

**NEW OWNERSHIP!**



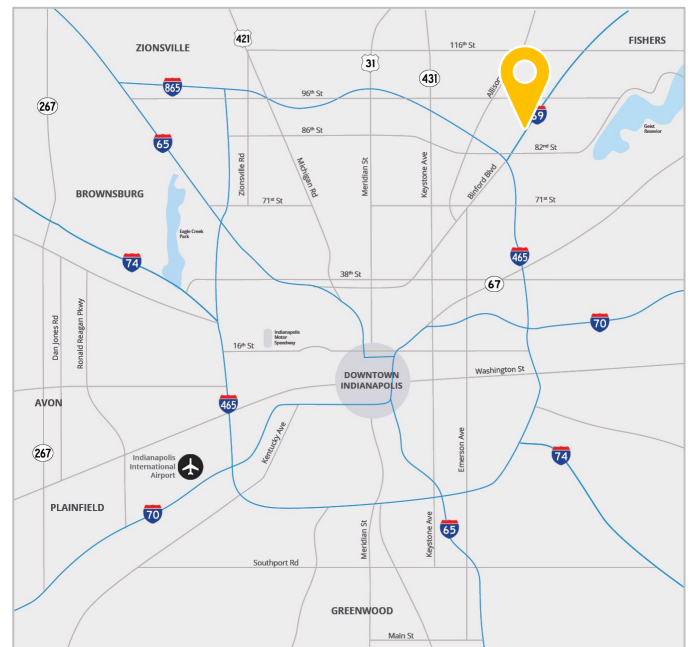
**FOR LEASE**

# Castle Point Business Center

8621-8677 Bash St  
Indianapolis, IN 46256

## Property Highlights

- Four (4) buildings totaling 160,855 SF
- Year Built: 1985
- 12' - 16' clear height
- Dock & drive-in loading
- Zoned I-3
- Ample parking on-site
- Interstate visibility
- Adjacent to USPS, UPS and FedEx distribution hubs
- Immediate access to I-69 via 82nd & 96th Street interchanges
- Numerous amenities nearby including retail centers, restaurants and hotels
- New ownership investing significant capital into interior and exterior improvements

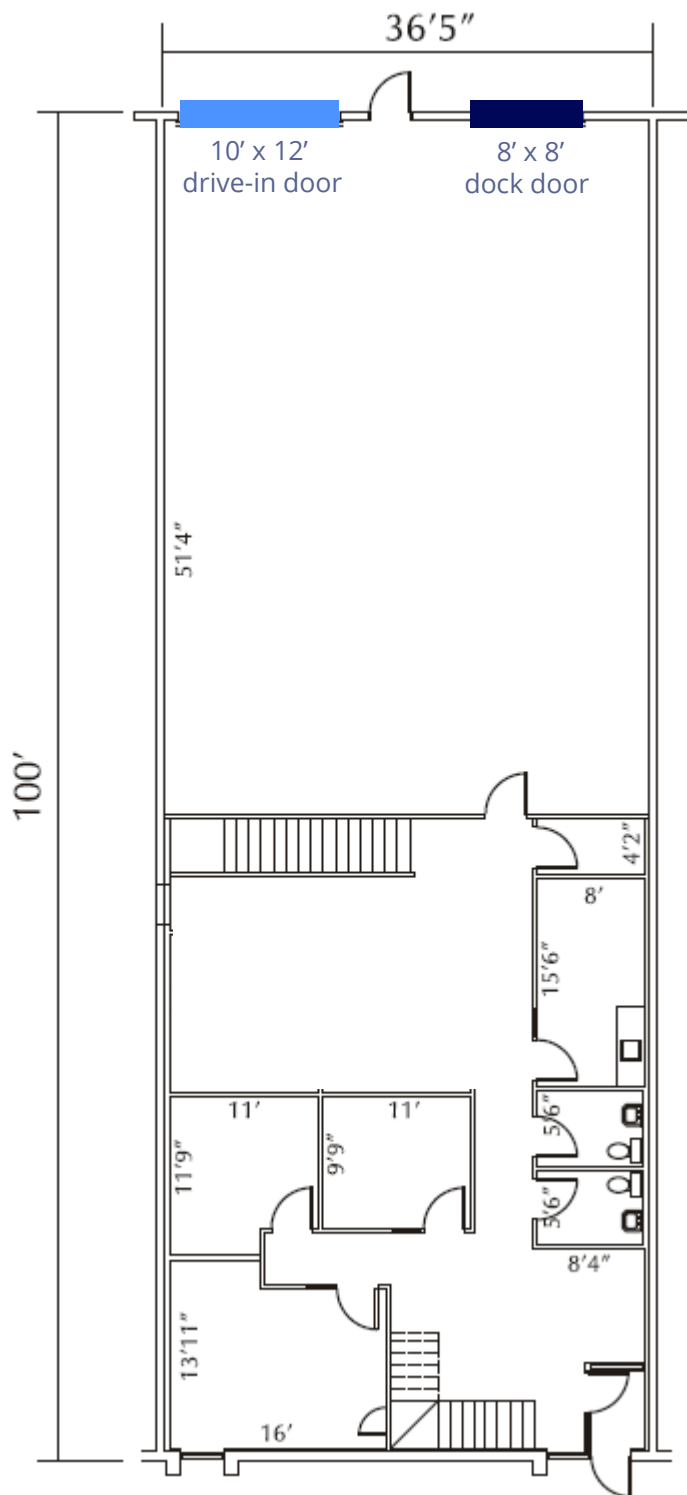


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Owned By:  
**BERKELEY PARTNERS**

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## Suite 8669

Office SF	1,695
Warehouse SF	1,805
<b>Total SF</b>	<b>3,500</b>

### Suite Specs

- 1,695 SF of addtl. mezzanine office (not shown)
- 16' clear height
- (1) 10' x 12' drive-in door
- (1) 8' x 8' loading dock (recessed)
- Power: 120/208 volt | 3-phase
- Multiple private offices
- Open area for cubicles or addtl. private offices
- Conference room
- Breakroom with kitchenette
- (2) restrooms

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