



FOR LEASE

281,580 SF INDUSTRIAL BUILDING

LOCATED IN AMERIPLEX BUSINESS PARK

7452 TEMPELHOF DRIVE
INDIANAPOLIS, IN 46241



CUSHMAN &
WAKEFIELD

7452 TEMPELHOF DRIVE

INDIANAPOLIS, IN 46241

Property Features

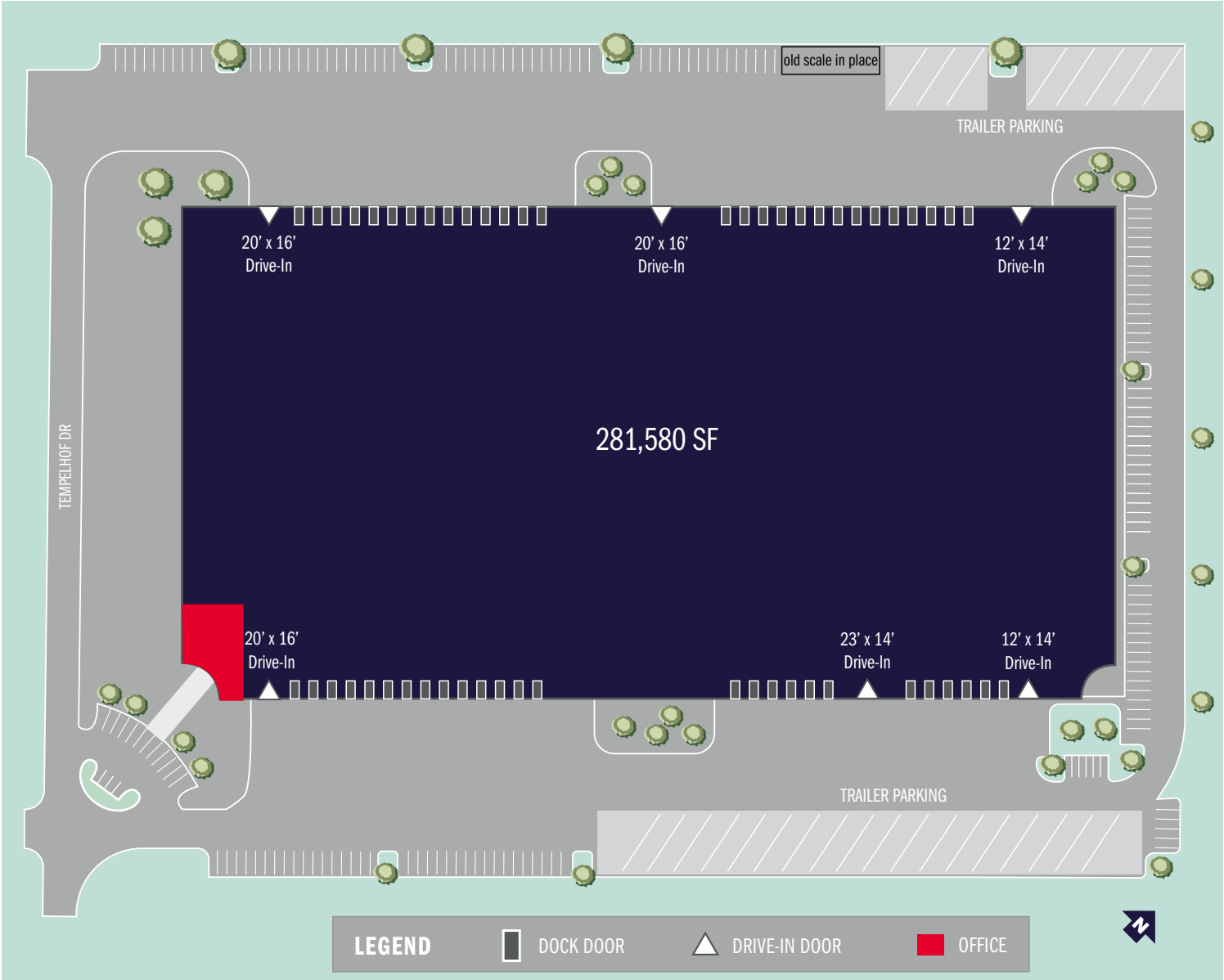
7452 TEMPELHOF DRIVE

Building Size:	281,580
Space Available:	281,580
Office Area:	TBD
Clear Height:	28'
Dock Doors:	54 (9' x 10') with Z-Guard dock protection system
Drive-in Doors:	2 (20'w x 16'h) at the end of the building and 1 (20'w x 16h) at the center 1 (23'w x 14'h) towards the center 2 (12' x 14') at the end of the building
Column Spacing:	40' x 57'; 50' at bay
Year Built:	1997
Auto Parking:	186
Trailer Parking:	24
Truck Court:	140' curb to building 60' concrete apron
Fire Protection:	ESFR
Lighting:	Currently T-5 (to be upgraded to LED)
Power:	5,200 Amps, 480/277 Volt 3 Phase, 4 Wire
HVAC:	Fully climate controlled Infrared (Solaronix) gas heaters installed along dock doors Gas-fired rooftop cooling units



