



FOR LEASE

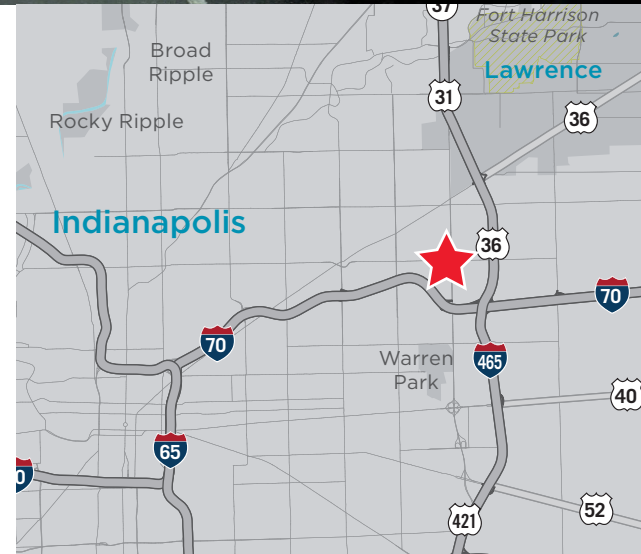
# Shadeland Business Center

3140-3192 N. Shadeland Avenue, Suite 3140  
Indianapolis, IN 46226



## Property Highlights

- 6,090 SF available
- 1,866 SF office
- Clear height: 16' - 18'
- 1 dock
- 2 drive-ins (14' x 14')
- LED lighting
- Wet sprinkler system
- Lease rate: \$8.25/SF NNN
- OPEX: \$2.86/SF (est. 2026)
- Available 10/1/2026



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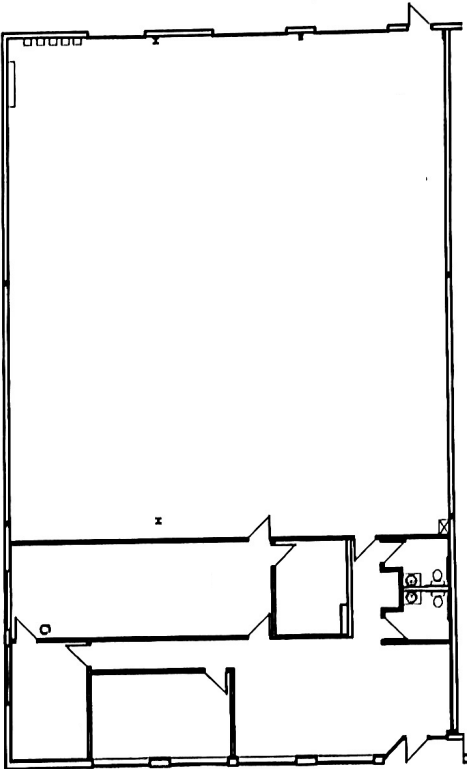


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## FLOOR PLAN



### Suite 3140

Size: 6,090 SF  
Office: 1,866 SF



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