

7840 INNOVATION BLVD.

Indianapolis, IN 46278

FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- 18,400 SF lab/office bldg for sale or lease
- Pharmaceutical-grade lab facilities
- Constructed in 2011
- Includes a 240kw backup generator, wet & dry sprinkler systems, deionized water system, one (1) drive-in door
- Located in vibrant Indianapolis area

OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	18,400 SF
Pharmaceutical-grade labs:	13,400 SF
Office:	5,000 SF
Building Class:	A
Lease Rate:	Negotiable

JIM LOGAN

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Sale Price

SUBJECT TO OFFER

Lease Rate

NEGOTIABLE

PROPERTY INFORMATION

Property Type	Industrial/Flex
Property Subtype	Research & Development
Zoning	Z001
APN #	49-04-26-106-008.000-600

LOCATION INFORMATION

Street Address	7840 Innovation Blvd.
City, State, Zip	Indianapolis, IN 46278
County	Marion

BUILDING INFORMATION

Building Size	18,400 SF
Building Class	A
Tenancy	Single
Number of Grade Level Doors	1
Office Space	5,000 SF
Pharmaceutical Lab Space	13,400 SF
Year Built	2011

AMENITIES

Sprinkler Systems	Wet & Dry
Water System	Deionized
Power	240kw Backup Generator

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PROPERTY DESCRIPTION

Introducing a prime opportunity for Industrial &/or Research & Development investors, owner-users &/or tenants. This distinguished offering features a state-of-the-art 18,400 SF building, providing ample space for innovation & growth. The lab is 13,400 SF & is pharmaceutical-grade. The building's amenities include a back-up generator, wet & dry sprinkler systems, deionized water system, & one drive-in door. Constructed in 2011, the property embodies modern design & functionality, while holding immense potential for a range of industrial & R&D endeavors.



LOCATION DESCRIPTION

Discover the prime location of the property nestled in the heart of Indianapolis, IN. With an optimal balance of urban amenities & flex/industrial appeal, the area offers seamless access to major transportation routes, including Interstates 65, 70, & 74, for efficient logistics & distribution. Nearby, the Indianapolis International Airport provides convenient connectivity for businesses with global aspirations. Engage in the city's robust workforce, utilizing a diverse talent pool from a range of industries. Indulge in the essence of Indianapolis, a dynamic hub for R&D / Flex / Industrial ventures.



