

FOR LEASE

801 S. Emerson Avenue

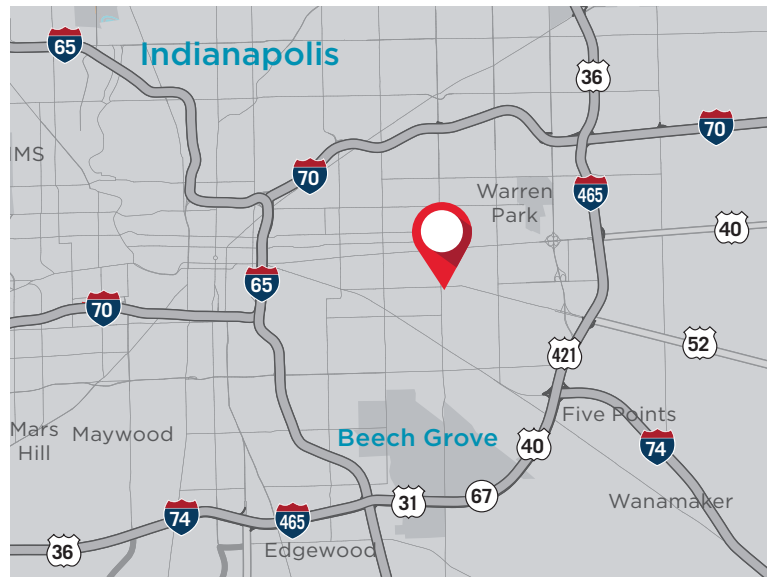
Indianapolis, IN 46203

±38,205 SF



PROPERTY HIGHLIGHTS

- ±38,205 SF Available
- ±400 SF Office
- ±20' Clear Height
- Two dock doors
- One 14' tall x 12' wide drive-in door
- LED lighting
- Tenant is responsible for their own utilities. (Water and sewer are billed back on a prorata basis and billed back as utilities.
- Lease Rate: \$4.25/SF Modified Gross incl. base year insurance and taxes. CAM (est. at \$0.20/SF) and management fee (4% of modified gross rent) are billed separately.



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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

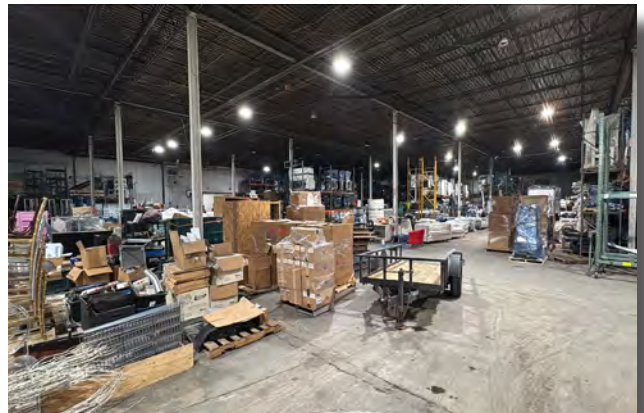
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PHOTOS



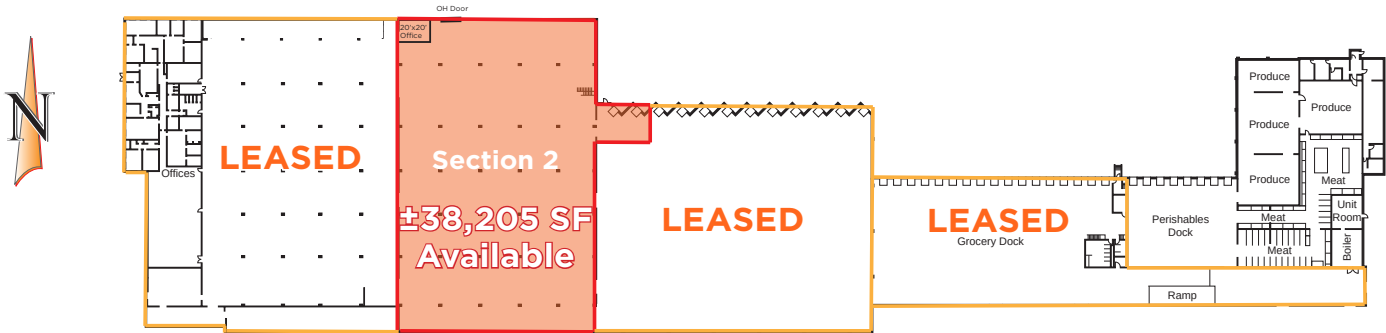
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FLOOR PLAN



AERIAL



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