

**FOR SUBLEASE**  
6555 E. 30th Street, Suite F  
Indianapolis, IN 46219



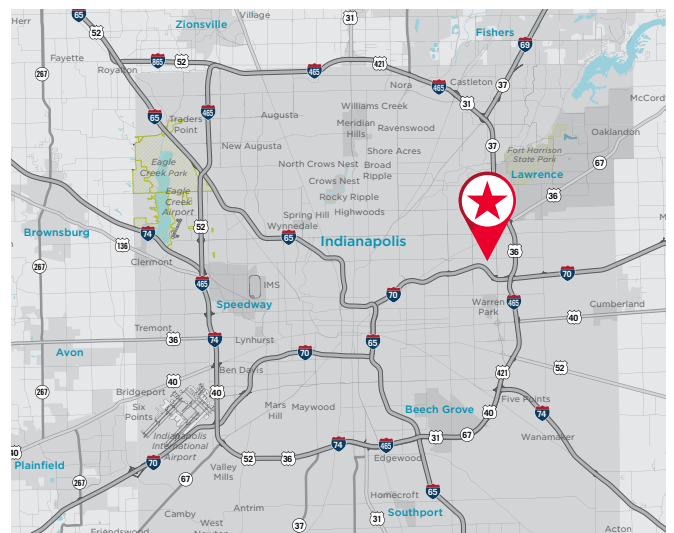
**REDUCED LEASE RATE:**  
**\$4.85/SF Industrial Gross**



## PROPERTY HIGHLIGHTS

Building is easily accessible to major highways being within 1 mile to I-70 and I-465.

- ±49,956 SF available for sublease
- ±2,700 SF office
- 4 docks
- 1 drive-in door
- 18'-6" - 22' clear height
- Wet sprinkler system
- T-5 lights with motion sensors
- Zoned I-3
- **Asking Sublease Rate: \$4.85/SF Gross**
- **Sublease thru 7/31/2026**



## Contact

GRANT M. LINDLEY, SIOR, CCIM  
Executive Director  
+1 317 639 0446  
grant.lindley@cushwake.com

JACOB SCHACKI  
Associate  
+1 317 352 2440  
jacob.schacki@cushwake.com

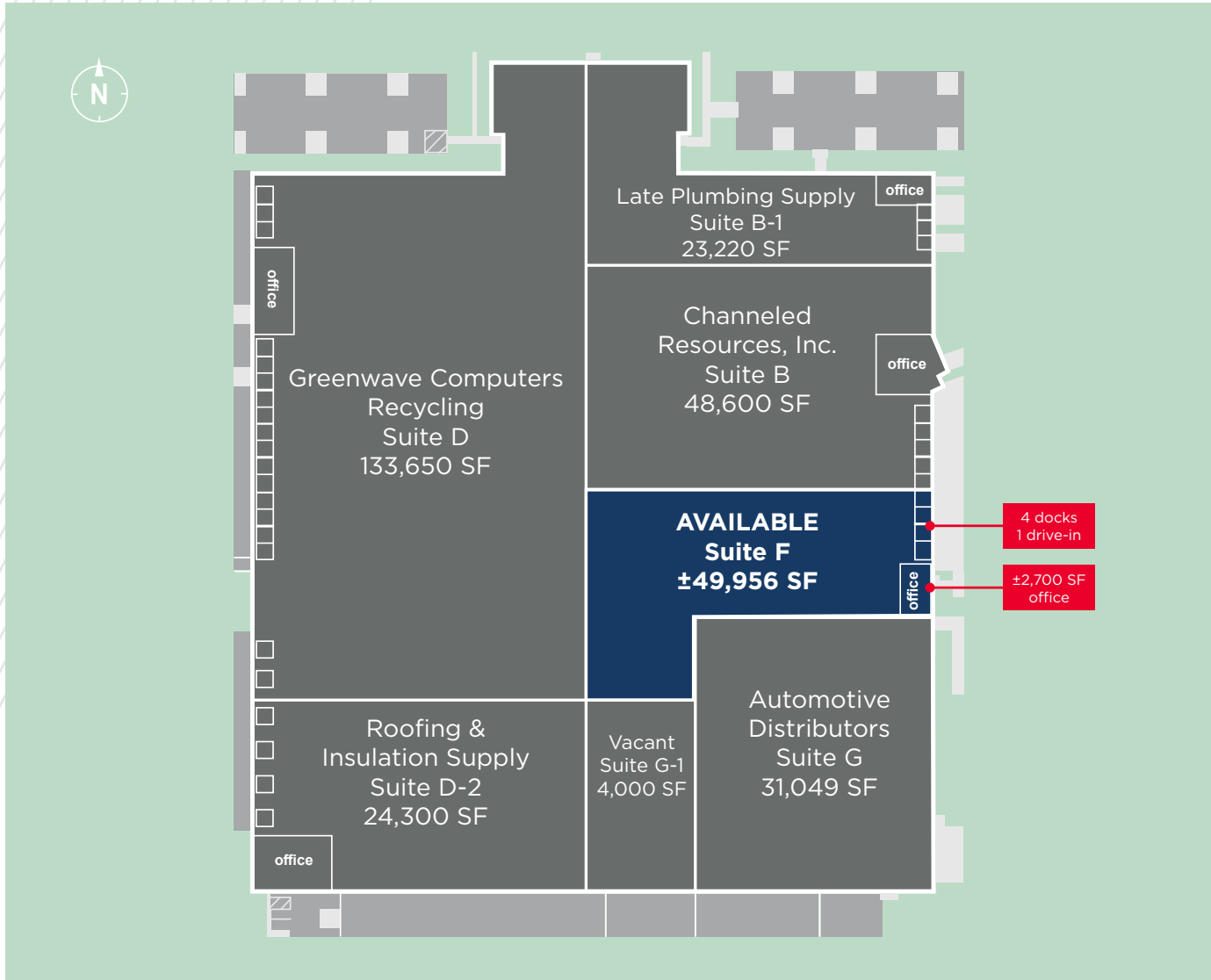
One American Square, Suite 1800  
Indianapolis, Indiana 46282  
Main +1 317 634 3434  
cushmanwakefield.com

