



# For lease

5804 Churchman Bypass  
152,239 SF available

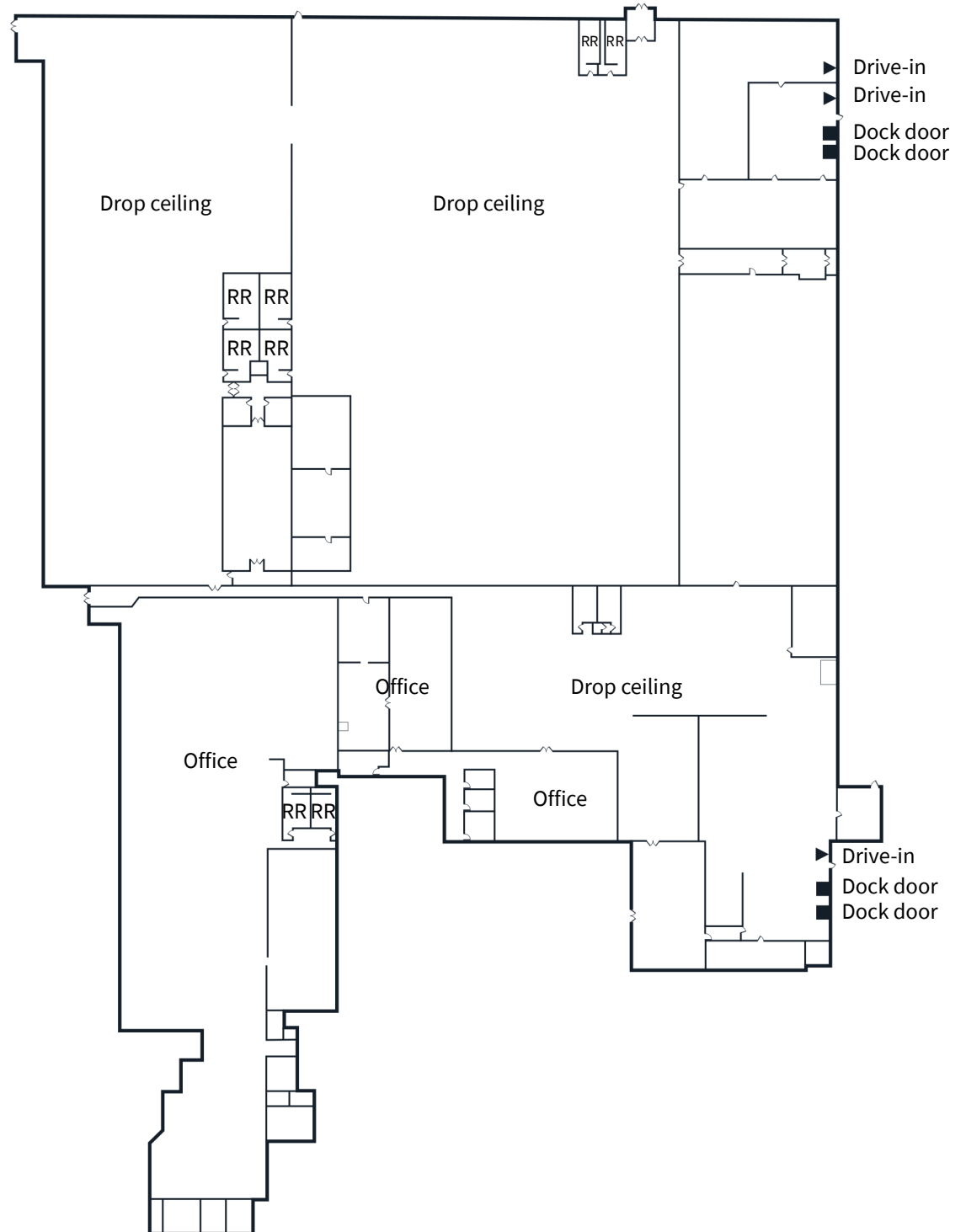
# 152K SF with Manufacturing-Ready Infrastructure

