

**FOR SUBLEASE**  
**7745 E. 42nd Street**  
**Indianapolis, IN 46226**



**PRICE REDUCED**



**127,609 SF**

## **PROPERTY HIGHLIGHTS**

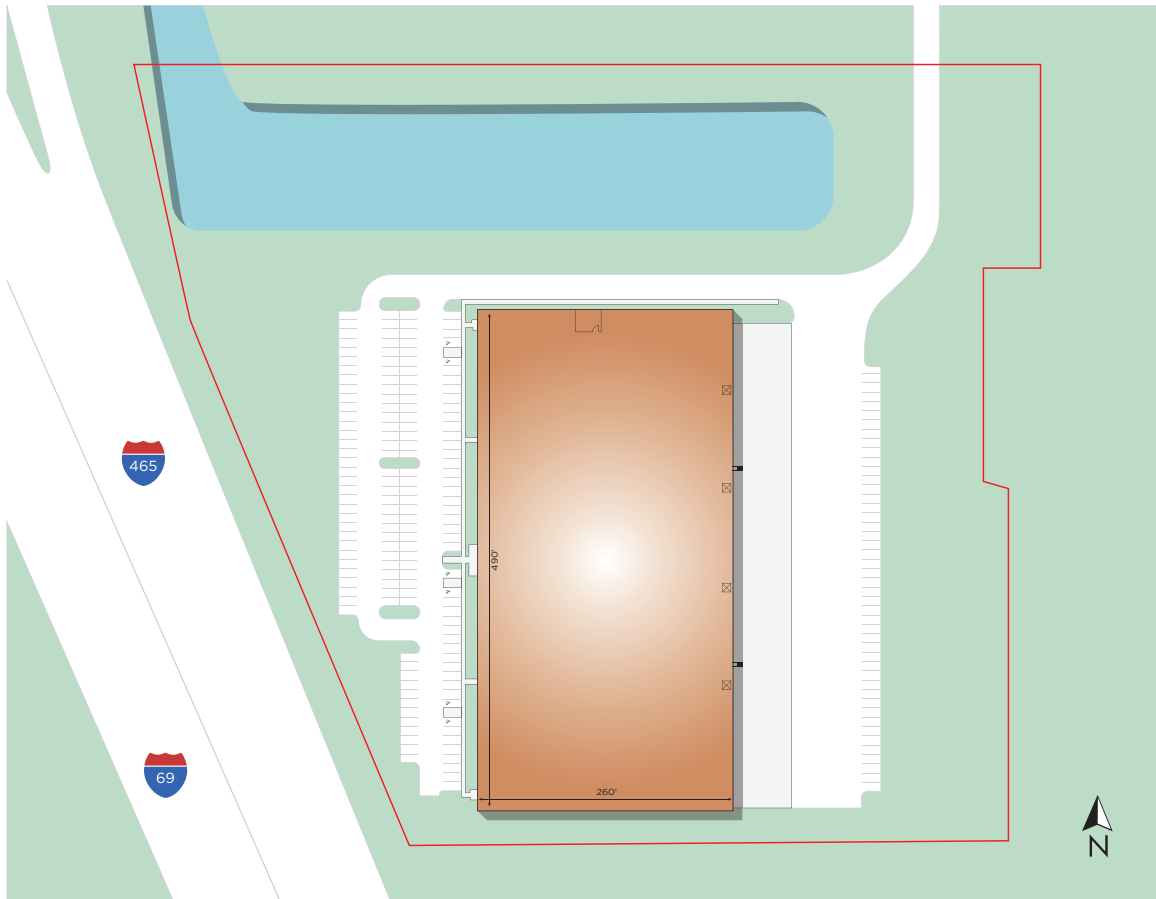
- Available SF: 127,609 SF (260' x 490')
- Office: ±4,045 SF
- Column Spacing: 50' x 50'
- Speed Bays: 50' x 60'
- Clear Height: 28'
- Electrical: 480V / 1200 Amps
- Docks: 8 (9' x 10') (with levelers, seals & lights)
- Drive-ins: 2 (12' x 14')
- Truck Court: 135' deep with 60' concrete apron
- Car Parking: 154
- Fire Protection: ESFR
- Lighting: LED fixtures with motion sensors
- Roofing: 45-mil, thermally fastened TPO
- Floor Thickness: 6" unreinforced
- State-of-the-Art construction
- Immediate access to I-465
- Exceptional I-465 visibility
- HVAC: Two rack units to heat to 65°F at 0°F
- SQF certified facility
- 3 HVLS fans
- Available: December 15, 2024
- Sublease Term: Up to 2 years

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## SITE PLAN



### Contact

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