

**FOR LEASE**  
*Industrial/Flex*

**7040**  
**Guion Road**

Indianapolis, IN 46268

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

7040 Guion Road is a multi-tenant industrial/flex property consisting of +/- 23,970 square feet. Situated on a fully improved 2.66 acres site zoned I-2, 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.



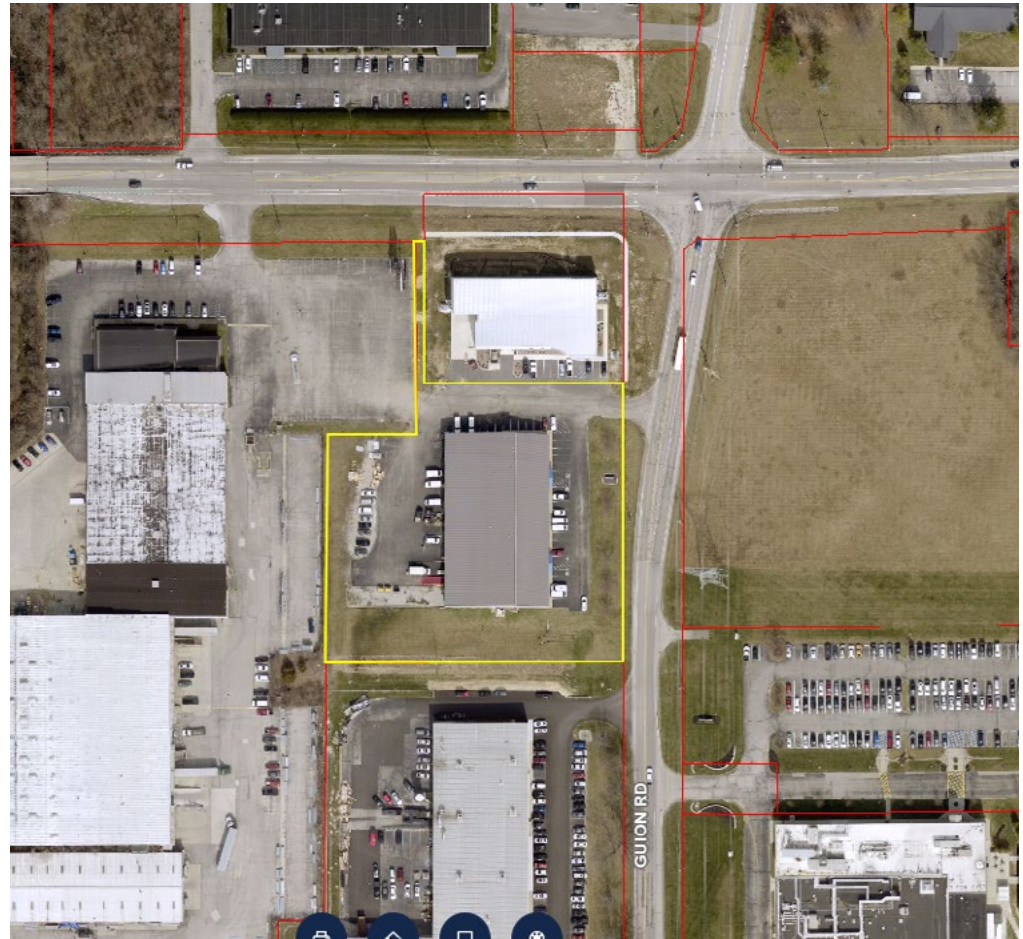
Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032

