

FOR LEASE
Industrial/Flex

6011

E Hanna Ave.

Indianapolis, IN 46203

**Multi-Tenant
Industrial/Flex**

6011 E Hanna Avenue is a multi-tenant industrial/flex property consisting of two buildings totaling +/- 69,640 square feet. Situated on a fully improved, 4.35 acres site, the property offers easy access to I-65 and I-70 via the southwest portion of the I-465 Indianapolis loop. The property is well maintained and offers the ideal space for a wide variety of users looking for quality industrial/flex space.



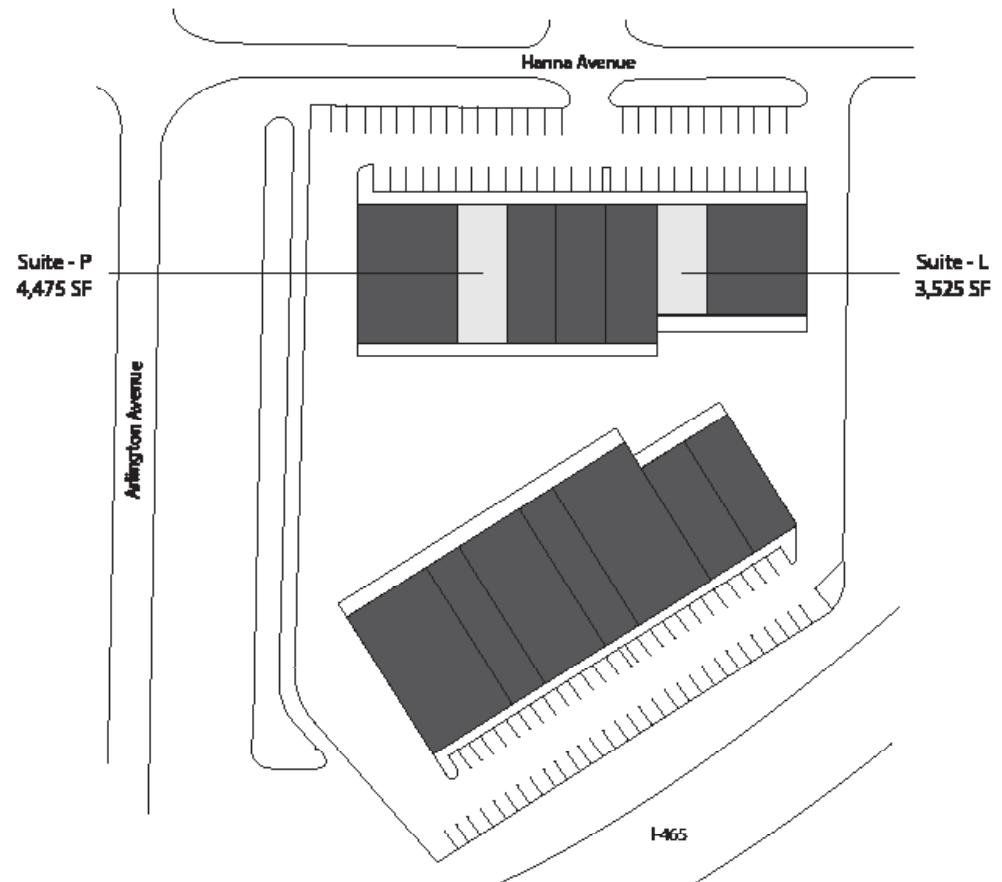
Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032

