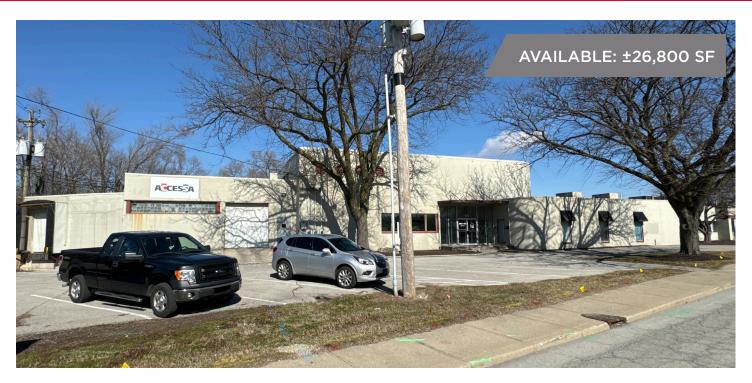


FOR LEASE

1034 E. New York Street

Indianapolis, IN 46202



Property Highlights

Available: ±26.800 SF*

Office: ±3,998 SF*

• Warehouse clear height: Minimum 10'-12' to bottom of beams

Drive-in: One 10' wide by 12' tall

· Dock: One 10' tall by 9' wide

Power: 600 amps, 480/277 volt, 3 phase

Parking: ±38 shared spaces

· Gas unit heaters

 Lease Rate: \$3.95/SF modified gross (Rate includes base year insurance and taxes.) CAM (estimated to be \$0.25-\$0.30/SF) and management fee (4% of modified gross rent) are billed separately.

Available now

* The square footages are estimates not actuals. No guarantee to the accuracy of these numbers.



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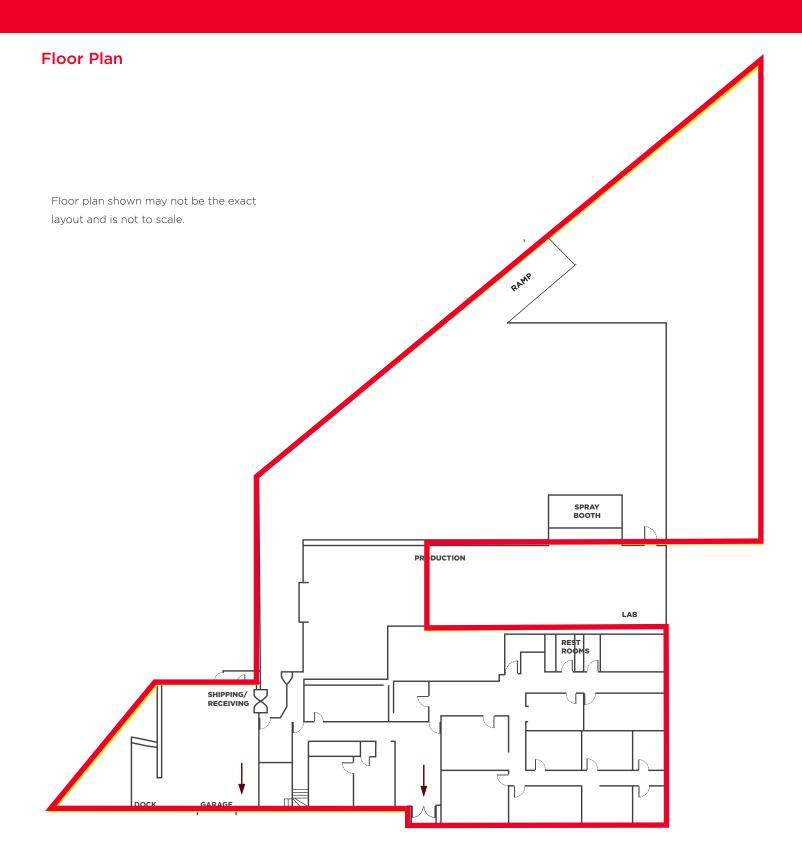
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Aerial





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