



# FOR LEASE

## Near Northeast Business Center

4351-4375 Sellers Street  
Indianapolis, IN 46226



### PROPERTY HIGHLIGHTS

- 10,000 SF flex space available
- 1 dock and 1 drive-in
- Easy interstate access to I-70 and I-465
- Accessible parking for employees and guests

[www.Halakar.com](http://www.Halakar.com)

Liz DeKoninck | 317.536.0093 | [liz@halakar.com](mailto:liz@halakar.com)  
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## FOR LEASE

CLEAN FLEX SPACE AVAILABLE



### OFFERING SUMMARY

Lease Rate:	Call for Rates
Lease Type:	NNN
Building Size:	31,192 SF
Available SF:	10,000 SF
Year Built:	1966
Zoning:	I-3-U
2024 OPEX:	\$1.88
Sprinklers:	Yes

### PROPERTY OVERVIEW

This 10,000 SF flex space on Sellers Street is conveniently located at I-465 and Pendleton Pike near Lawrence. The available suite is appropriate for a variety of businesses, featuring built out office space, one dock, and one drive-in to fit your needs. Call today for more information and to schedule a private tour!

### AVAILABLE SPACES

	LEASE RATE	SPACE SIZE	OFFICE SPACE	DOCKS	DRIVE-INS
4375 Sellers Street Suite 7	Negotiable	10,000 SF	2,721	1	1



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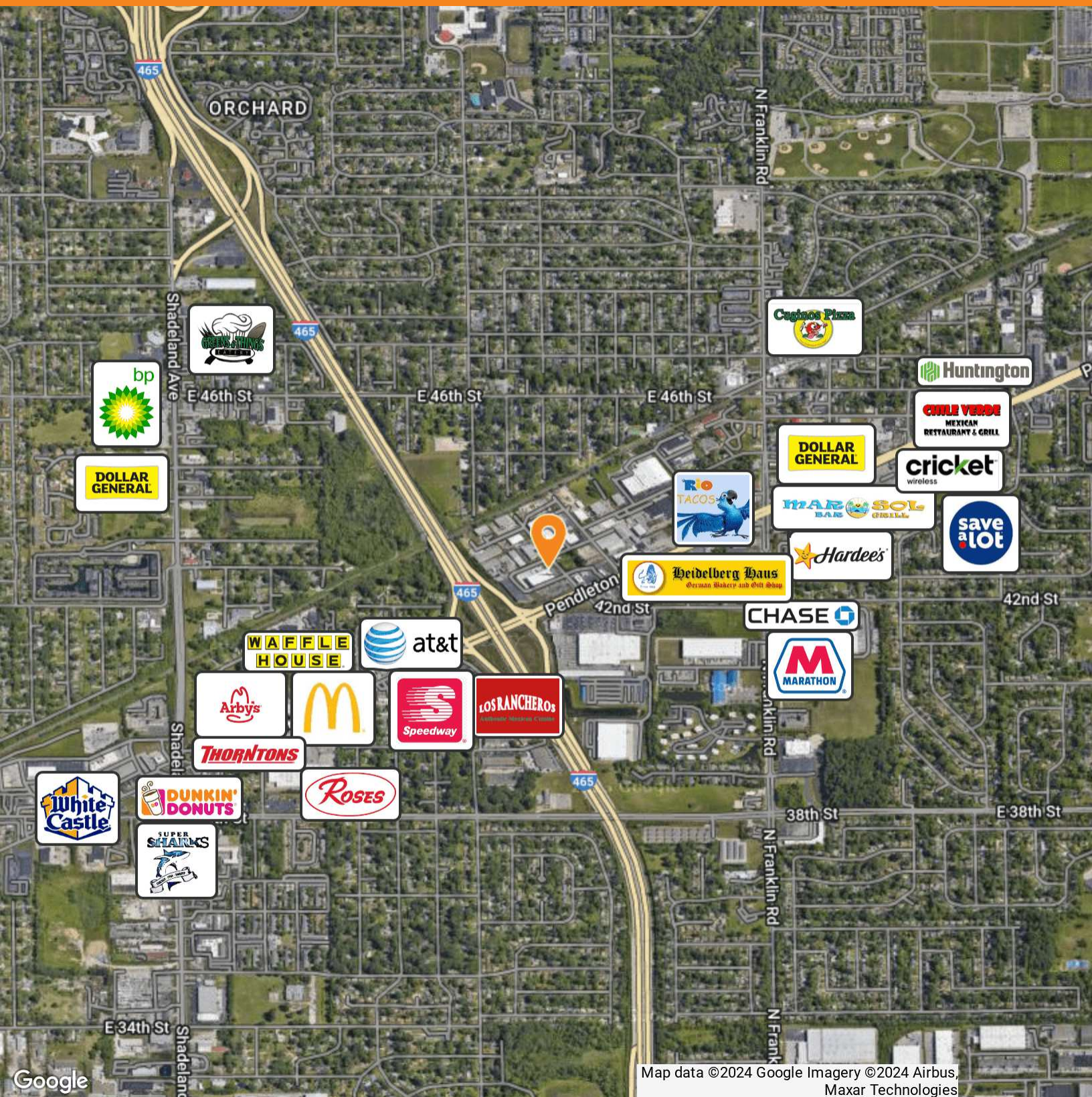


