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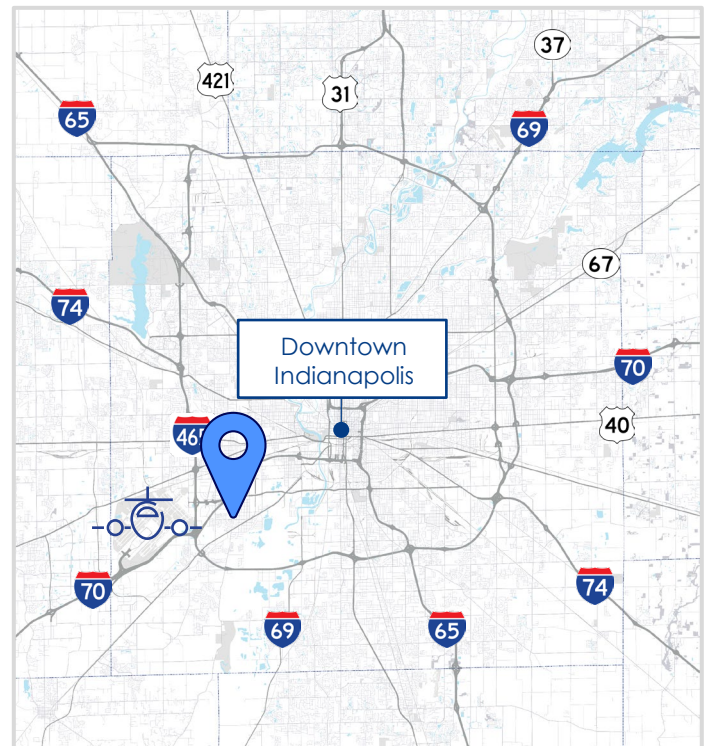
# 1908 Stout Field W Dr

Indianapolis, IN 46241

## Warehouse/Distribution Space - Flexible Sizes & Terms Available

### Property Highlights

- 48,000 SF – 56,400 SF available (flexible)
- 20' clear height
- 2 loading docks (up to 3 addtl.)
- Heavy power
- Sprinklered
- Convenient interstate access to I-70, I-465 and I-69
- Close proximity to Downtown Indianapolis, FedEx Hub and Indianapolis International Airport
- Asking Rate: \$6.25/SF NNN
- Est. OpEx: \$1.50/SF

