



For lease

5804 Churchman Bypass
152,239 SF available

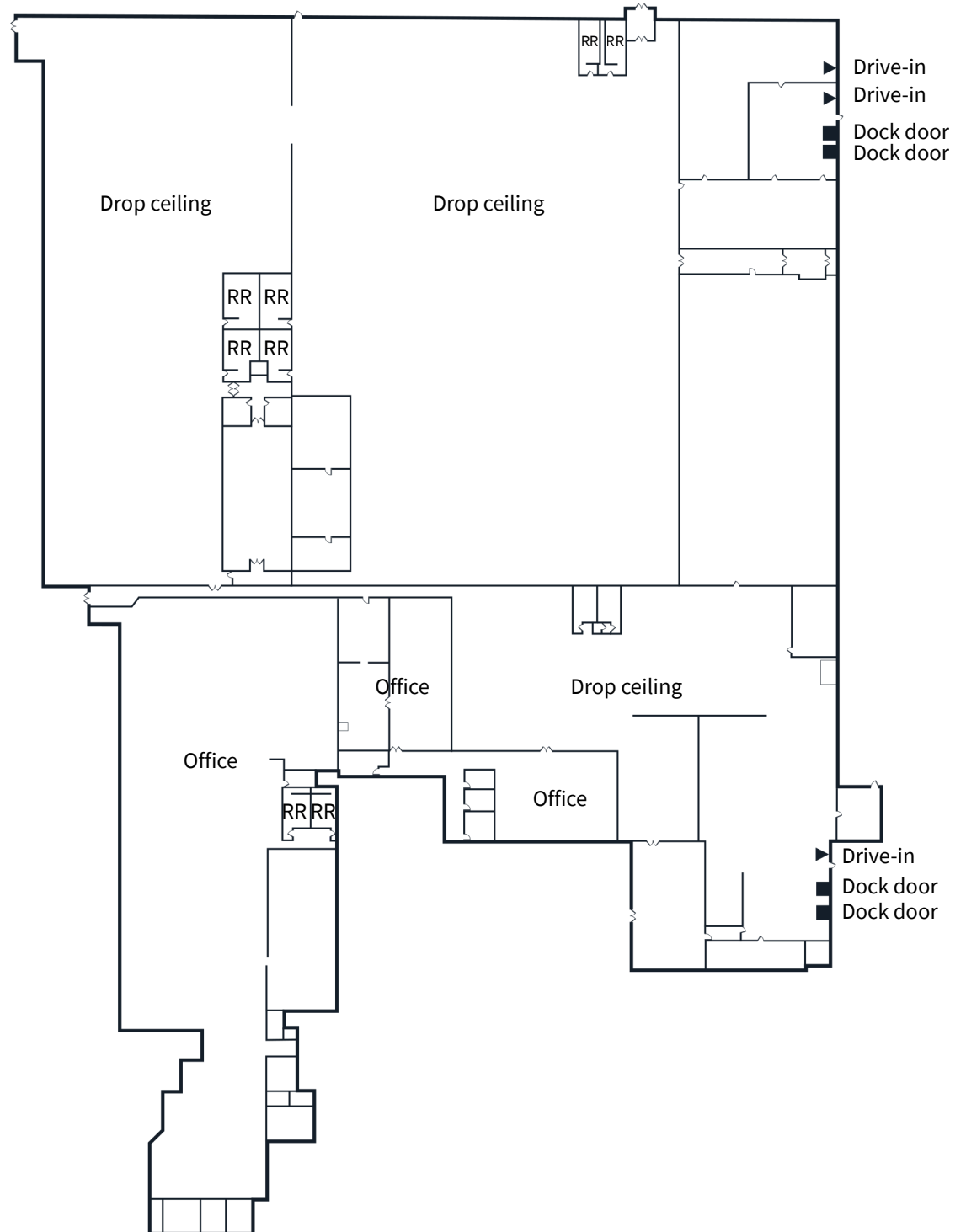
152K SF with Manufacturing-Ready Infrastructure