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317-502-3622

Emma Scheibert
emma@ccgbrokers.com
317-750-8226

Building Specifications

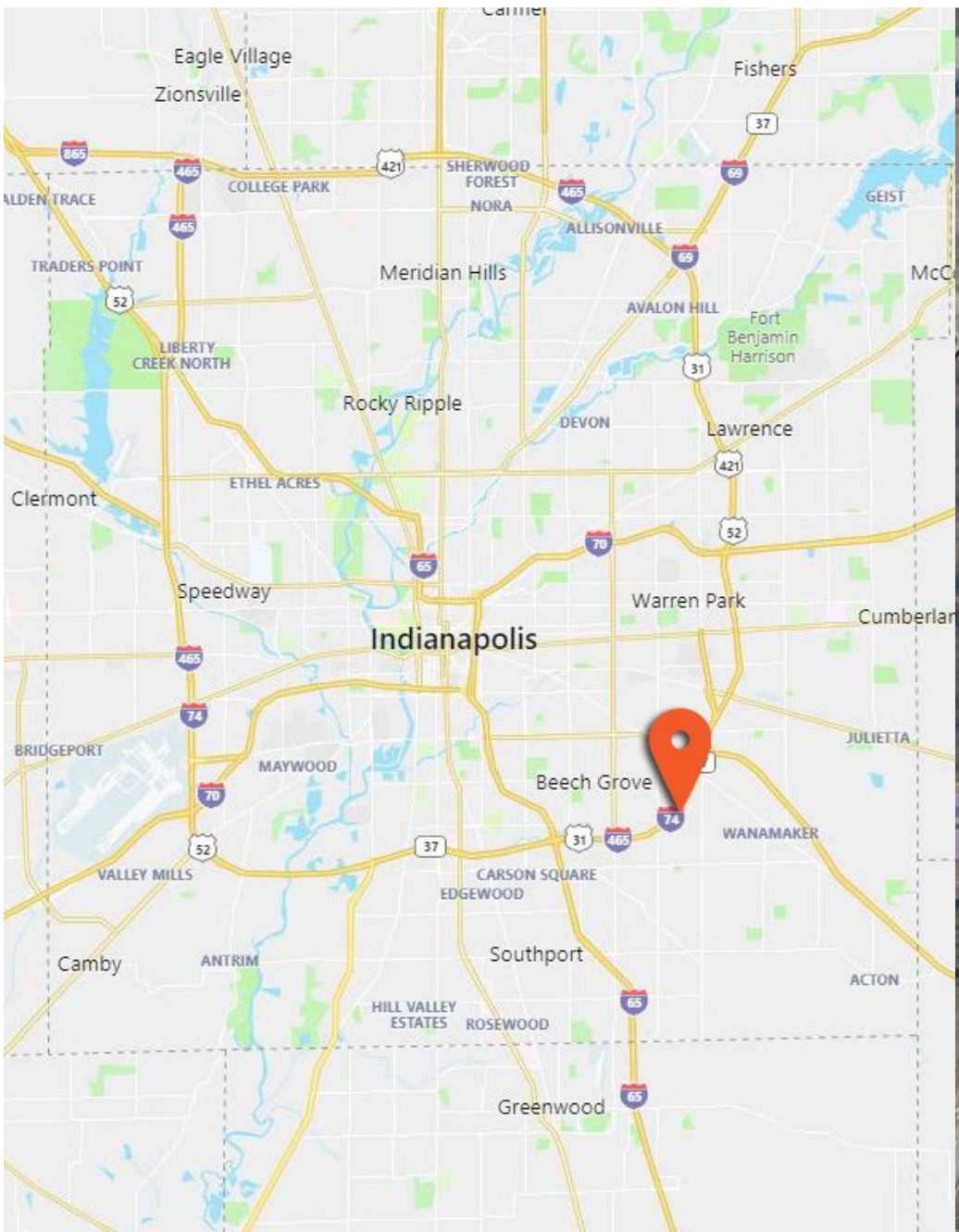
Lease Rate:	\$7.00/SF Industrial Gross
Estimated OPEX:	\$0.50/SF
Available Space:	+/-3,525 SF to +/- 4,475 SF
Total Building Size:	+/- 69,640 SF
Building I Size:	+/- 35,060 SF
Building II Size:	+/- 34,580 SF
Land Size:	4.35 Acres
Zoned:	I-3-S
Clear Height:	18 ft. (Warehouse)
Drive-in Doors:	32
Parking:	101 Spaces



