

PROPERTY WEBSITE



AVAILABLE SF

4,950 SF

LEASE RATE

\$9.85 SF/YR (NNN)

## PROPERTY HIGHLIGHTS

- 4,950 SF Sublease of Flex/Industrial Space
- 2 Drive-in doors
- Accessible location near I-465 & I-69
- Current lease expires 7/31/2027

FOR LEASE

**5230  
S. HARDING ST.,  
STE C**  
Indianapolis, IN  
46217



**STEVE MONNOT**

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**PETE ALVEAL**

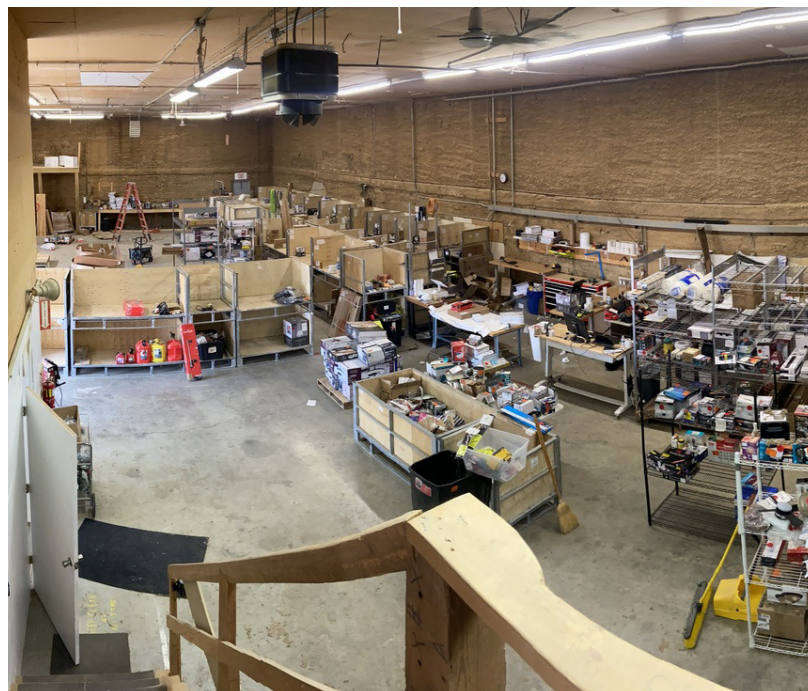
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## 5230 S. HARDING ST., STE. C

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**FOR LEASE**



### PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this 4,950 SF sublease of flex/industrial space. Boasting 2 drive-in doors & a prime location near I-465 & I-69, this property offers unmatched convenience for businesses. With a current lease set to expire on 7/31/2027, this space offers a flexible & immediate solution for your business needs. Don't miss the opportunity to secure this space & elevate your business with its exceptional accessibility.

### LOCATION DESCRIPTION

Situated on the south side of Indianapolis, this property offers a highly accessible location ideal for industrial & distribution operations. Located just ½ mile west of I-465 & near I-69, it provides direct connectivity to major transportation routes, making regional & local distribution seamless. The surrounding area features a mix of industrial & commercial businesses, creating a strong business corridor with convenient access to suppliers, customers, & workforce. Its I-3 zoning allows for a wide range of industrial uses, supporting manufacturing, storage, & logistics operations.

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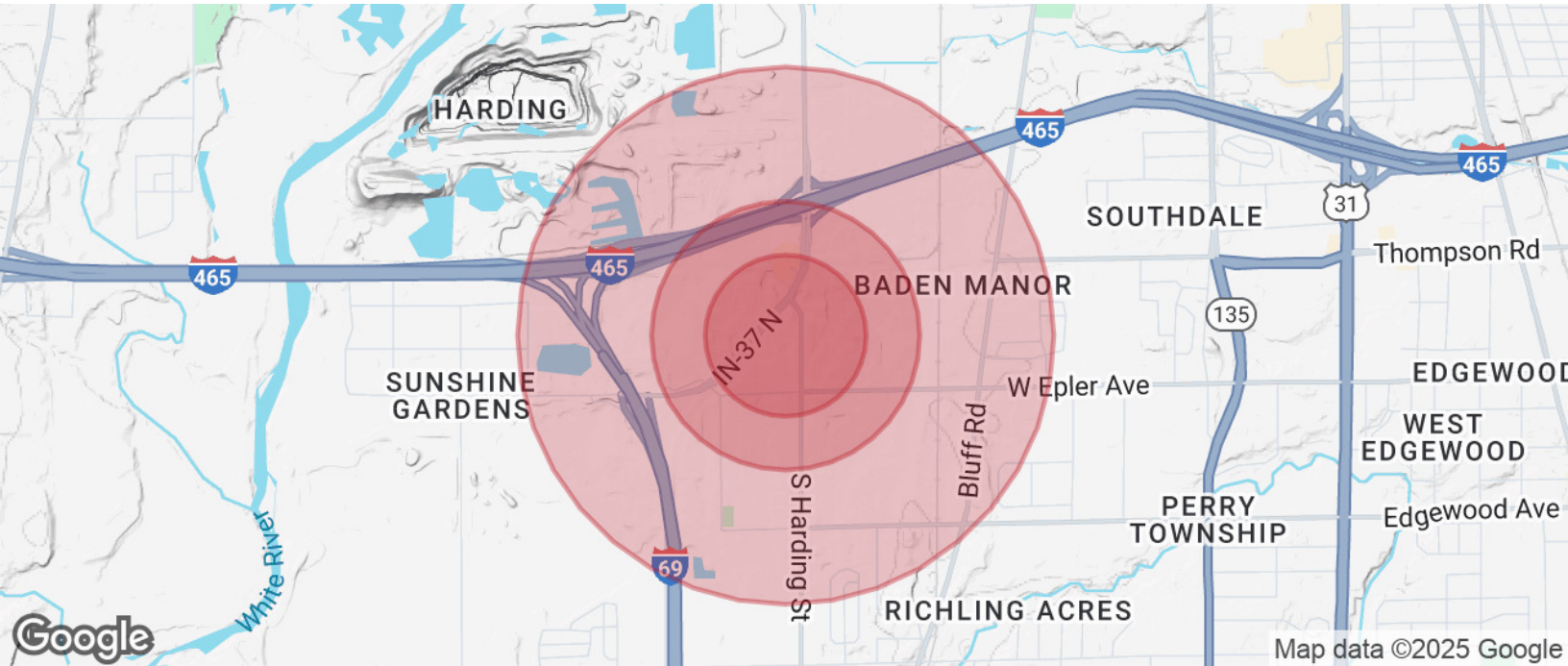
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**FOR LEASE**



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	196	475	2,404
Average Age	33	33	35
Average Age (Male)	32	32	34
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	149	791
# of Persons per HH	3.2	3.2	3
Average HH Income	\$100,692	\$100,535	\$94,452
Average House Value	\$238,014	\$237,893	\$226,915

Demographics data derived from AlphaMap

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