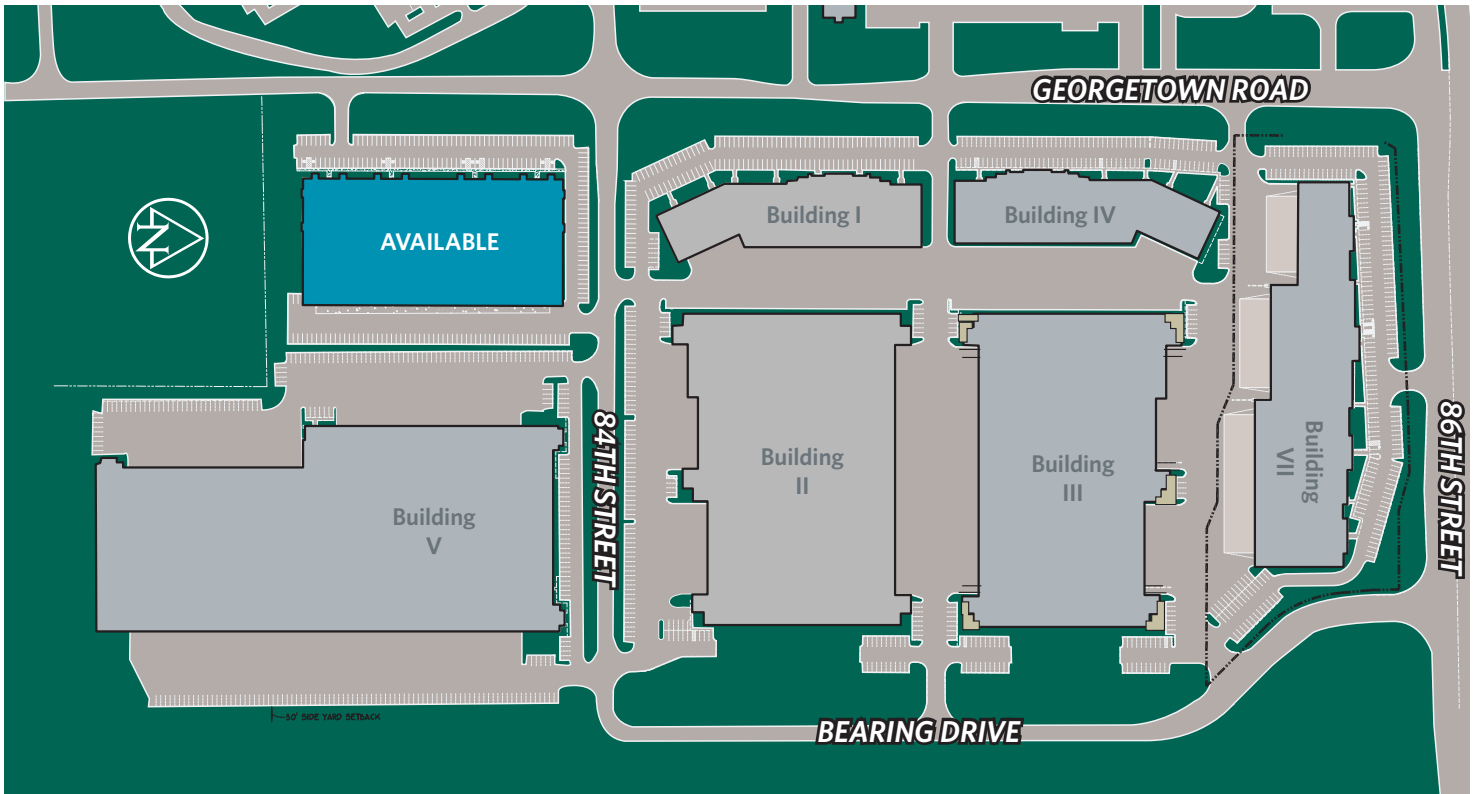
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## BUILDING SPECIFICATIONS