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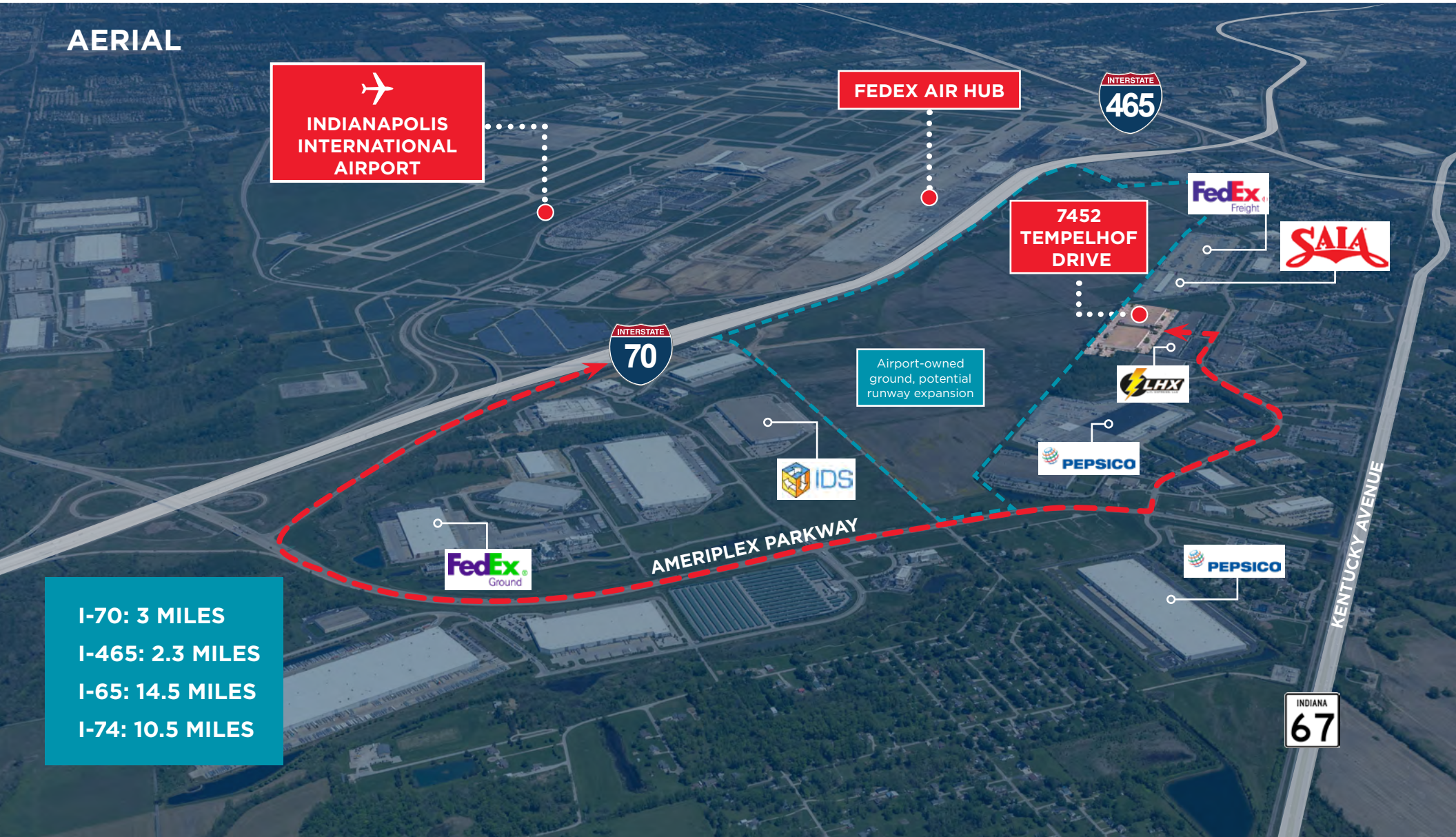
Site Plan



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AERIAL



The building is only minutes away from Interstate 70 and Interstate 465.



FOR MORE INFORMATION, CONTACT:

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