Property specifications

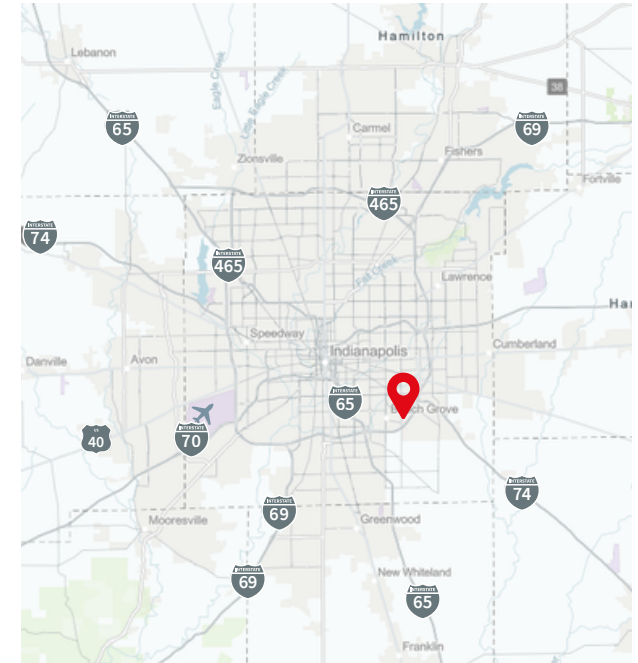
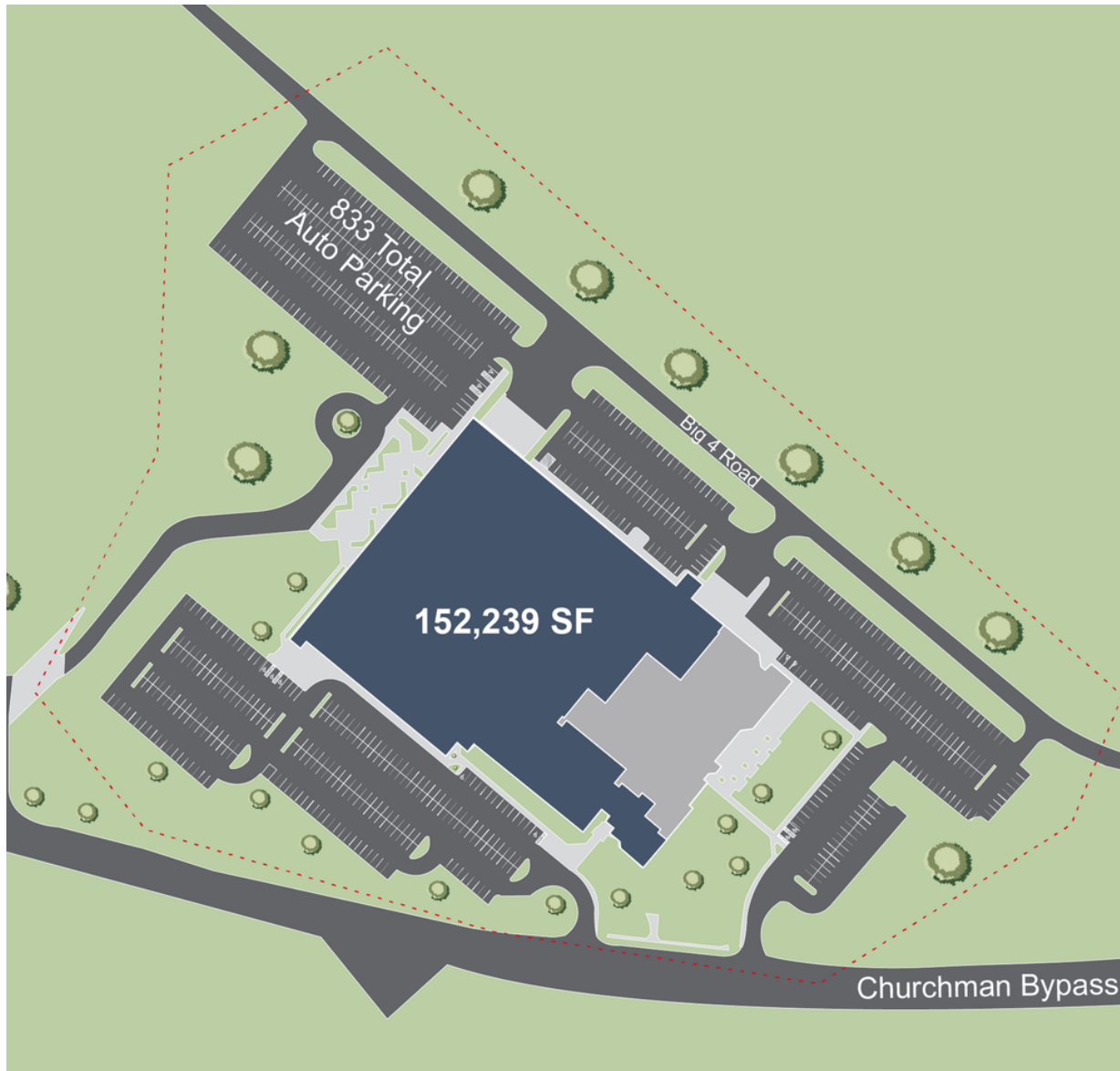
- 206,272 SF total building size
- 152,239 SF available
 - 38,000 SF office
- Available 10/1/2026
- 12' - 20' clear height
- 4 dock doors
- 3 drive-in doors
- 30' x 30' column spacing
- Wet sprinklers
- 833 car parking (4/1,000 SF)

Advantages and amenities

- I-3 Zoning (Light Manufacturing)
- IndyGo bus route available from South Emerson Ave
- Great local labor pool
- Air conditioned



Site plan and location



Location

- Less than 10 miles from Downtown Indianapolis
- Convenient access to I-465



JLL

Brian Buschuk

Executive Managing Director
brian.buschuk@jll.com
317 810 7180

Matt McGrady, SIOR

Executive Vice President
matt.mcgrady@jll.com
317 903 7409

Brian Seitz, SIOR

Executive Managing Director
brian.seitz@jll.com
317 810 7184

Jones Lang LaSalle Americas, Inc., a licensed real estate broker