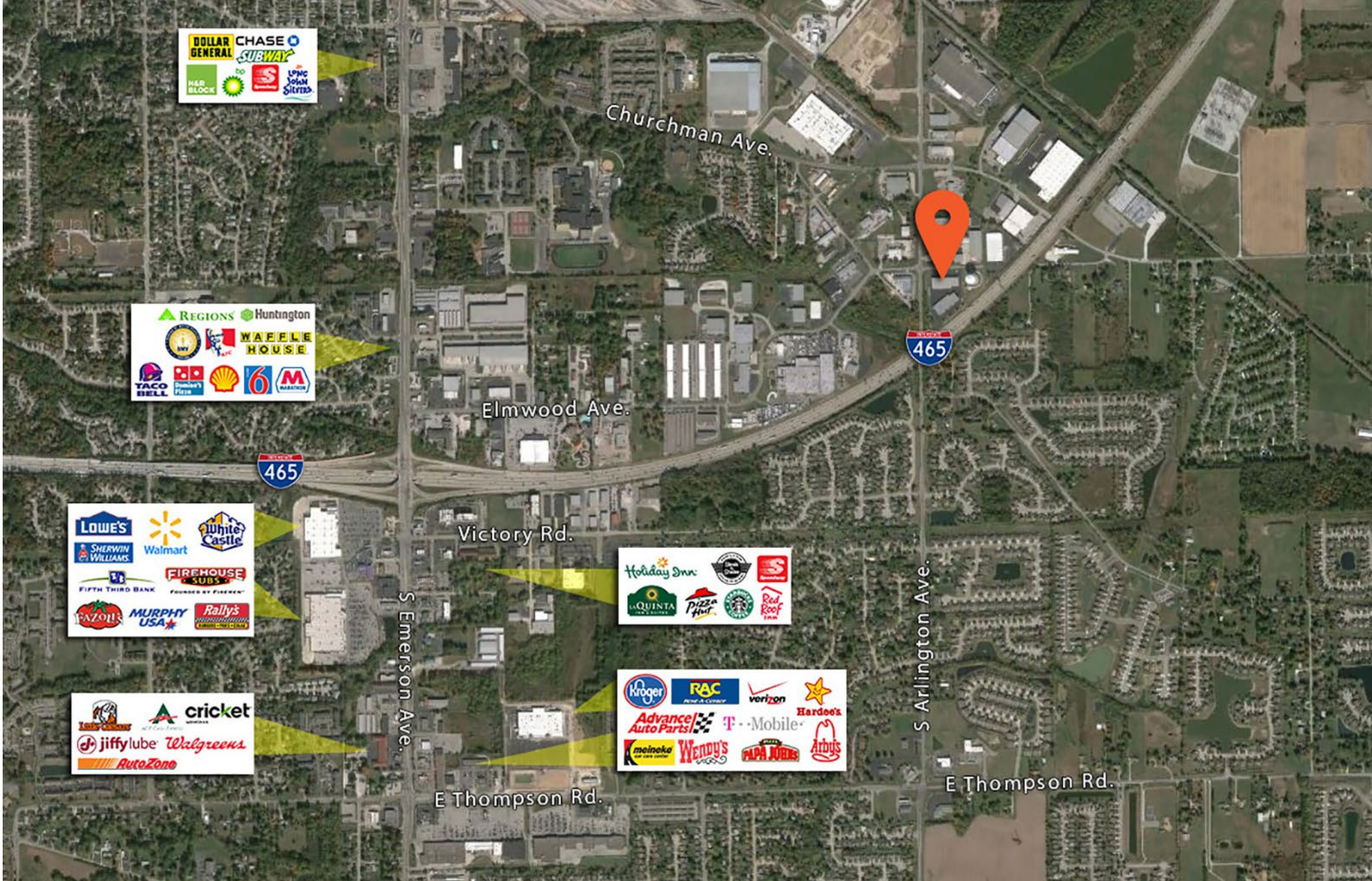
Suite	SF	Lease Rate	Drive-in Doors	Availability	Details
L	+/- 3,525 SF (incl. mezzanine)	\$7.00/SF IG	1 (10' X 12')	Today	Warehouse area (+/- 1,475 SF), office area (+/- 1,025 SF), two offices, restroom, kitchenette, mezzanine (+/- 1,025 SF)
P	+/- 4,475 SF (incl. mezzanine)	\$7.00/SF IG	1 (10' X 12')	Today	Warehouse area (+/- 1,900 SF), office area (+/- 1,150 SF), three offices, restroom, kitchenette, mezzanine (+/- 1,425 SF)



