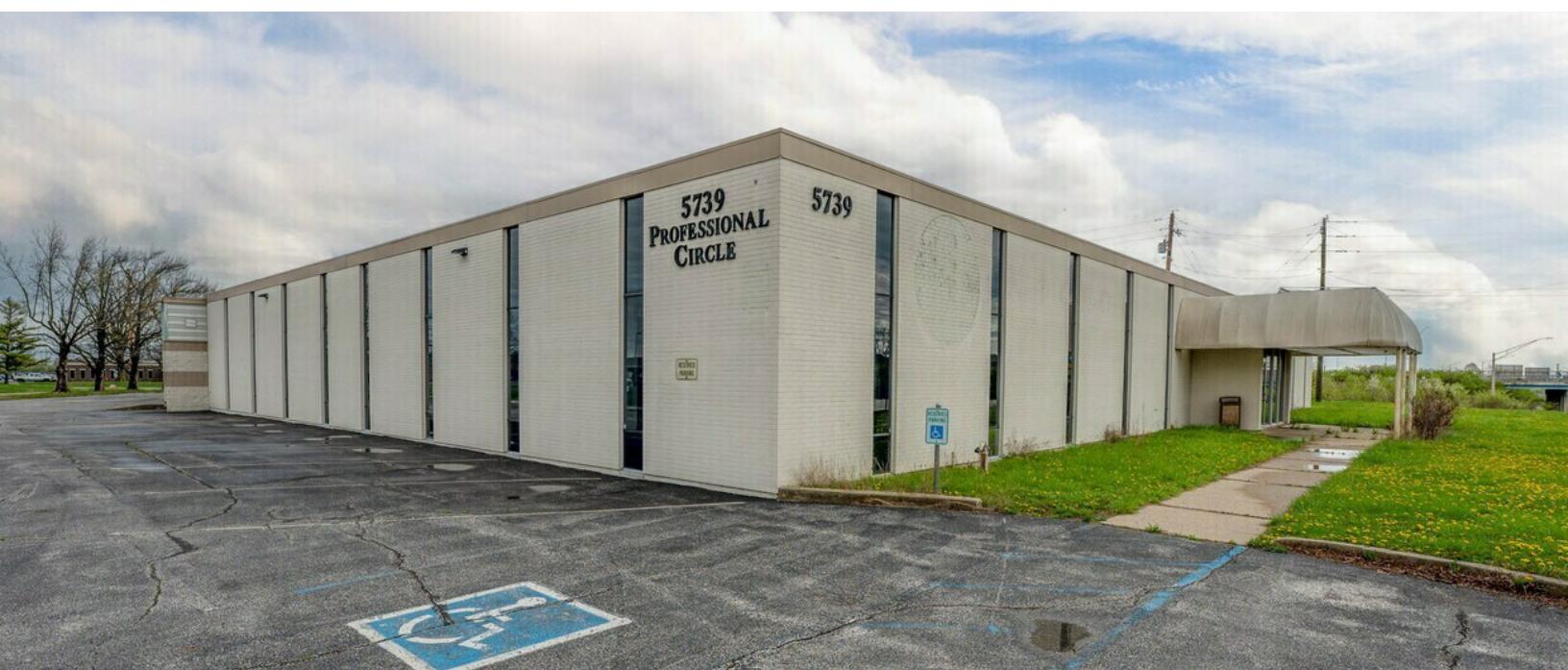


5739 PROFESSIONAL CIRCLE

5739 Professional Cir, Indianapolis, IN 46241

FOR SALE



PROPERTY HIGHLIGHTS

- Easy Access to I-465 & I-70 & close proximity to Indianapolis International Airport
- 15,700 SF of Office space
- Three (3) drive-in doors, including 12' x 12' & 8' x 8'
- Two (2) dock doors
- Recent improvements include new roof, mechanical system, exterior LED lighting, & security fencing

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	152,460 SF
Building Size:	64,806 SF

