

FOR SALE OR LEASE
4760 Kentucky Avenue
Indianapolis, IN 46221



MANUFACTURING FACILITY

- 134,600 Total Building Square Footage
- Primarily Air Conditioned Manufacturing & Office Areas
- 24' - 26' Ceiling Height
- 10,000 Amps of Distributed Power
- Air Lines, Compressed Air, Water, Power Ducts
- Adjacent to Indianapolis International Airport and Full Interchange at I-465
- Close Proximity to I-70 and I-74

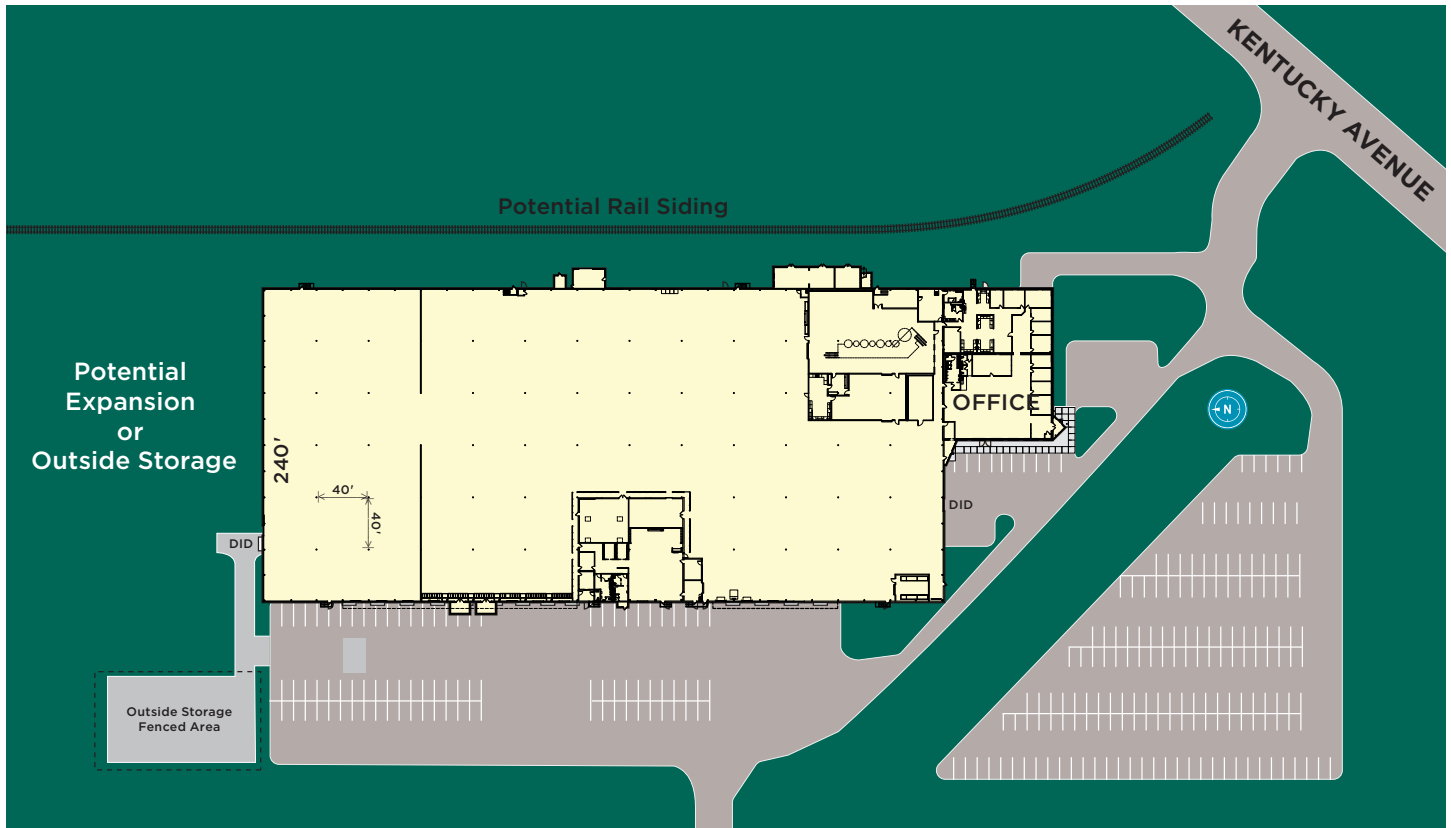


For more information, contact:

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General Specifications:

Building SF: 134,600 SF Total
9,512 ± SF Office

Land: ±13.8 Acres

Ceiling Height: 24' - 26'

Loading: 6 Dock Doors, 1 Drive-in

Parking: 202 Cars

Column Spacing: 40' x 40'

Heating: Gas Unit Heaters

Power: 10,000 Amps Distributed
(per Owner)

Gas: 16M Meter; 17,800,000 BTU;
2 lb service

Construction: Pre-cast Concrete
with Metal Panels

Air Conditioning:
Primarily Air Conditioned
Manufacturing & Office Areas

Fire Protection: Wet System

Zoning: I-2-S (Industrial)

Rail: Potential

Other: - Compressed Air
- Outside Storage
- Land for Expansion
- Water
- Power Ducts



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