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# Building Specifications

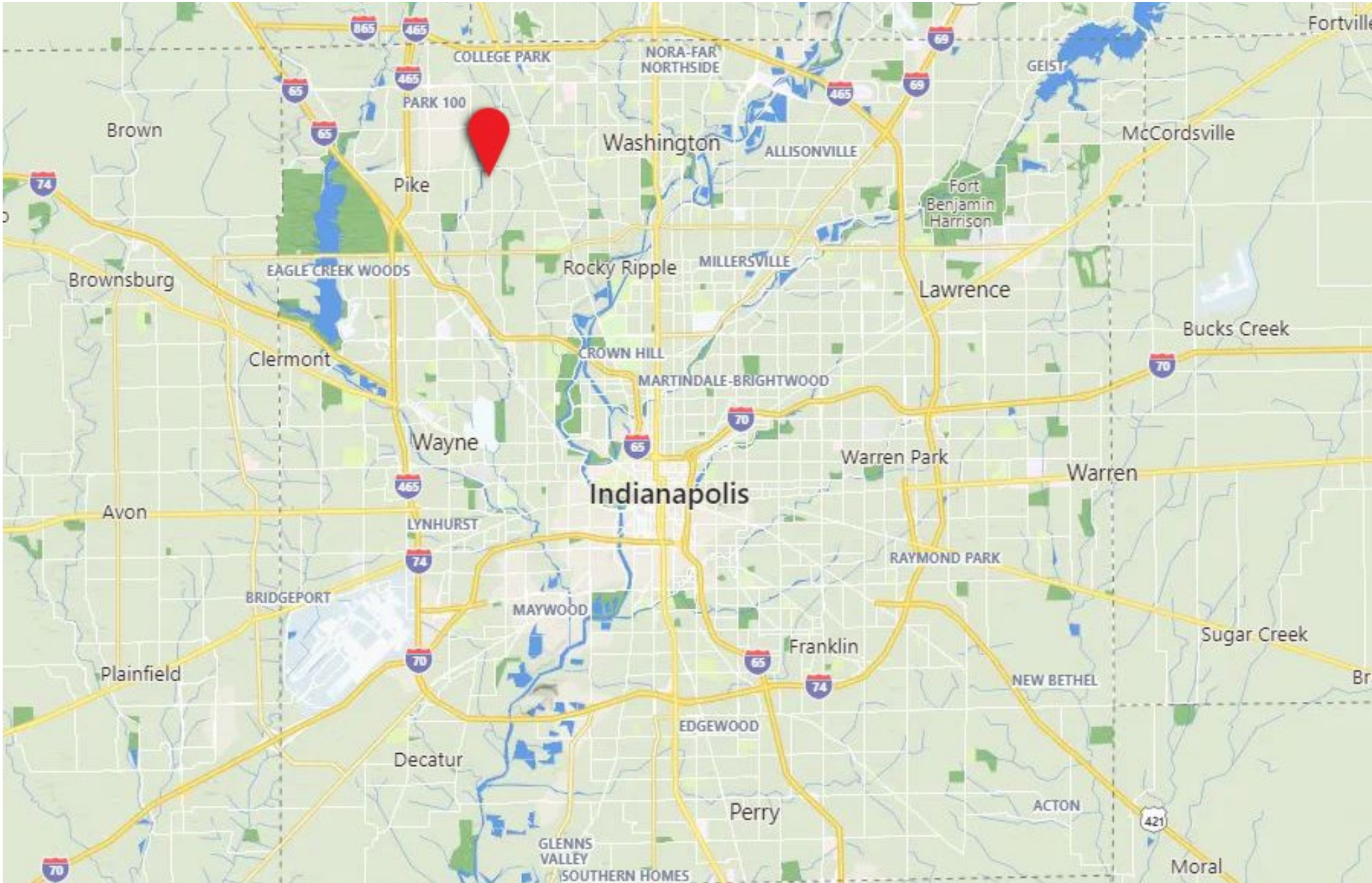
<b>Lease Rate:</b>	<b>\$12.00/SF Industrial Gross</b>
<b>Available Space:</b>	<b>+/- 8,500 SF</b>
<b>Total Building Size:</b>	<b>+/- 23,970 SF</b>
<b>Land Size:</b>	<b>2.66 Acres</b>
<b>Zoned:</b>	<b>I-2</b>



Suite	SF	Lease Rate	Dock Doors	Availability	Details
7040	+/- 8,500 SF	\$12.00/SF IG	1	Now	Warehouse area, six offices, cubicle area, reception area, restrooms, and mezzanine.

