

FOR LEASE

1021 E. Michigan Street

Indianapolis, IN 46202



Property Highlights

±9,653 SF available

Office: ±2,000 SF

Clear Height: ±9.7' - ±14'

LED lighting

One 10' x 10' drive-in door (with ramp)

A/C in the warehouse

Power: 400A, 120/208V, 3-phase

±15 auto parking

Zoned CS

· Close proximity to Downtown

Lease Rate: \$5.50/SF modified gross
 Lease rate includes insurance and taxes. CAM estimated to be \$0.25 - \$0.30/SF and management fee (4% of modified gross rent) are billed separately.



Ryan E. Baker, SIOR, CCIM

Managing Director

Certified Supply Chain Professional

Direct +1 317 352 5428 Mobile +1 317 979 7182 ryan.baker@cushwake.com

One American Square, Suite 1800 Indianapolis, IN 46282 | USA

Main +1 317 634 6363 Fax +1 317 639 0504

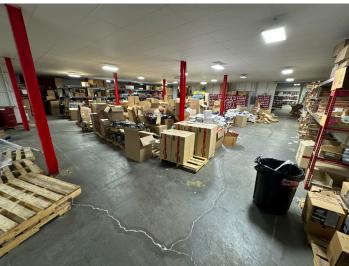
cushmanwakefield.com



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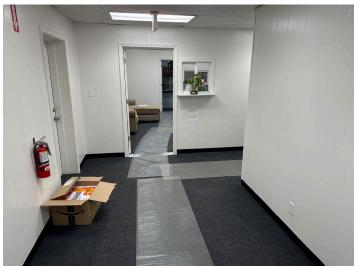
Warehouse Photos





Office Photos





CUSHMAN & WAKEFIELD

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Floor Plan



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