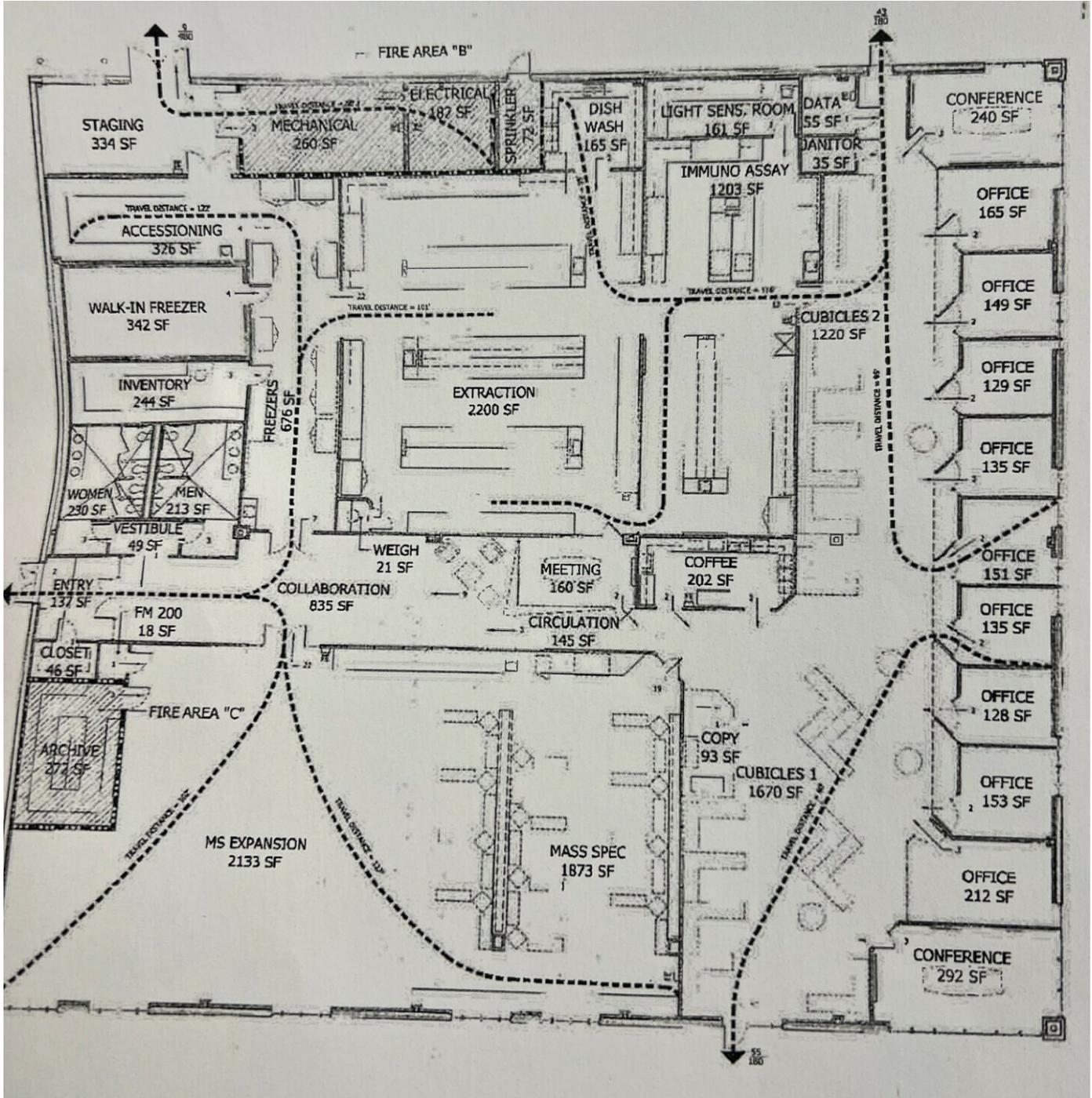
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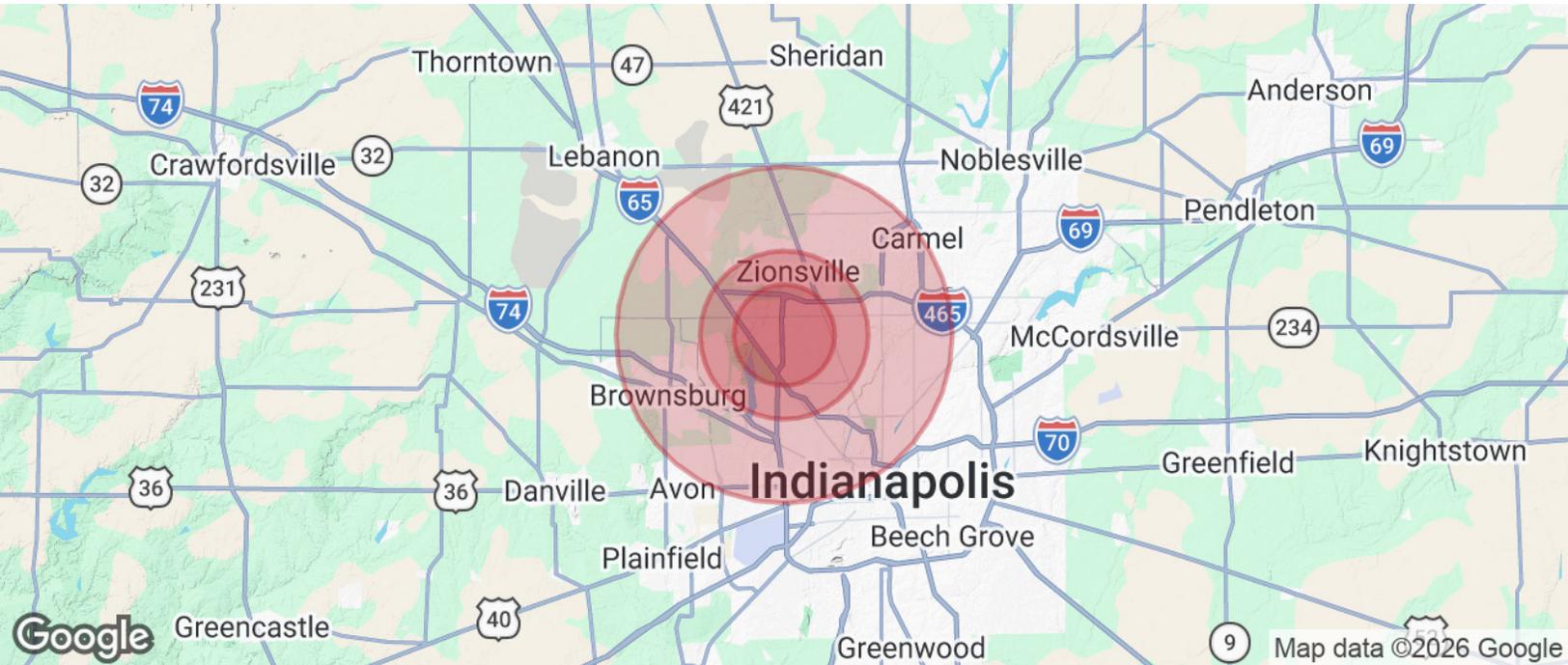
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	35,517	151,787	625,074
Average Age	40	39	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,527	61,471	256,184
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$104,346	\$110,196	\$119,783
Average House Value	\$320,423	\$331,839	\$364,004

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