Location Overview



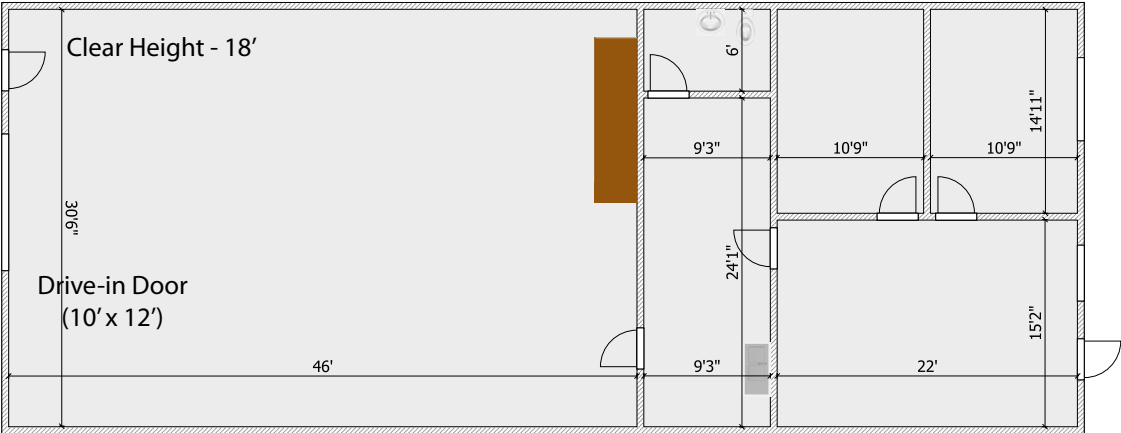
Location Overview



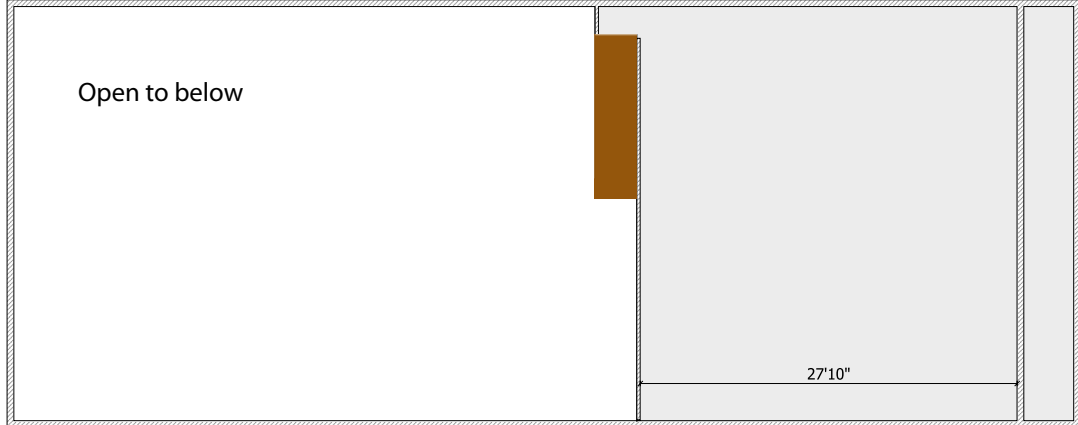
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Floor Plan - Suite L

First Floor



Second Floor



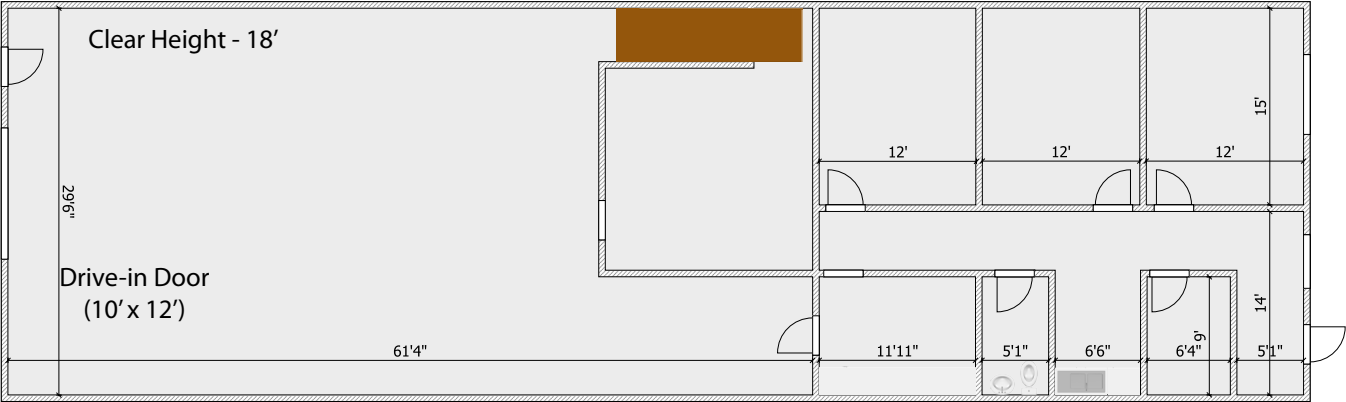
Photos - Suite L



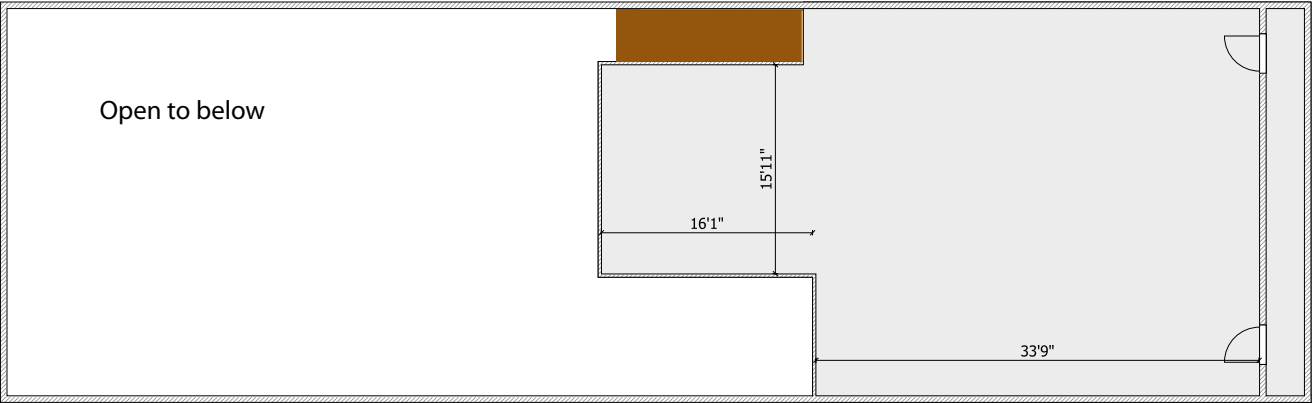
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Floor Plan - Suite P

First Floor



Second Floor



Photos - Suite P

