

Park Fletcher Building 4

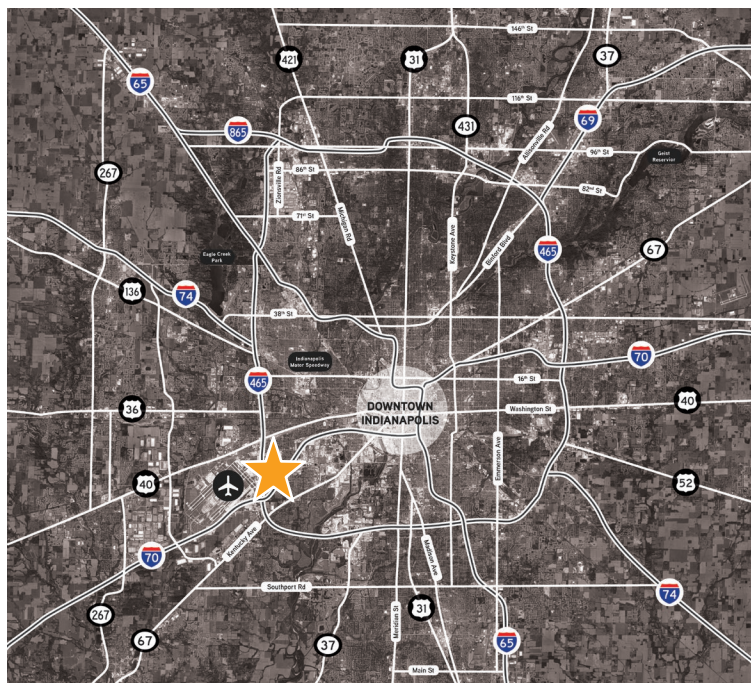
2832 Rand Road, Indianapolis, IN 46241

FREESTANDING INDUSTRIAL BUILDING WITH I-70 VISIBILITY



PROPERTY HIGHLIGHTS

- 23,000 total SF building
- 18' clear height
- Fenced & gated outdoor storage
- Dock and drive-in loading
- Zoned I-3
- Ample parking for employees and clients
- Premier I-70 visibility
- New roof and exterior paint in 2019
- Immediate interstate access to I-70 & I-465
- Close proximity to Downtown Indianapolis and Indianapolis International Airport
- Park Fletcher now serviced by IndyGo – buses running through the park every 30 minutes



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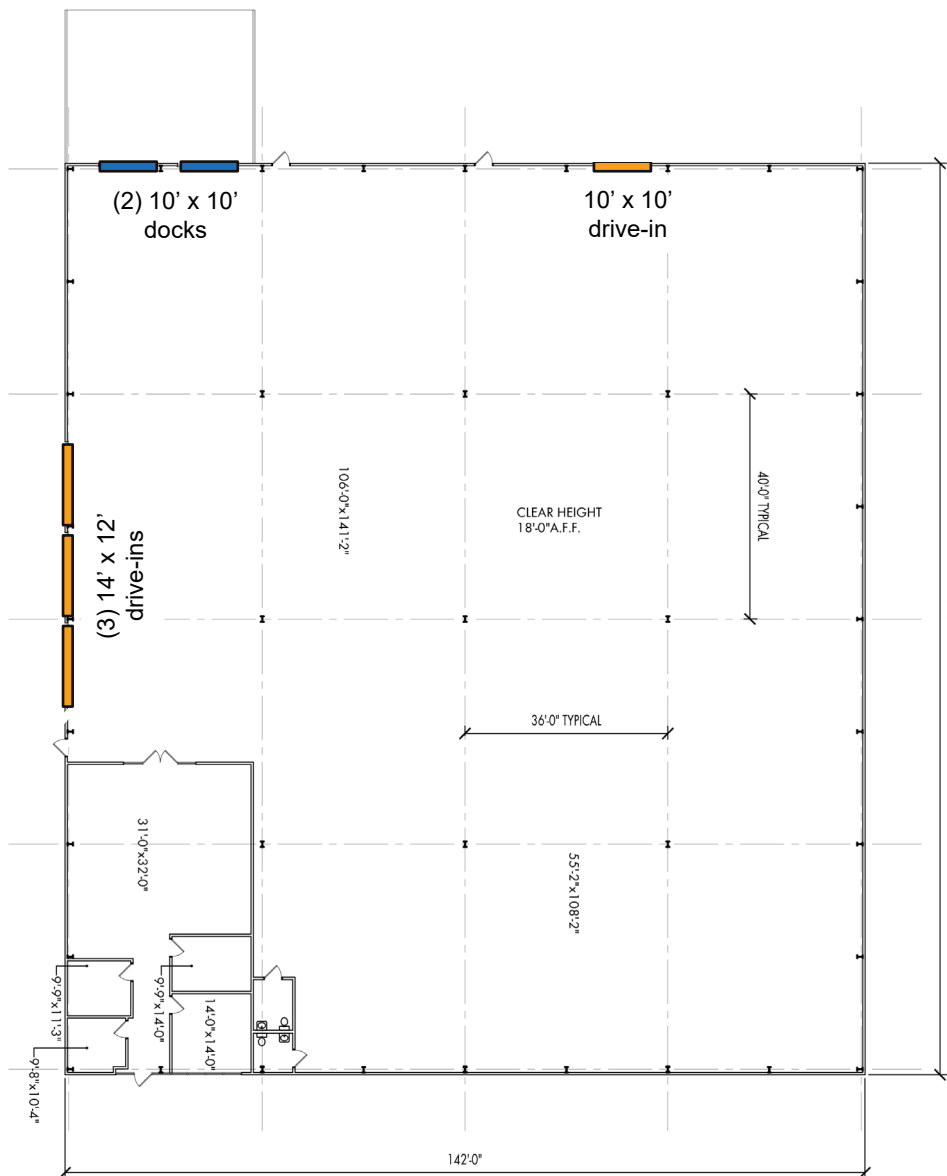
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leasing by:



owned by:





FLOOR PLAN + SPECS

Office SF: 1,985

Warehouse SF: 21,015

TOTAL SF: 23,000

SUITE SPECS

- (2) 10' x 10' dock doors – bumpers and levelers
- (3) 14' x 12' drive-in doors – grade level, automatic
- (1) 10' x 10' drive-in door – grade level
- 18' clear height
- T-5 warehouse lighting
- Power: 400 amp / 120/208 volt / 3 phase
- ± 0.7 acres of fenced and gated outdoor storage
- (4) private offices
- Showroom
- New roof and exterior paint in 2019



CONTACT US

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