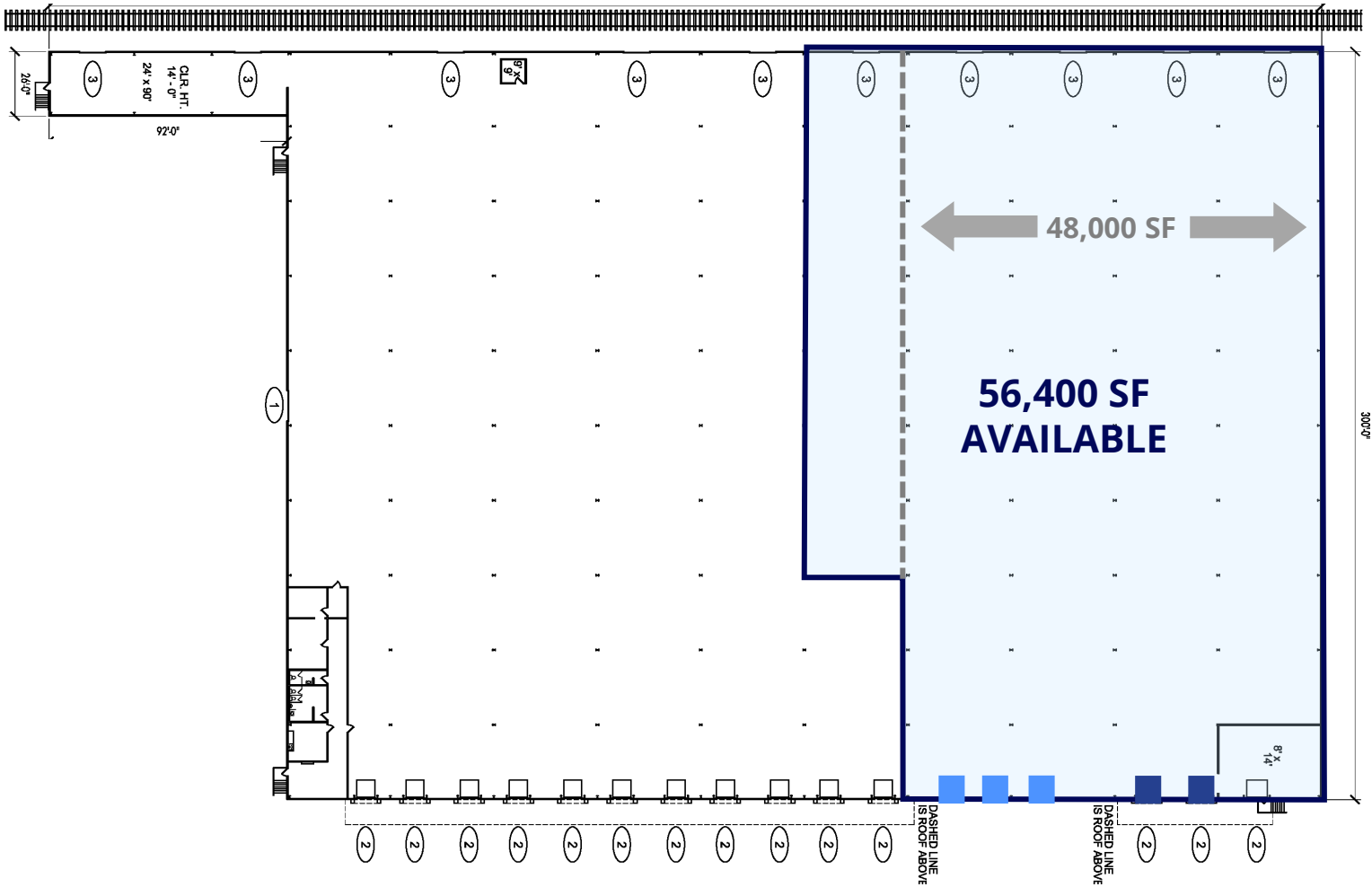


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# Floor Plan & Specs

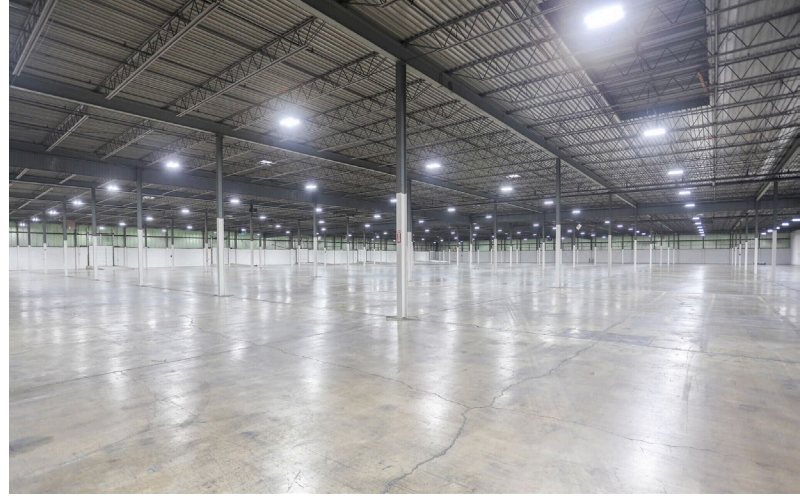


## Building Specifications

Total SF	48,000 – 56,400 SF
Office SF	To Suit
Clear Height	20'
Loading Docks	(2) 9' x 10' dock with pit levelers & seals
Additional Loading	Up to (3) docks or drive-ins can be added
Column Spacing	30' x 40'
Lighting	LED
Power	480 Volt   3-phase
Temperature Control	Gas fired hanging heaters
Fire Protection	WET system
Zoning	I-3
Recent Improvements	New exterior paint, asphalt, and auto parking

## Key

- Existing Docks
- Expansion Dock Locations



48,000 SF - 56,400 SF  
AVAILABLE



### Drive Times - 1908 Stout Field W Dr

	Miles	Minutes
I-465	3.8 miles	7 min
I-70	1.7 miles	4 min
IND International Airport	8.4 miles	11 min
Downtown Indianapolis	5.6 miles	10 min



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