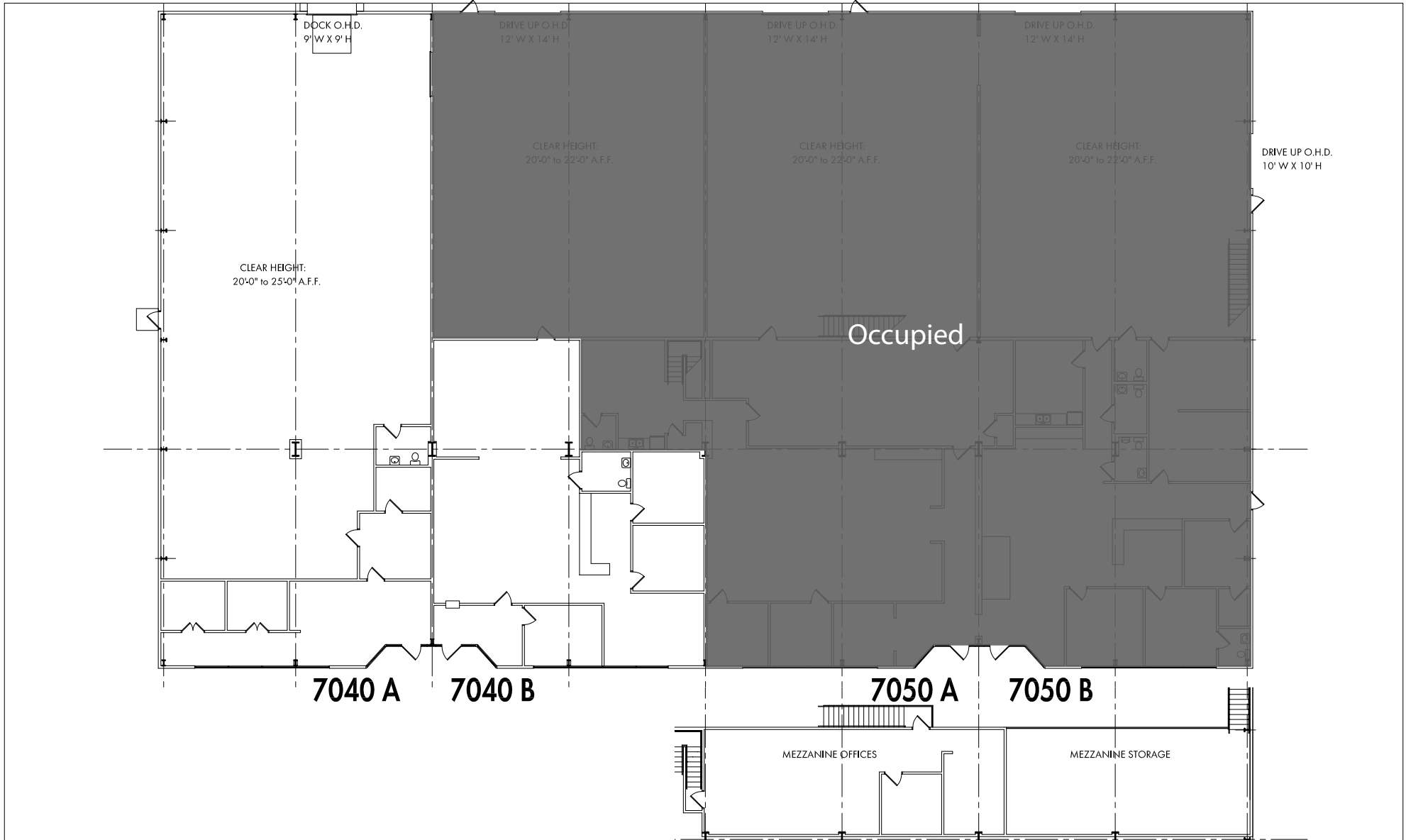


## Location Overview



# Location Overview





# 7040 A,B, 7050 A,B SUITES

OFFICE: 9,941 (EXCLUDING MEZZANINES)  
 WAREHOUSE: 14,029  
 TOTAL: 23,970 S.F. (EXCLUDING MEZZANINES)

OPEN MEZZANINE: 870 S.F.  
 OFFICE MEZZANINE: 1,050 S.F.

KEY PLAN:





