

WAREHOUSE/FLEX FOR LEASE

5739 Professional Circle | Indianapolis, IN 46241



Excellent Warehouse/Flex Facility in Park Fletcher, SW Indianapolis

Building:	64,806 SF
Available:	Up to 64,806 SF Multiple site options available either individually or combining warehouse and office spaces. <i>Entire facility could be made available.</i>
OH Doors:	Three drive-in doors (one 8'x8' and two 12'x14', additional possible)
Docks:	Two docks with levelers
Taxes, CAM & Insurance:	\$2.38 PSF (2025 estimate)
Lease Rate:	\$5.25 PSF NNN

Details:

- Easy access to I-465 & I-70 and very close to the Indianapolis International Airport
- Heavy electrical service (1,800 AMPS +)
- 100% air conditioned
- Recent improvements include a new roof, mechanical system, exterior LED lighting, and security fencing.

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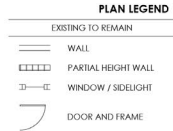
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FLOOR PLAN 1

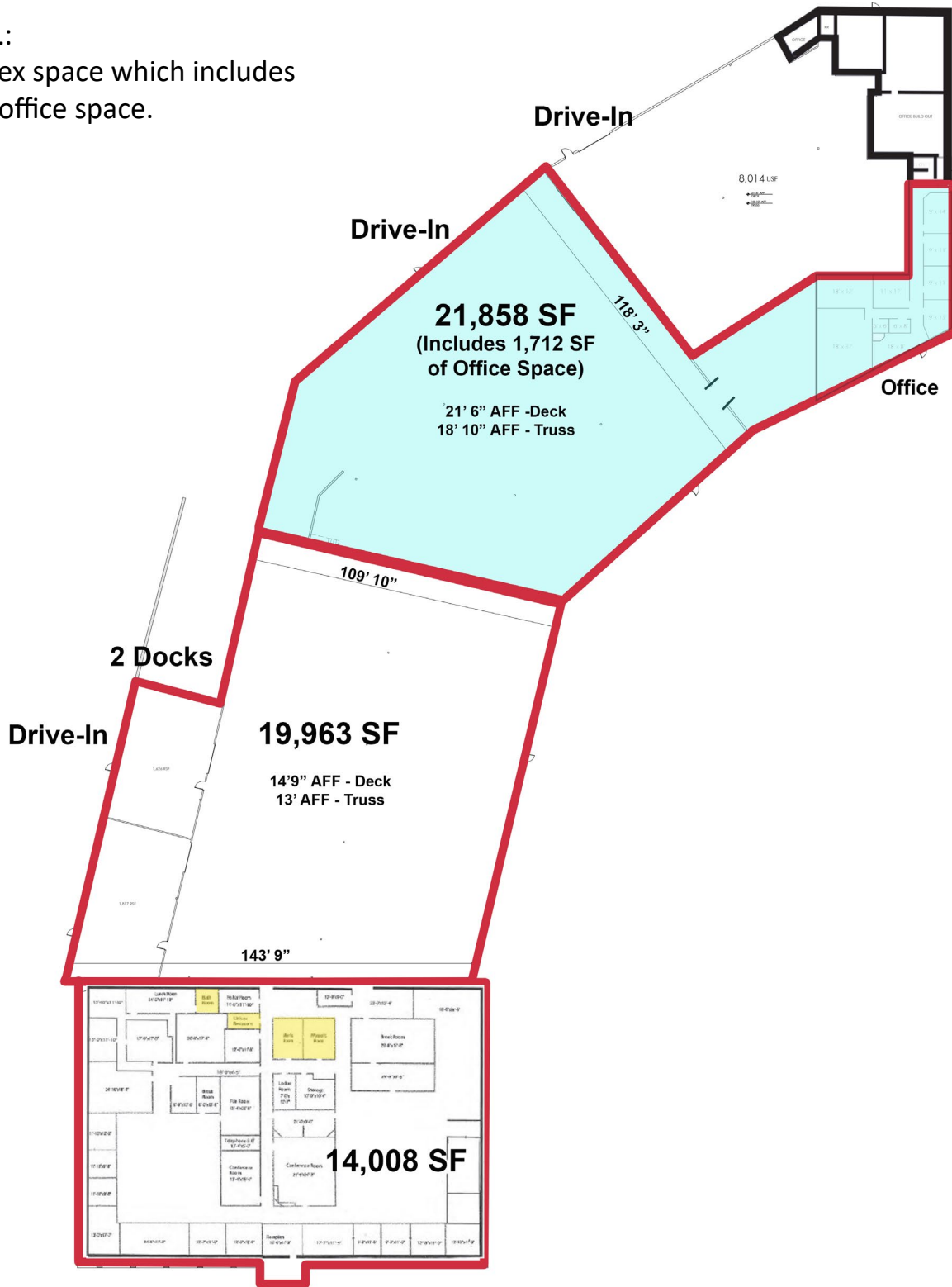
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Floor Plan 1:

21,858 SF flex space which includes
1,712 SF of office space.



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	WALL
	PARTIAL HEIGHT WALL
	WINDOW / SIDELIGHT
	DOOR AND FRAME

33,971 SF flex space which includes
14,008 SF of office space.



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Each space available individually -
2 office spaces and 2 warehouse spaces.

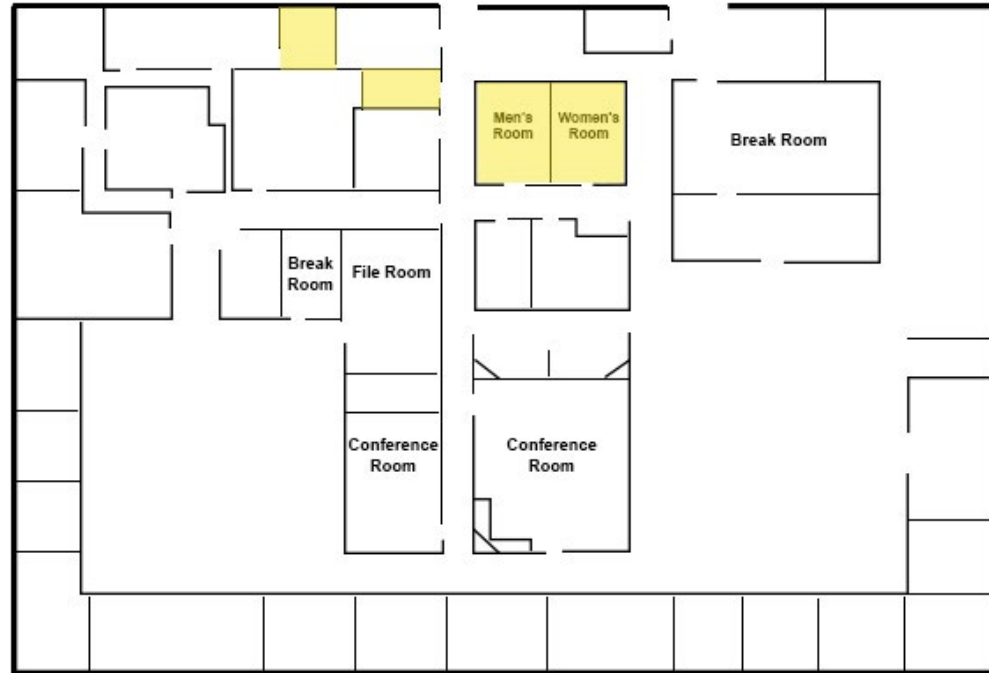


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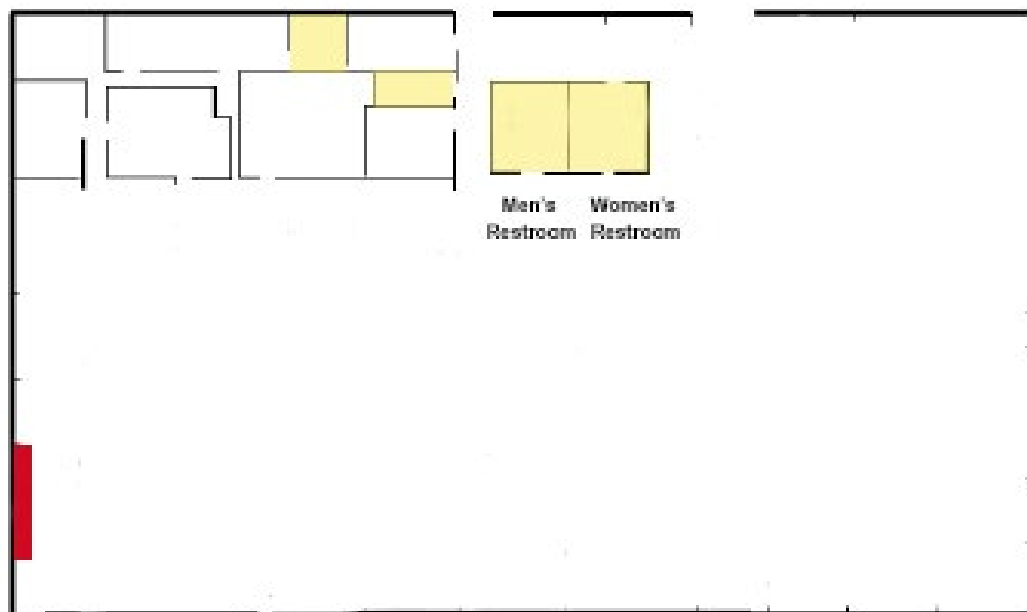
As-Built Conditions



14,008 SF Flex Space

Current layout can be modified to a more open concept, per below.
9' ceiling system currently in place throughout, 13' to truss.

CONCEPTUAL MODIFICATION



PROPERTY PHOTOS

WAREHOUSE/FLEX FOR LEASE

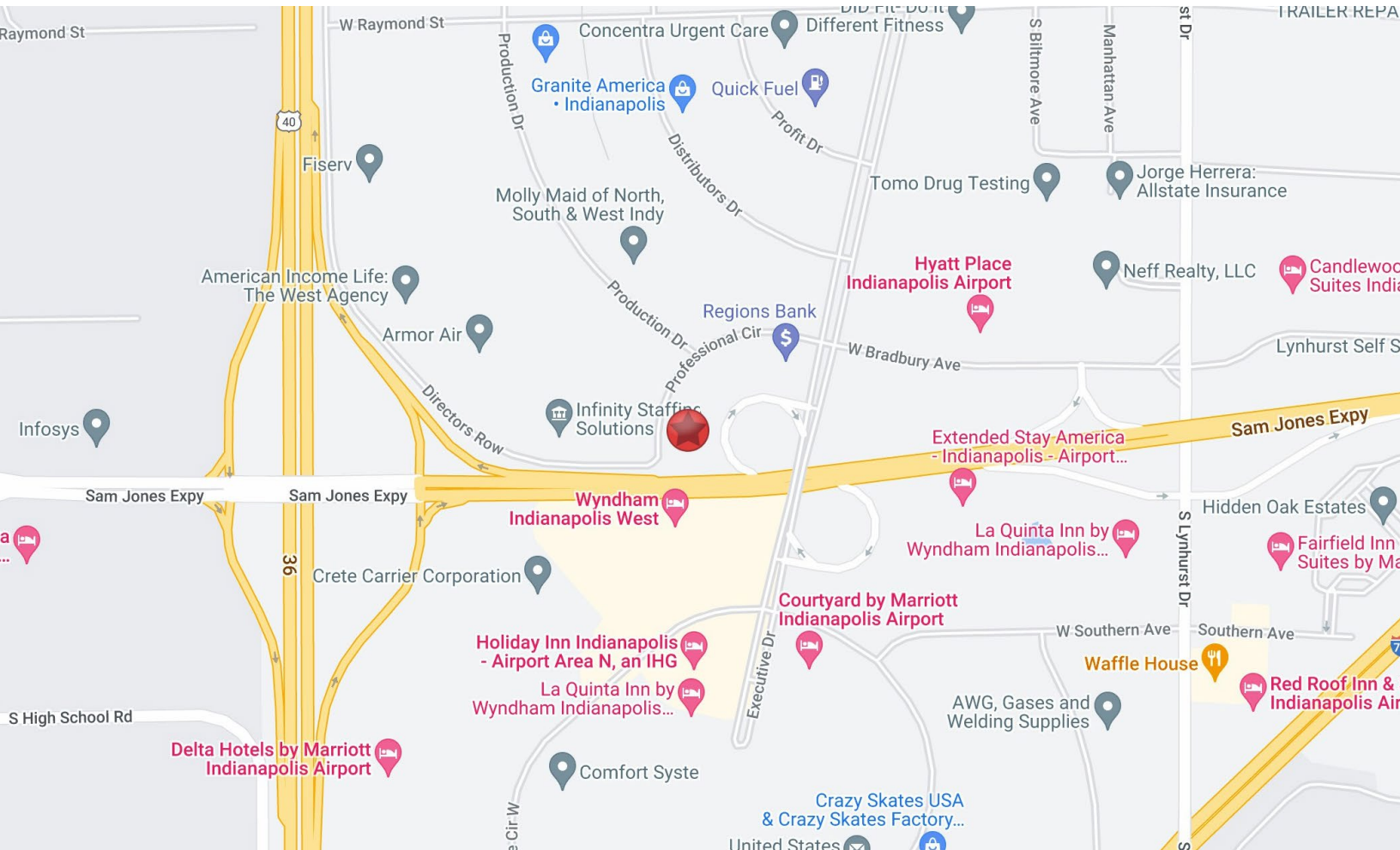
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LOCATION OVERVIEW

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- This property has immediate access to I-465, which encircles Indianapolis, via Sam Jones Expressway.
- Only 7.5 miles to downtown Indianapolis and the Indianapolis International Airport.
- The property has access to numerous national and local commercial businesses, retail amenities, hotels, and restaurants.



