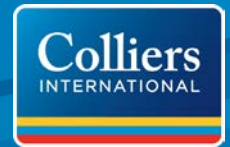


FOR SALE OR LEASE > INDUSTRIAL



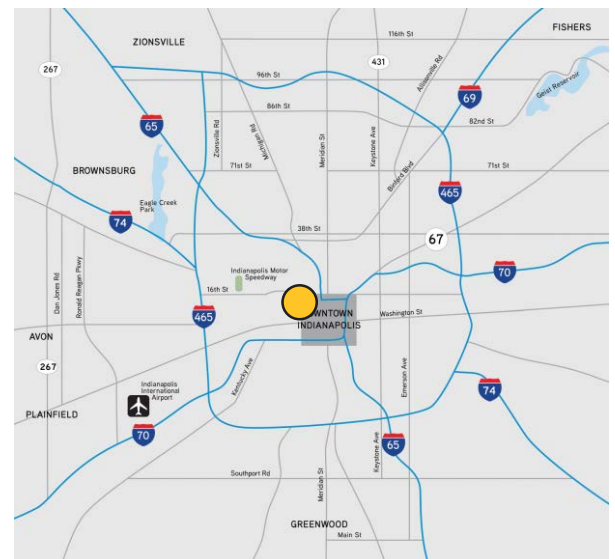
2020 Montcalm Street

INDIANAPOLIS, IN



Property Highlights

- > ± 32,000 SF freestanding industrial facility
- > ± 2,500 SF office
- > ± 2.86 acre fenced lot
- > Ample outside storage area
- > (2) 10' x 9' docks
- > (5) drive-in doors
 - (1) 12' x 14' (1) 14' x 10'
 - (2) 8' x 10' (1) 10' x 10'
- > Clear height 12' – 19'
- > I-3-U zoning
- > New roof
- > Good access to interstates
- > Close proximity to downtown Indianapolis, 16 Tech Campus, IUPUI and downtown hospitals



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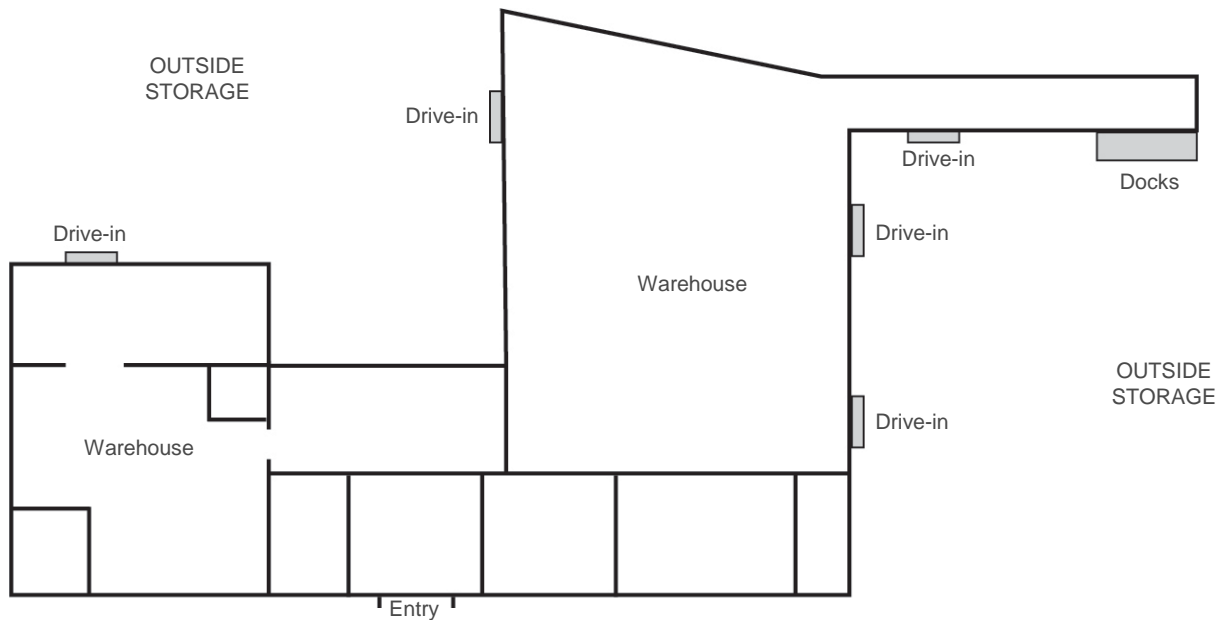
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Aerial & Site Plan



16 Tech is an Innovation Community primed to ignite unprecedented innovation, talent & job growth, and region-wide economic development.

Leading life sciences, biotech, IT and motorsports companies all intersect at 16 Tech — creating an enriching environment for established and emerging companies.



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