

**FOR LEASE**  
*Industrial/Flex*

**8247**

**Indy Court**

**Indianapolis, IN 46214**

**Multi-Tenant  
Industrial/Flex**

8247 Indy Court is a multi-tenant industrial/flex property consisting of +/- 31,824 square feet. Situated on a fully improved 3.41 acres site, the property offers easy access to I-65, I-70 and I-74 via the western portion of the I-465 Indianapolis loop. The property is well maintained and offers the ideal space for a wide variety of users looking for quality industrial/flex space.



Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032

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# Building Specifications

Lease Rate:	\$9.99/SF Industrial Gross
Available Space:	+/- 1,200 SF to +/- 3,500 SF
Total Building Size:	+/- 31,824 SF
Land Size:	3.41 Acres
Zoned:	I-3



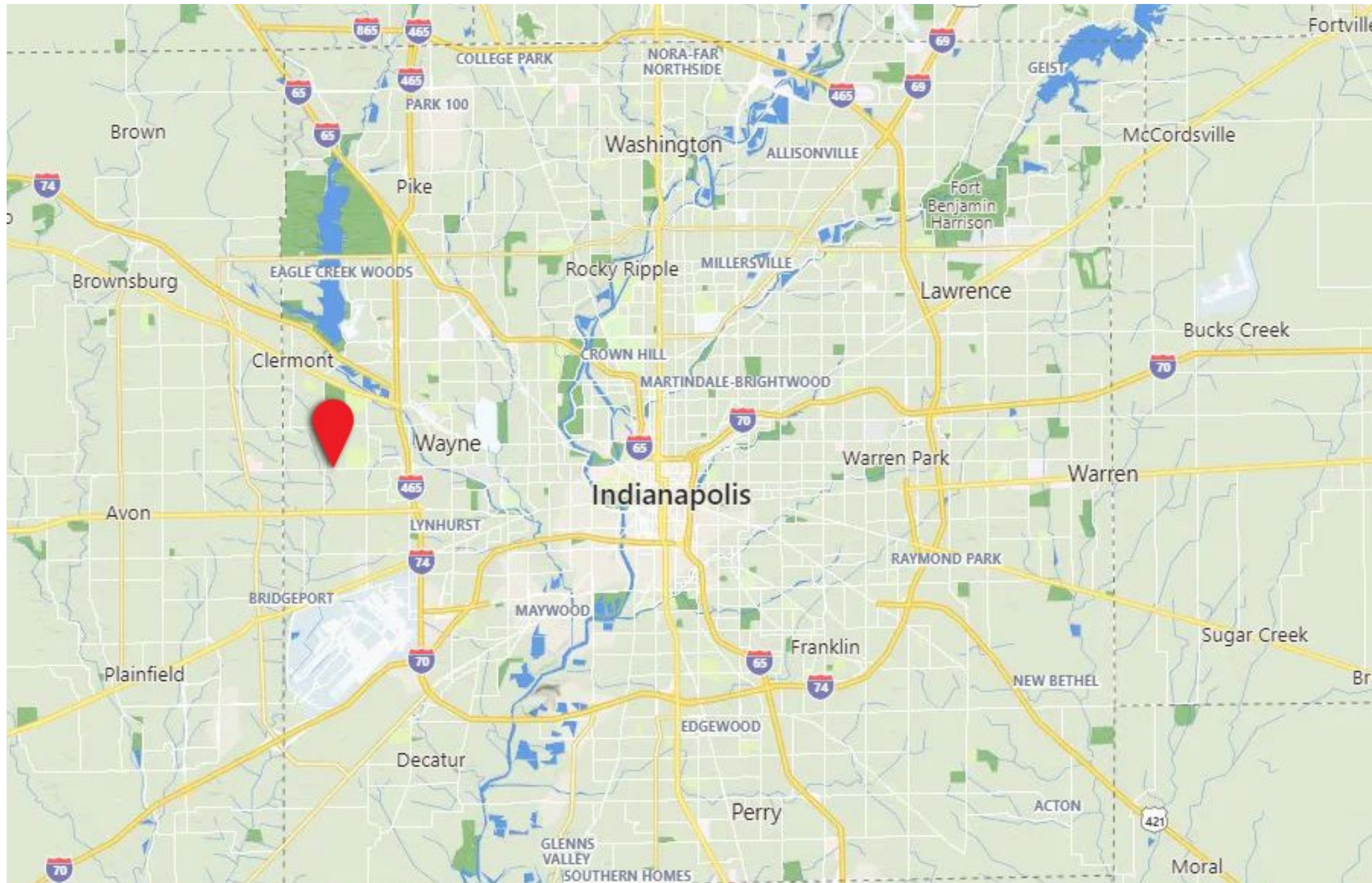
Suite	SF	Lease Rate	O/H Doors	Availability	Details
8241-8243	+/- 3,500 SF	\$9.99/SF IG	2	Now	Warehouse area (+/- 1,500 SF), office (+/- 1,500 SF), mezzanine (+/- 500 SF) Warehouse area (+/- 850 SF), office (+/- 350 SF)
8255	+/- 1,200 SF	\$9.99/SF IG	1	Now	







## Location Overview





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