

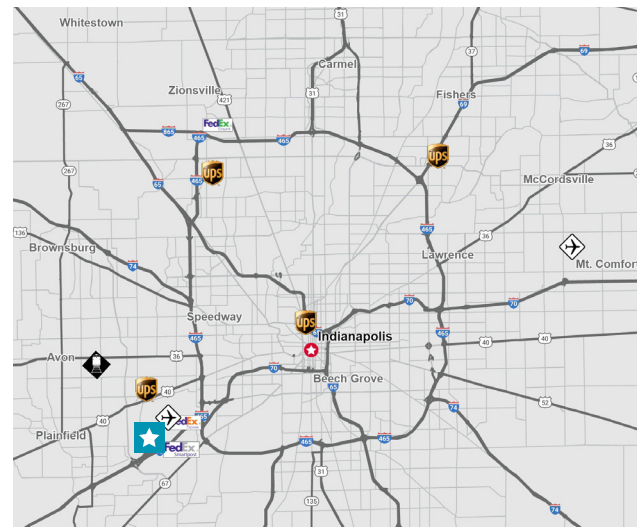
FOR SUBLEASE



Sublease Gross Rental Rate includes Utilities

- 80,622 SF Warehouse (no office, restroom only)
- Air-conditioned Building for Employee Comfort
- 36' Ceiling Height
- Zoned I-2
- 4 Docks
- 1 Drive-in
- ESFR Sprinkler System
- Available Immediately

- **Gross Lease Rate Including Utilities: \$6.25 PSF**
Inclusive of all Operating Expense (real estate taxes, insurance, common area maintenance - with no pass throughs) all utilities (electric, gas, water sewer) and Master Tenant's on-site security inclusive of guard shack.

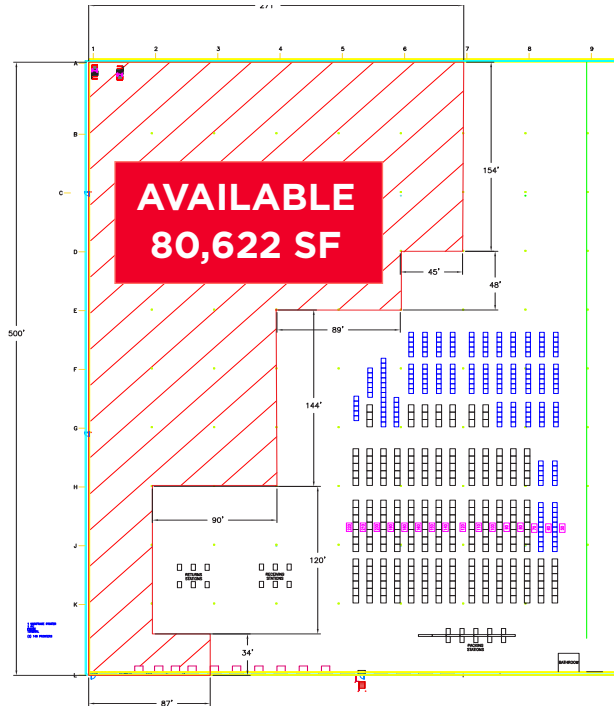
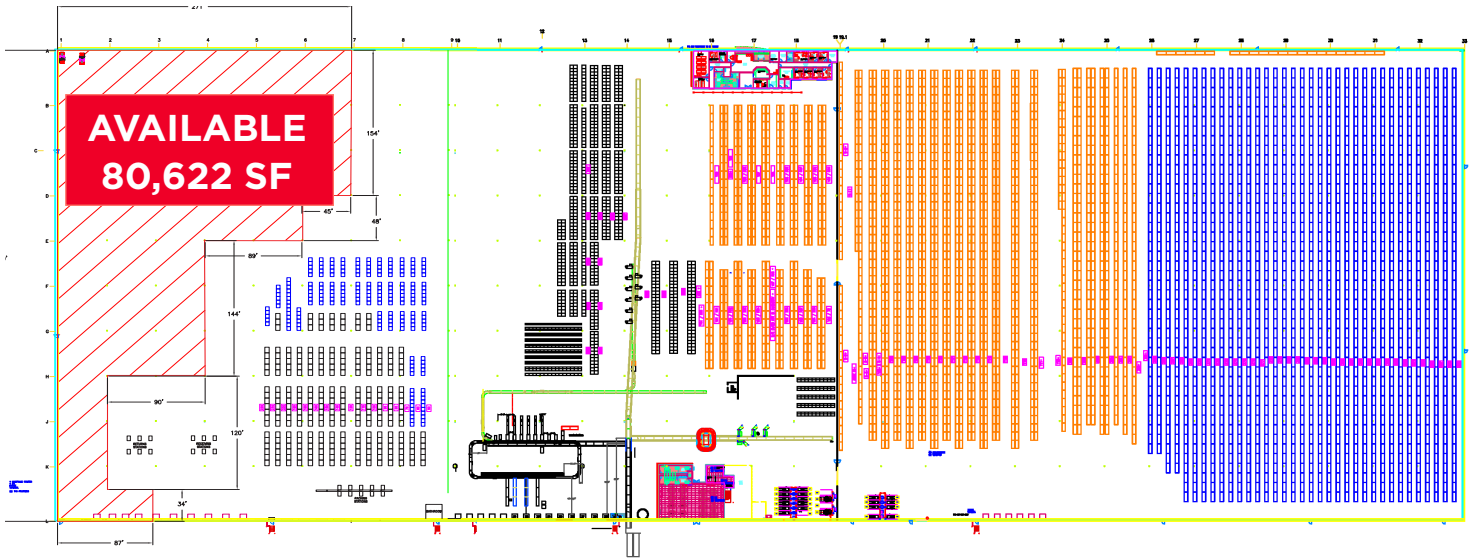


Patrick B. Lindley, SIOR
Vice Chair
Direct +1 317 639 0457
patrick.lindley@cushwake.com

Grant M. Lindley, SIOR, CCIM
Executive Director
Direct +1 317 639 0446
grant.lindley@cushwake.com



Floor Plan



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Cushman & Wakefield
One American Square, Suite 1800
Indianapolis, IN 46282 | USA
Main +1 317 634 6363
Fax +1 317 639 0504