



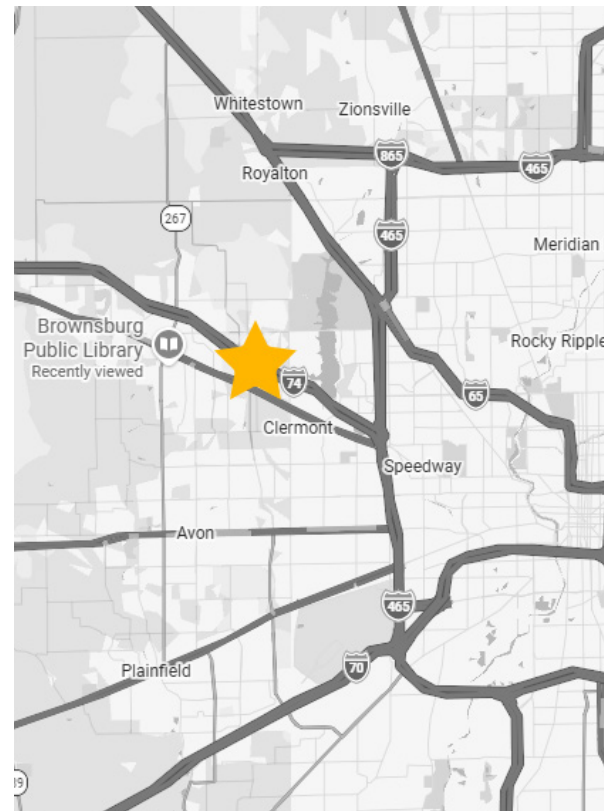
4430 N. County Rd 1000 East, Building 3 Brownsburg, IN 46112

Highlights

- Long-term sublease immediately available
- Availability in the desirable and fully leased Brownsburg Logistics Park
- Immediate access to I-74
- 1st generation - never occupied

Space Profile

Available Space	56,160 SF with ~1,780 SF office
Dock Positions	12
Drive-in Doors	0
Car Parking	±34 spaces
Trailer Parking	±17 trailer spots with concrete apron
Sublease Expiration	February 28, 2034
Available	April 1, 2026
Asking Rate	\$7.00/SF NNN
2026 Est. OpEx	\$1.67/SF

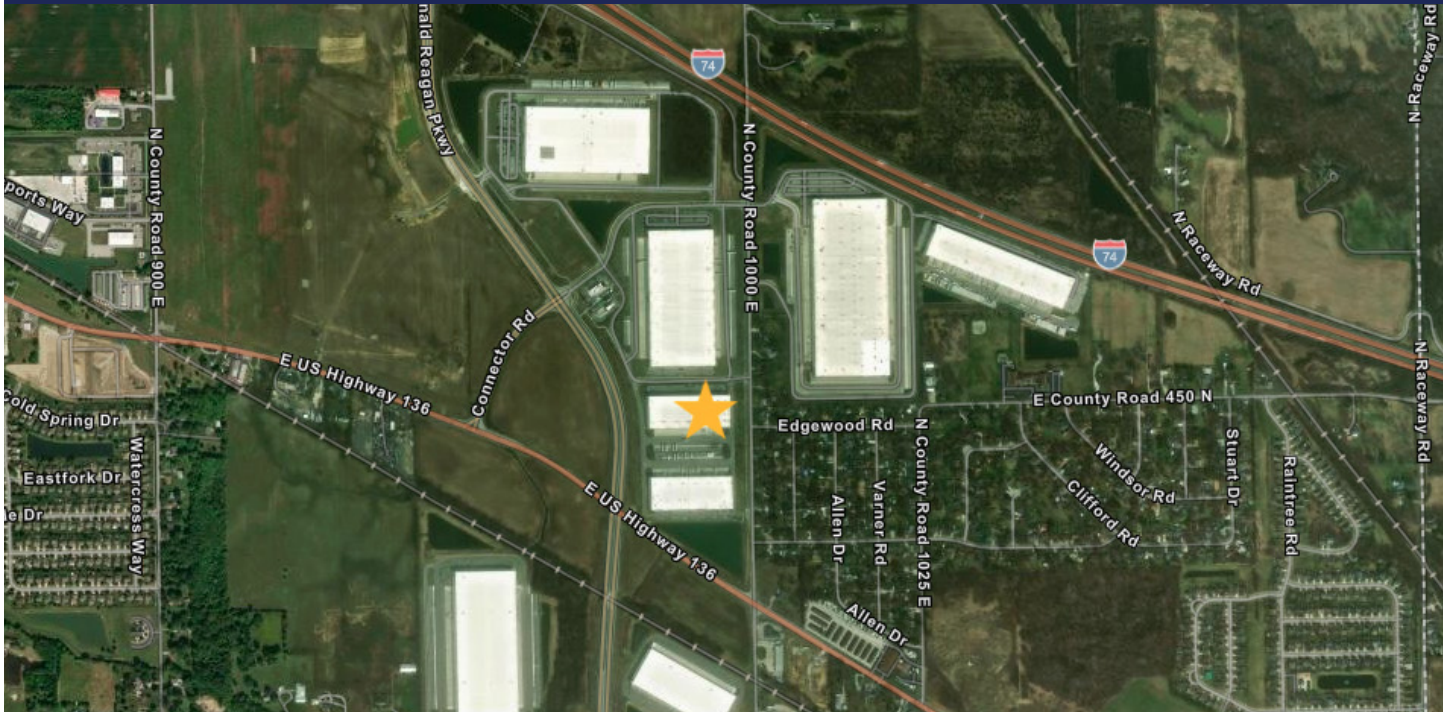


Contact

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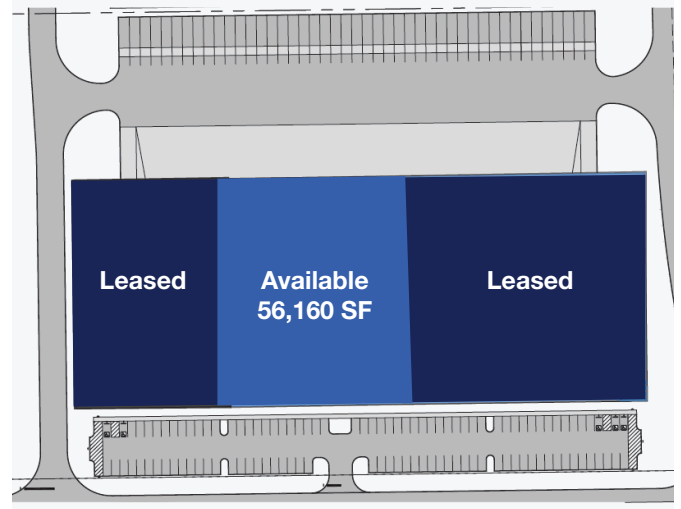
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Building Specification

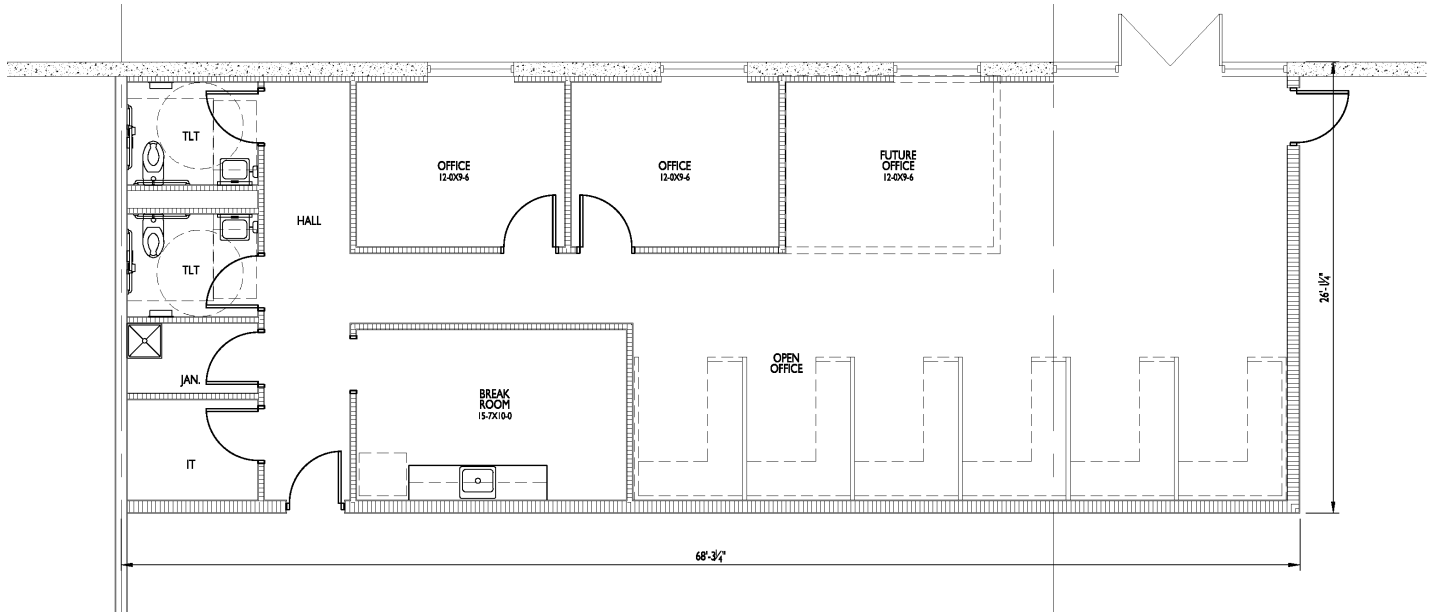
Building Size	182,520 SF
Clear Height	32'
Column Spacing	50' x 54' (60' speed bays)
Lighting	LED with motion sensors
Power	Two 500 kVa
Fire Protection	ESFR
Year Built	2024



