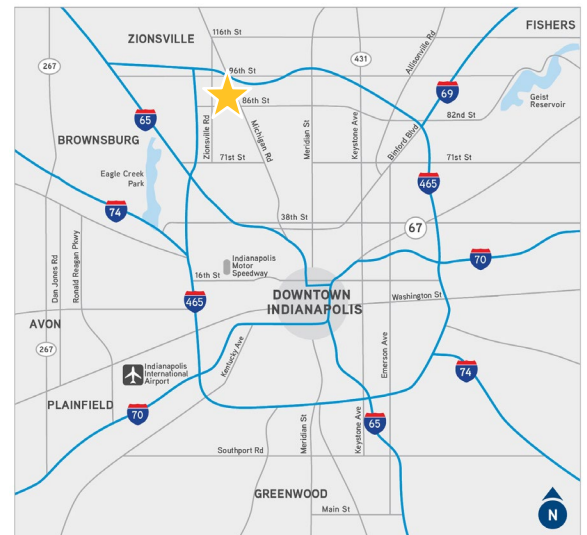




Commerce Park Building 5

FOR LEASE | 8857 Commerce Park Place | Indianapolis, IN 46268

- 7,960 total SF building
- 233 SF office units available
- 366 SF warehouse units available
 - 12' clear height
 - Drive-in loading
 - Adjacent units can be combined
- Common area restrooms and kitchenette
- Zoned I-2-S
- Numerous amenities within close proximity including retail centers, restaurants and hotels
- Easy access to I-465 & I-65
- 15 minutes to Downtown Indianapolis or Indianapolis International Airport
- Recent improvements:
 - Installed high efficiency T-8 fixtures in office
 - Installed LED high efficiency lighting to exterior of buildings
 - Revamped landscaping
 - Newly constructed picnic table area
 - Parking lot / roadway asphalt upgrades



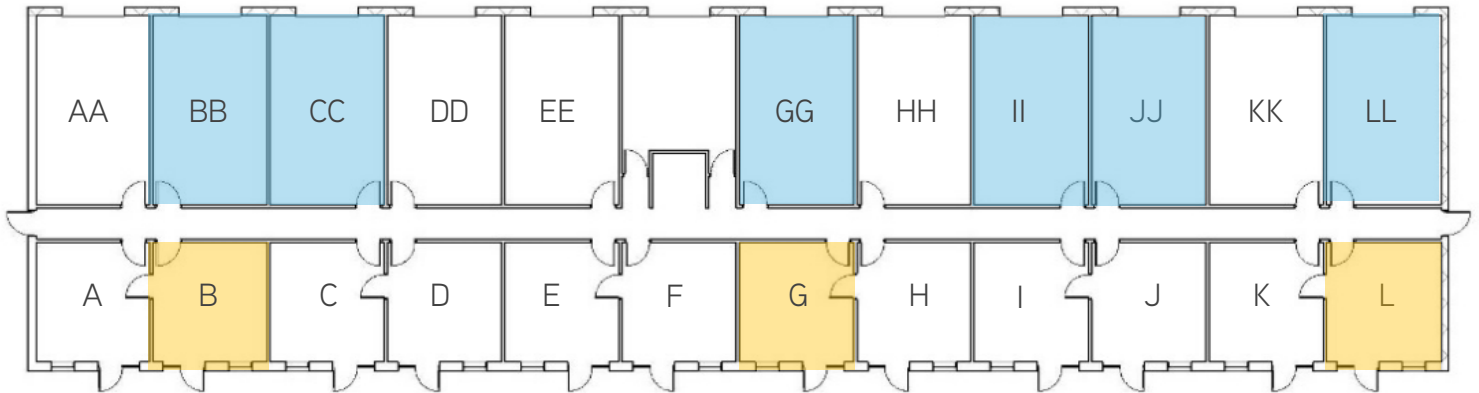
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AERIAL / SITE PLAN



Available office suite (233 SF)

Available warehouse suite (366 SF)
Adjacent units can be combined

WAREHOUSE SPECS

Total SF	366 SF
Clear Height	12'
Loading	(1) 8' x 8' grade level drive-in door per warehouse suite
HVAC	Hanging unit heater; no A/C
Power	Single phase; one dual outlet per unit
Utilities	Included in gross rental rate

OWNED BY:

