

FOR LEASE

Post Park Business Center

8719-8861 Boehning Lane, Indianapolis, IN 46219



PROPERTY HIGHLIGHTS

Excellent visibility; west building fronts I-70

Dock and drive-in access

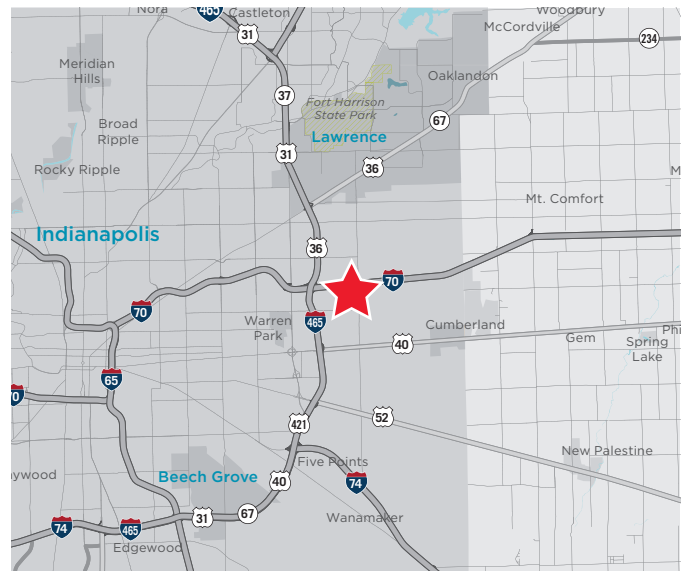
Clear height: 16' - 18'

Double row parking

Easy access to I-70 and I-465 via Post Road

Zoned CS

Wet sprinkler system



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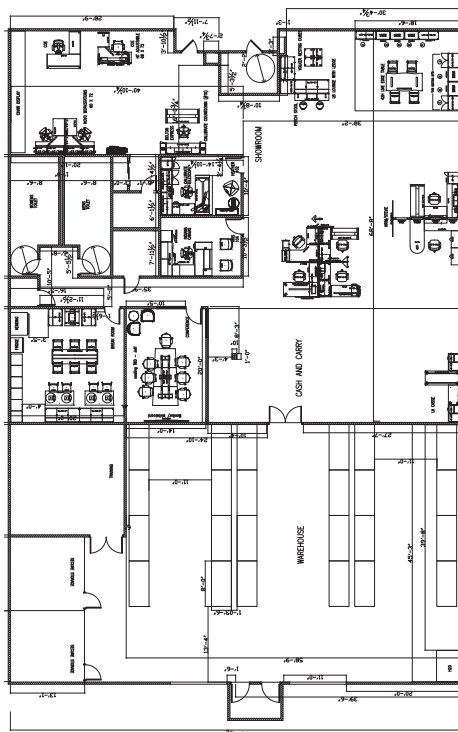


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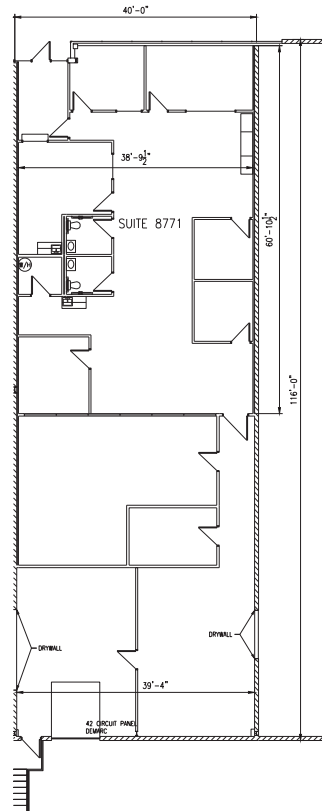
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Post Park Business Center

The site map illustrates the layout of the 21st Street Industrial Center. It features three main building complexes: the West Building, South Building, and East Building. The West Building is a long, single-story structure with multiple units, including 8719, 8735, 8751, 8767, 8771, 88783, 8801, 8809, and 8813. Units 8751 and 8771 are highlighted in red. The South Building consists of two large, adjacent units, 8740 Suite B and 8740 Suite A. The East Building is a curved, single-story structure with units 8829-8841, 8845, 8857, 8861, 8901, 8905, 8909, 2162, 2158, and 2150. The map also shows a parking lot with numerous spaces, a north arrow, and surrounding infrastructure including Interstate 70, Exit Ramp, Boehning Lane, Post Road, and 21st Street.



Suite:	8751
Total SF:	9,709 SF
Office SF:	±6,000 SF
Docks/D-1	2 / 0
Clear Ht:	16' - 18'
Base Rate/SF:	\$7.25/SF
OPEX:	\$2.90
Mo. Rent:	\$8,212.20

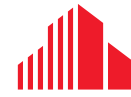


Suite:	8771
Total SF:	4,800 SF
Office SF:	±3,200 SF
Docks/D-1	1 / 0
Clear Ht:	16' - 18'
Base Rate/SF:	\$7.25/SF
OPEX:	\$2.90
Mo. Rent:	\$4,060.00

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Aerial



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