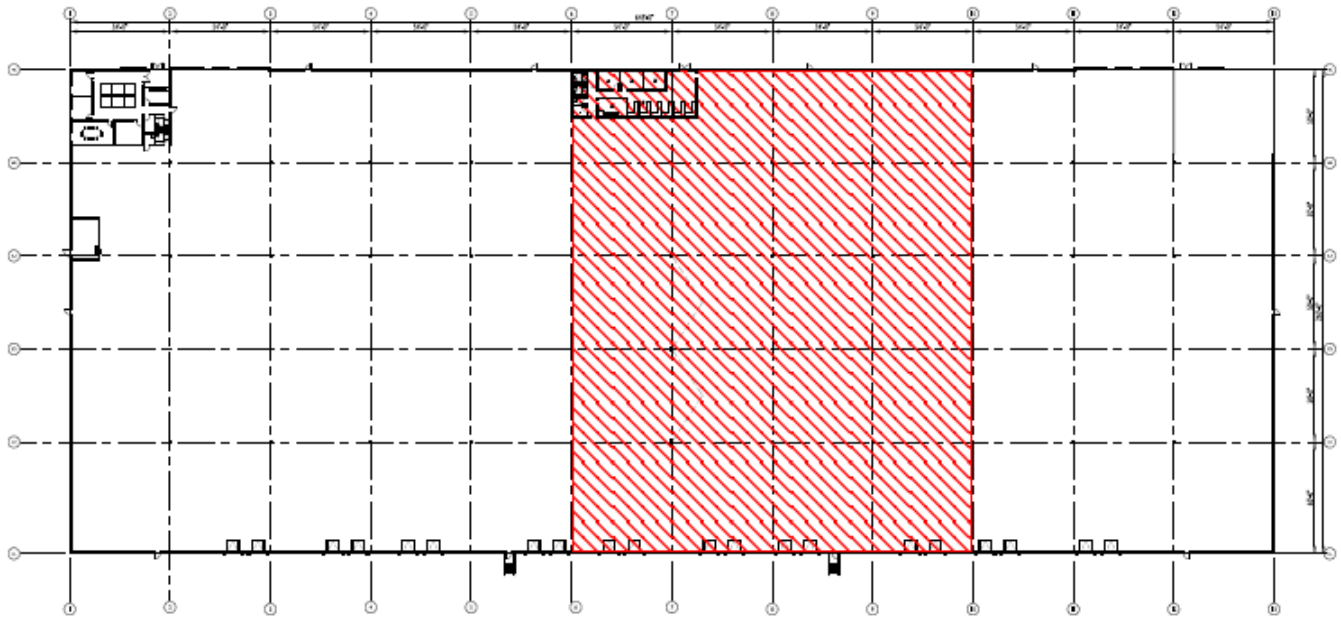
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Office Plan



Building Site Plan



4430 N. County Rd 1000 East, Building 3

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Photos



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