## Property specifications

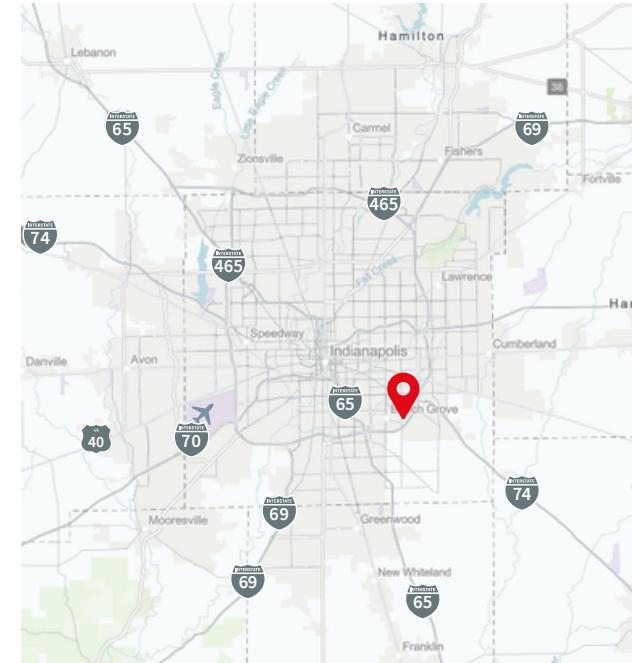
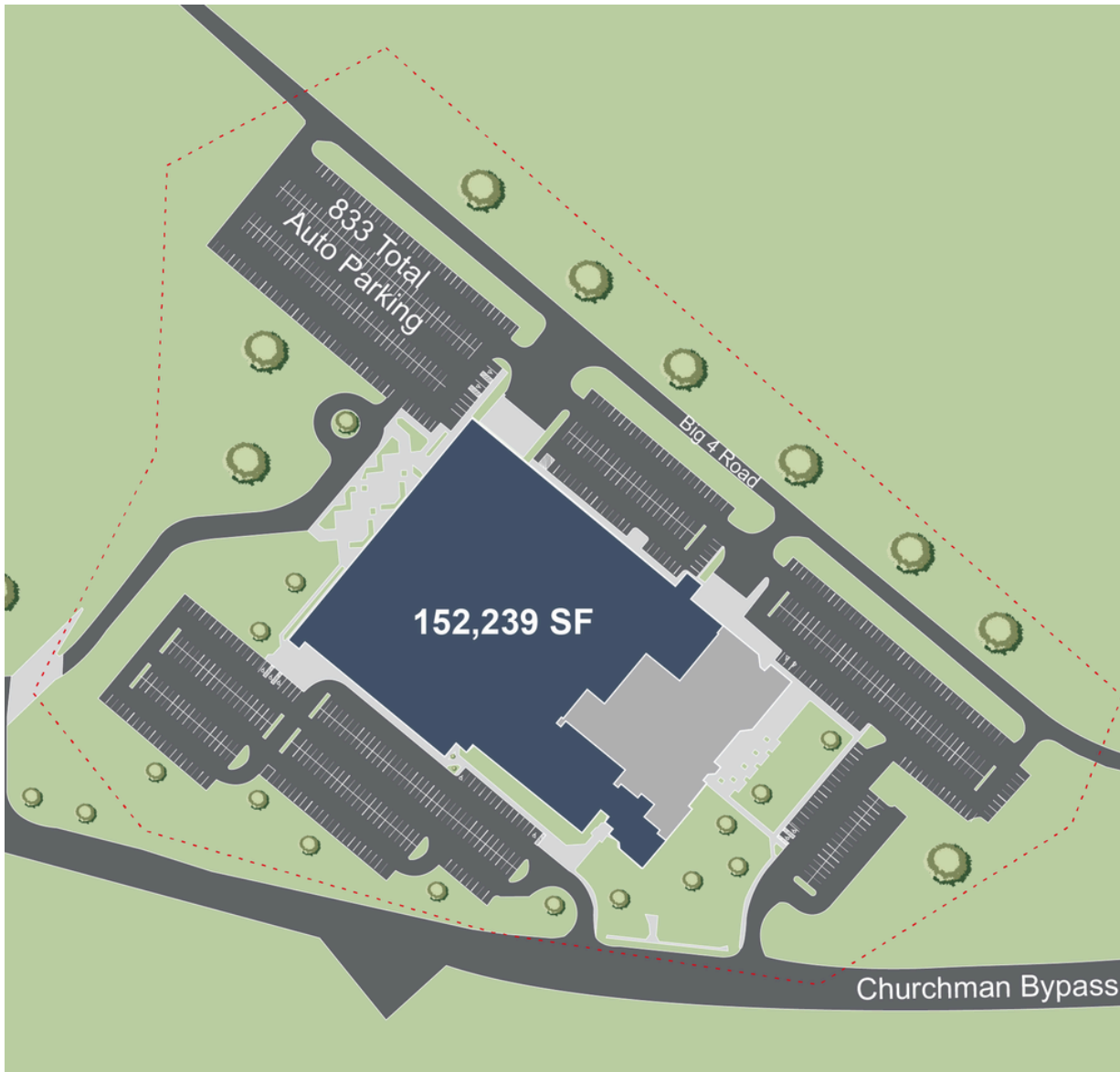
- 206,272 SF total building size
- 152,239 SF available
  - 38,000 SF office
- Available 10/1/2026
- 12' - 20' clear height
- 4 dock doors
- 3 drive-in doors
- 30' x 30' column spacing
- Wet sprinklers
- 833 car parking (4/1,000 SF)

## 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

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