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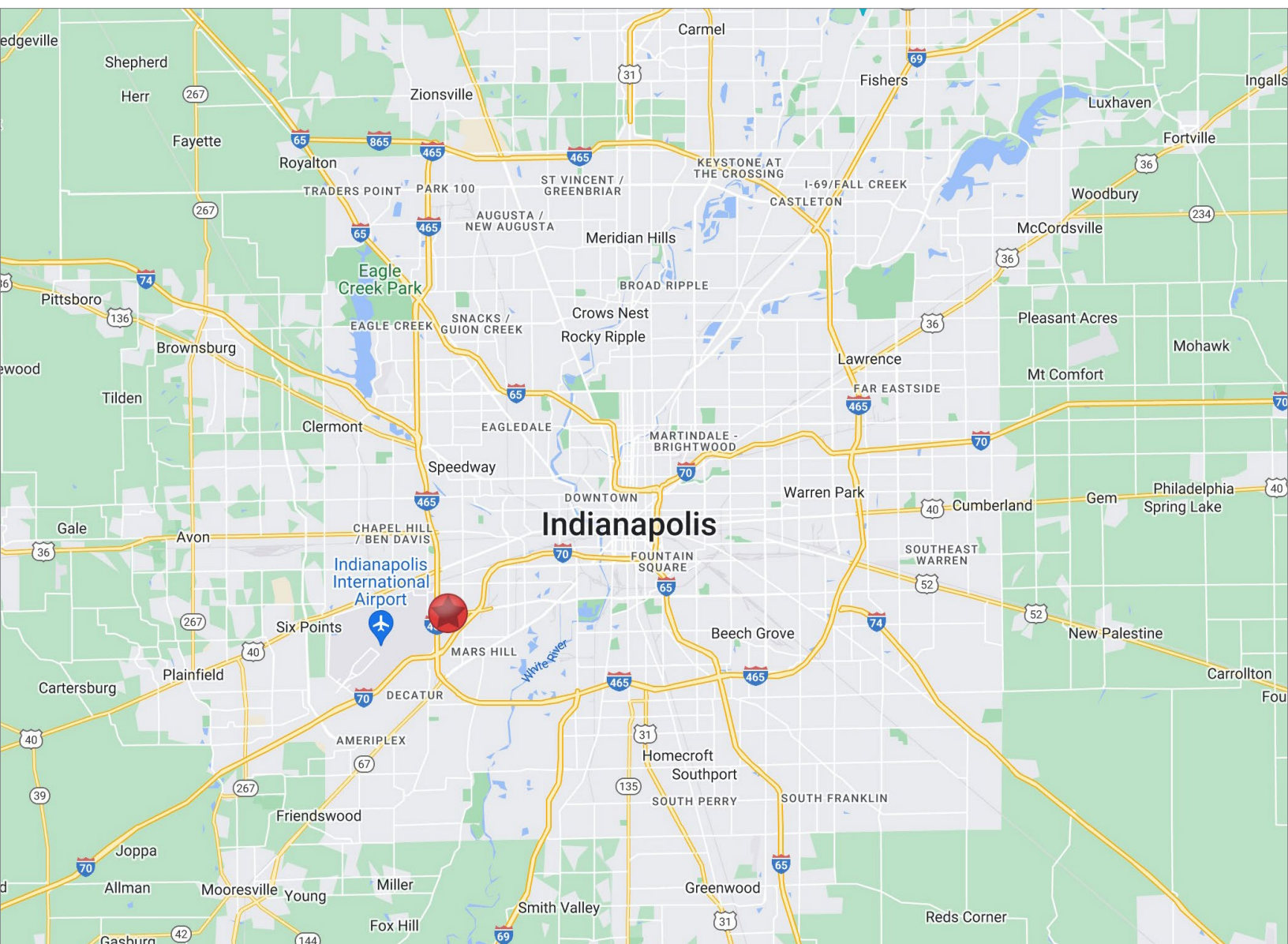
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2022 DEMOGRAPHICS

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POPULATION

1 MILE	4,224
3 MILE	48,352
5 MILE	141,867



NUMBER OF HOUSEHOLDS

1 MILE	1,624
3 MILE	18,460
5 MILE	53,923



AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,425
3 MILE	\$50,391
5 MILE	\$58,584



MEDIAN HOME VALUE

1 MILE	\$134,574
3 MILE	\$155,433
5 MILE	\$164,927