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**BUILDING LAYOUT**

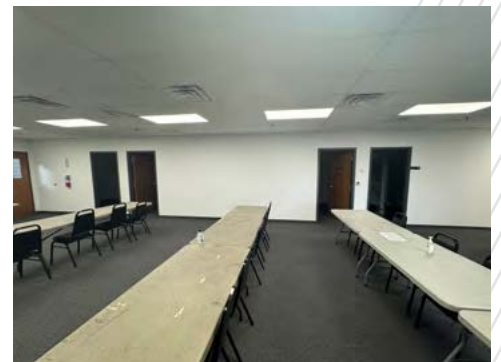
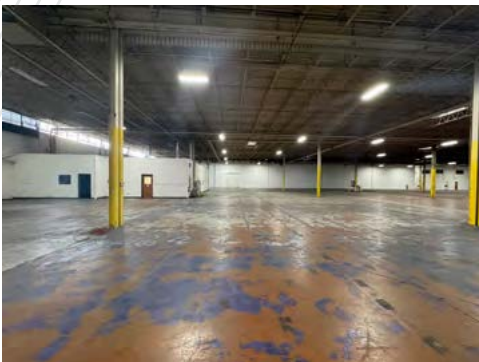


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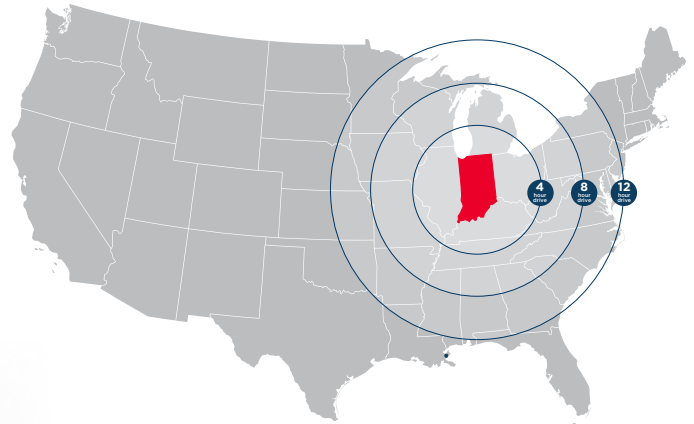
**PHOTOS**



# THE INDIANA ADVANTAGE



Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the **CROSSROADS OF AMERICA**, more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.



## STRONG FUNDAMENTALS

- AAA bond rating
- Right to Work State
- 4.9% Corporate Income Tax Rate
- 1-3% Capped Property Taxes
- No Inventory Tax
- No Manufacturing Equipment Sales Tax

**#1** In pass through highways  
 Located at the **MEDIAN CENTER** of the **U.S. POPULATION**

**#1** In Midwest  
**#9** In the U.S.  
**BUSINESS TAX CLIMATE**

**#1** In Midwest  
**#5** In the U.S.  
**BEST STATE FOR BUSINESS**

**#3** INFRASTRUCTURE  
 America's Top States for Business

**1 in 5** HOOSIERS  
 Work in Advanced Manufacturing

**#2** IN U.S. FOR  
 Worldwide life-sciences exports

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 +1 317 634 6363

cushmanwakefield.com

Sources: Indiana Economic Development Corp ([iedc.in.gov](http://iedc.in.gov)), Time Magazine, CNBC.com, Tax Foundation, Chief Executive Magazine

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