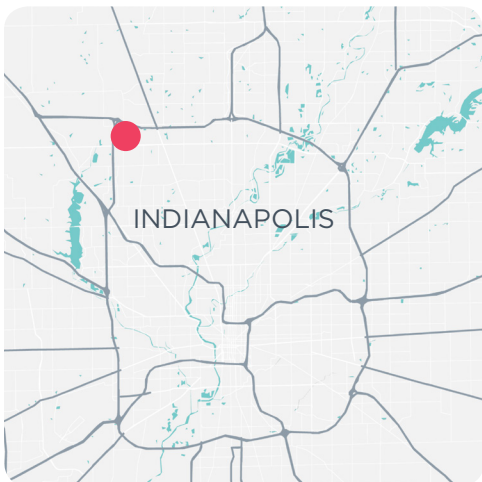




▶ 67,267 SF OFFICE-LAB BUILDING



AVAILABLE SPACE

15,000 - 67,267 RSF

LEASE RATE

\$14.00/RSF Full Service **MAKE OFFER!**
First year rate

SALE PRICE

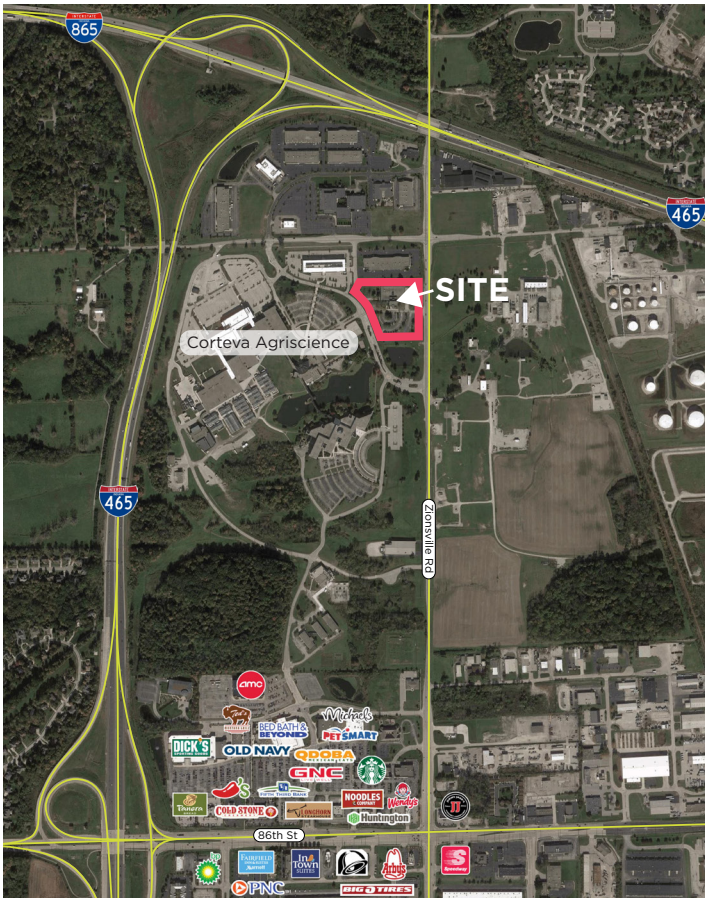
- + Former lab building
- + Located adjacent to Corteva Agriscience global headquarters
- + Two entrances/exits (Zionsville Rd. & W. 96th St.)
- + Easy access to I-465
- + Close to restaurant, hotel, and shopping amenities
- + Currently 171 parking spaces, expandable to 500+
- + Dock and storage space
- + **Broker Commission: 5% Tenant Rep; 3% Buyer Rep**

PaulDickTeam.com

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SQUARE FOOTAGE	Floor	RSF
	1st	29,213
	2nd	29,213
	Lower	8,841
	Total	67,267

ACREAGE 7 AC

ZONING C-S, Commercial Special District

YEAR BUILT 1991, Developed by Dow

CEILING HEIGHT 1st and 2nd Floors: Grid 8', Beam 10.5', Ceiling Slab 12'
Lower Level: Grid 10', Ceiling Slab 14'

ELEVATOR One elevator (2,500 lb. capacity)

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in #growIndy

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