

**FOR LEASE**  
*Industrial/Flex*

**1001**  
**Country Club Road**  
Indianapolis, IN 46234

**Multi-Tenant**  
**Industrial/Flex**

1001 Country Club Road is a multi-tenant industrial/flex property consisting of +/- 89,640 square feet. Situated on a fully improved 8.11 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

<b>Lease Rate:</b>	<b>\$9.99/SF Industrial Gross</b>
<b>Available Space:</b>	<b>+/- 4,000 to +/-12,000 SF</b>
<b>Maximum Contiguous Space:</b>	<b>+/- 12,000 SF</b>
<b>Total Building Size:</b>	<b>+/- 89,640 SF</b>
<b>Land Size:</b>	<b>8.11 Acres</b>
<b>Zoned:</b>	<b>I-3</b>



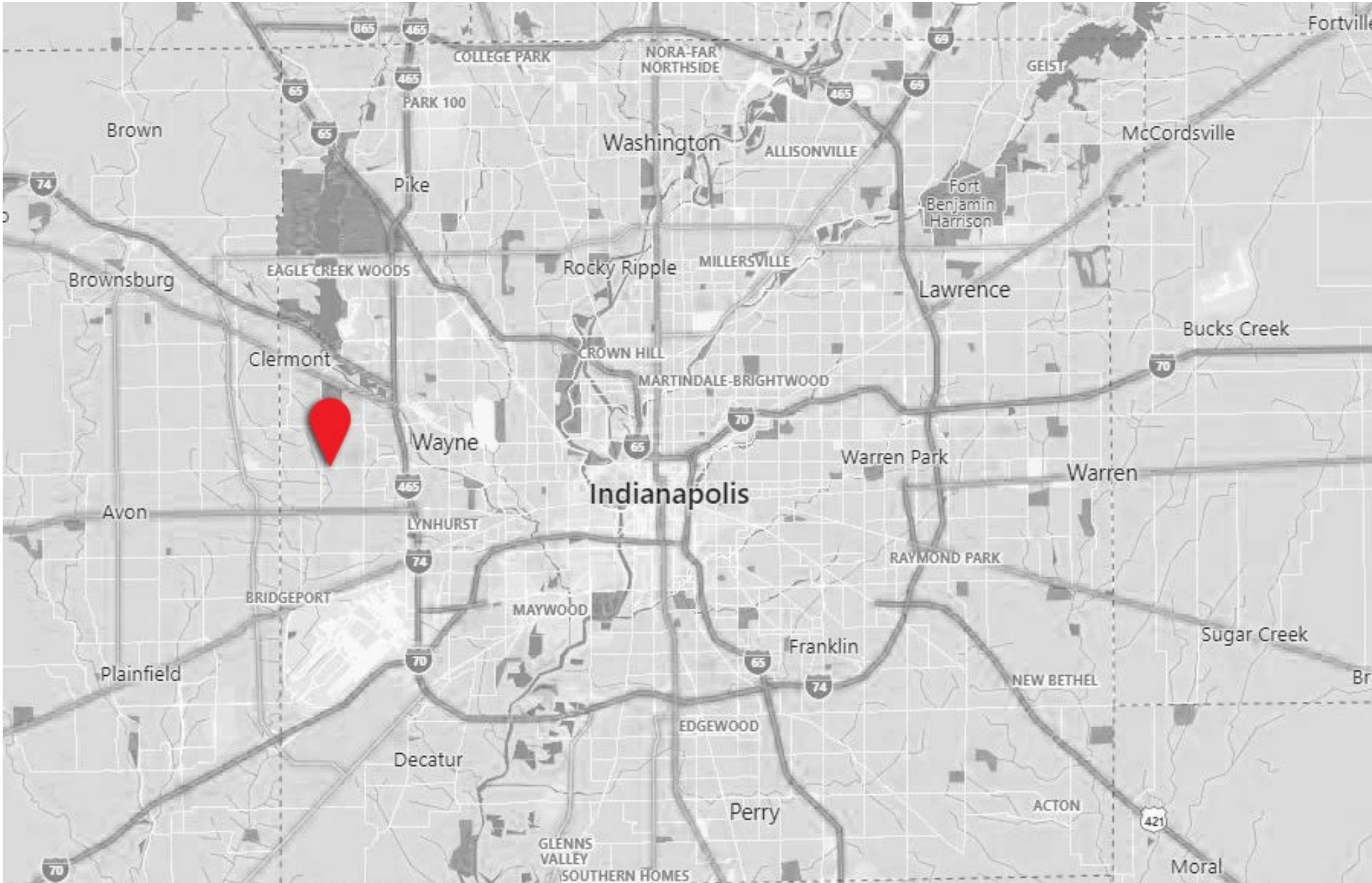
Suite	SF	Lease Rate	O/H	Dock	Availability	Details
1213	+/- 4,000 SF	\$9.99/SF IG	1 (12 x 12)	1 (10 x 8)	Now	Warehouse area (+/- 2,400 SF), office area (+/- 800 SF), two restrooms, mezzanine (+/- 800 SF)
1217	+/- 4,000 SF	\$9.99/SF IG	1 (14 x 12)	1 (10 x 8)	Now	Warehouse area (+/- 2,400 SF), office area (+/- 1,600 SF), two restrooms
1221	+/- 4,000 SF	\$9.99/SF IG	1 (14 x 12)	1 (10 x 8)	Now	Warehouse area (+/- 2,400 SF), office area (+/- 800 SF), two restrooms, mezzanine (+/- 800 SF)



# Aerial Photo



## Location Overview



# Location Overview