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## RETAILER MAP



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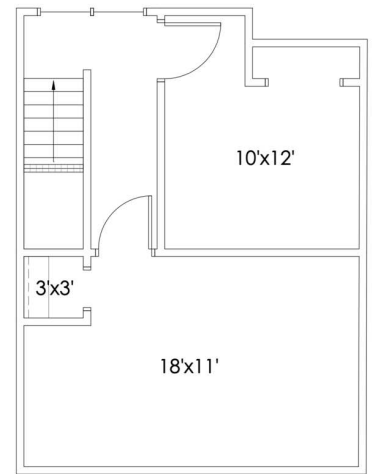
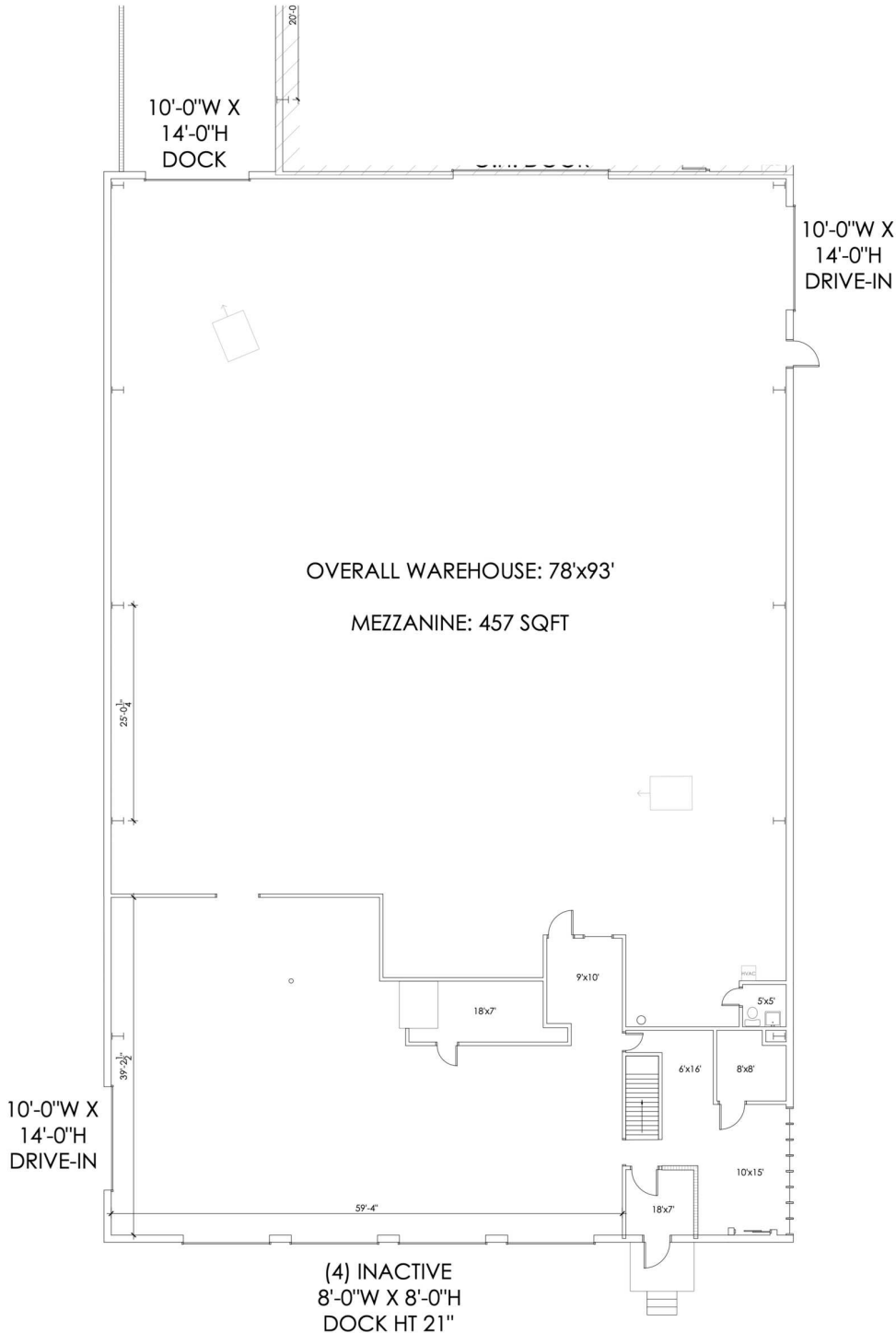
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## FLOORPLANS

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
4375 Sellers Street Suite 7	2025-01-01	10,000 SF	2,721	1	1	\$1.88	16'



**SUITE 07 - MEZZANINE LEVEL**  
SCALE: 1/8" = 1'0"

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