MATT FERGUSON

O: 317.454.7171 | C: 317.679.4046
mferguson@premiercres.com

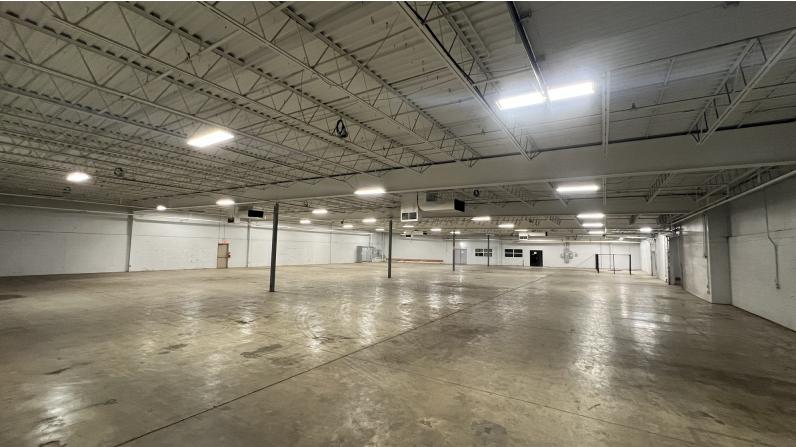
SAM GARVIN

O: 317.454.7171 | C: 317.696.7270
sgarvin@premiercres.com

5739 PROFESSIONAL CIRCLE

5739 Professional Cir, Indianapolis, IN 46241

FOR SALE



PROPERTY DESCRIPTION

Uncover an exceptional investment opportunity with this impressive 64,806 SF industrial property located in the bustling Indianapolis area. Boasting easy access to I-465 & I-70, as well as close proximity to the Indianapolis International Airport. This strategically positioned property offers unparalleled connectivity. With 15,700 SF of office space, three drive-in doors (12' x 12' & 8' x 8'), & two dock doors, this versatile building is equipped to meet the diverse needs of industrial & flex space operations. Recent enhancements, including a new roof, upgraded mechanical system, exterior LED lighting, & security fencing, ensure a modern & secure environment.

LOCATION DESCRIPTION

Positioned within the bustling Indianapolis area, 5739 Professional Circle offers a prime location for industrial & flex space investors & tenants. The property's proximity to Indianapolis International Airport & its convenient access to major transportation routes, such as I-465 & I-70, ensure seamless connectivity for business operations. Additionally, the nearby Ameriplex industrial park serves as a central hub for logistics, distribution, & manufacturing activities, providing ample opportunities for industrial & flex space endeavors. With a diverse array of nearby retail & dining options catering to employees & visitors, the surrounding area offers a compelling environment for industrial & flex space activities.

MATT FERGUSON

O: 317.454.7171 | C: 317.679.4046
mferguson@premiercres.com

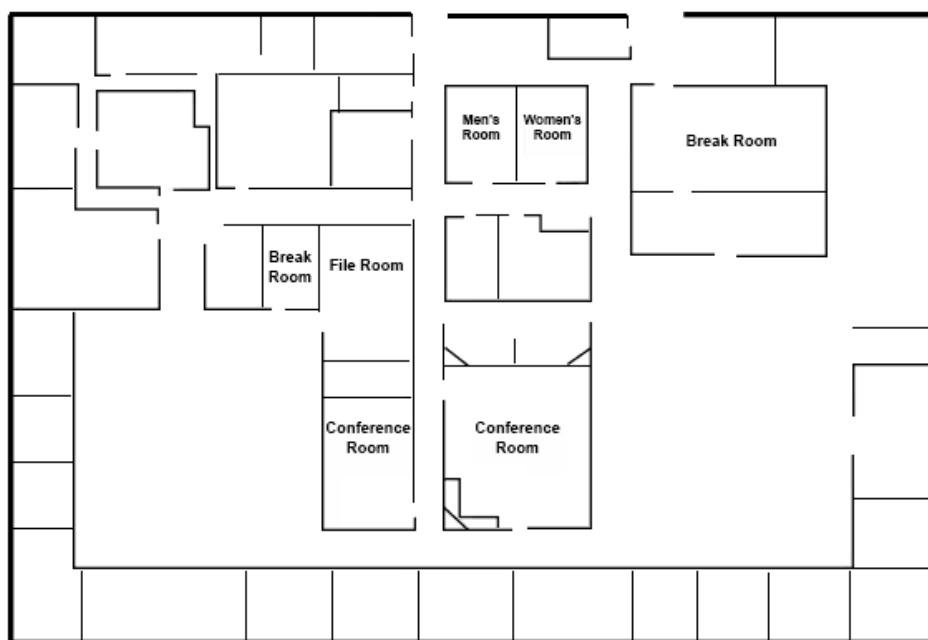
SAM GARVIN

O: 317.454.7171 | C: 317.696.7270
sgarvin@premiercres.com

5739 PROFESSIONAL CIRCLE

5739 Professional Cir, Indianapolis, IN 46241

FOR SALE



MATT FERGUSON

O: 317.454.7171 | C: 317.679.4046
mferguson@premiercres.com

SAM GARVIN

O: 317.454.7171 | C: 317.696.7270
sgarvin@premiercres.com