**Address:** 8345 Georgetown Road  
Indianapolis, IN 46268

**Year built:** 2008

**Available SF:** 100,000 SF

**Interior Build-out:** Office: 1,975 SF  
Showroom: 14,280 SF

**Clear height:** 24'

**Construction:** Precast concrete

**Loading:** Rear load facility

**Docks:** 16 (9' x 10') expandable  
**Drive-ins:** 1 (12' x 14')

**Column spacing:** 46'5" x 50'

**Zoning:** I-2-S

**Lighting:** T-5 florescent

**Sprinkler system:** ESFR

**Truck court:** 130' truck court with 55' concrete apron

**Parking:** 97 auto spaces

**Electrical:** 800 amps, 480v, 3-phase



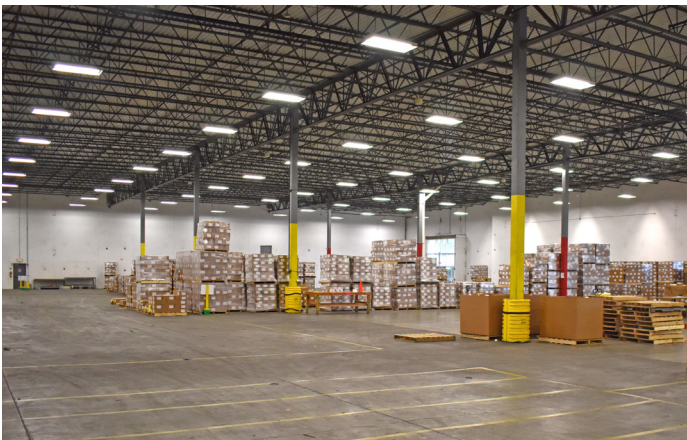
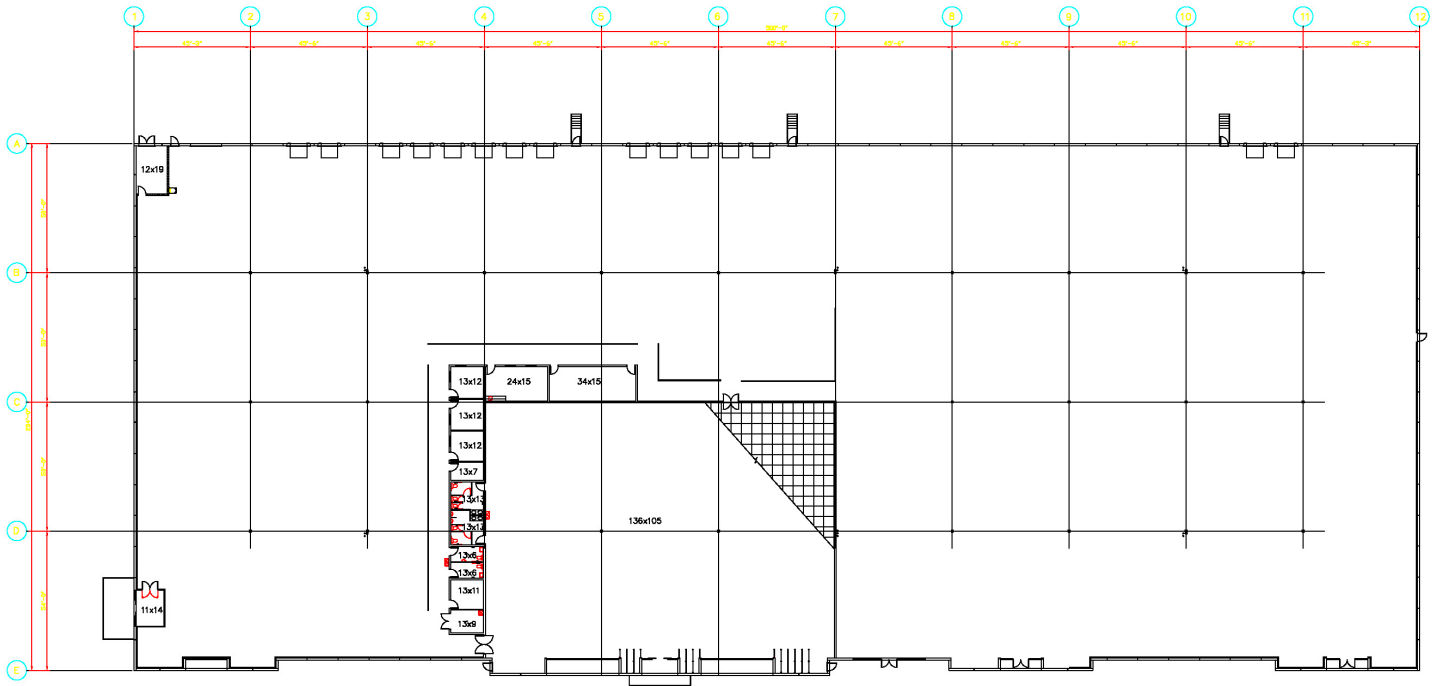
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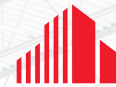
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## SAMPLE OF NEARBY AMENITIES



## KEY DISTANCES



I-465 North/South Interchange:  
1.8 miles



I-65 North (via I-865): 7 miles  
I-65 South (via I-465): 5 miles



Indy Go Bus Stop: 0.8 miles  
(79<sup>th</sup> St & Georgetown Rd)



Indianapolis International  
Airport: 20 miles



FedEx Air Hub: 18 miles



FedEx Ground Zionsville Facility:  
4.5 miles



UPS Shipping Facility - Park 100  
2.3 miles

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