



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**8517 W. Washington Street**  
Indianapolis, IN 46231



## Property Highlights

- Total Building: 105,264 SF (±210' x 500')
- Available: 52,764 SF (Divisible)
- Office: BTS
- 28' clear height
- 5 docks with levelers & seals (9' x 10')  
(8 additional docks possible)
- 2 drive-in doors (12' x 14')
- ESFR fire protection
- 50' x 50' column spacing (50' x 60' speed bay)
- HVAC: Gas (55° @ 5° outside)
- 7" reinforced 4000 psi concrete
- LED lighting with occupancy sensors
- 8.71 acres
- Precast construction
- Roof: 45 mil TPO with R 20 insulation
- I-2 zoning
- 2000A power, 277/480V, 3 phase
- All municipal utilities
- 102 auto parking

Owned by:



**patch development**

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**Site Plan/Aerial**

