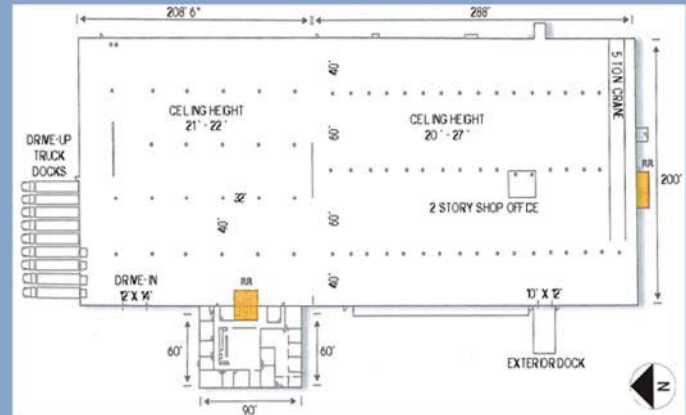


# FREESTANDING BUILDING!

3501 EAST 20TH STREET, INDIANAPOLIS, IN

## MANUFACTURING/ WAREHOUSE FACILITY

- MOVE-IN READY
- AGGRESSIVE RATES
- SMALL OFFICE AVAILABLE
- SHORT TERM AVAILABLE
- DIVISIBLE TO 7,000 SF



### PROPERTY DETAILS:

**SIZE:** 105,176 SF TOTAL  
 99,776 SF MANUFACTURING/WAREHOUSE  
 5,400 SF OFFICE

**ZONING:** I-3-U

**PARKING:** ASPHALT, 94 CARS + TRUCKS

**LOADING:** 8 DRIVE-UP DOCK DOORS  
 2 DRIVE-IN DOORS

**UTILITIES:** ELECTRICAL - IPL  
 GAS - CITIZENS GAS  
 WATER & SEWER - MUNICIPAL

**DETAILS:** HEAT - GAS  
 FLOOR - CONCRETE  
 BUILT - BUILDING IN 1968, OFFICE IN 2001  
 ELECTRICAL - 800 AMP, 480/277 VOLT, 3 PHASE  
 FIRE SAFETY - WET SPRINKLER SYSTEM  
 CONSTRUCTION - METAL  
 RESTROOMS - 5  
**5 TON CRANE**



**MOVE IN READY**

**LOW ASKING RENTAL RATES**

**TERRIFIC LOCATION FOR BUSINESS**

**CLOSE TO I-70**

**ON INDY-GO BUS ROUTE**

**RETAIL / RESTAURANTS NEARBY**

**CONVENIENT ACCESS TO I-465**

FOR MORE INFORMATION, CONTACT:

**317.595.8600** EXT. 226, OR **800.750.7675**, OR VISIT **WWW.URBAHNS.COM**

