

# 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

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## 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.

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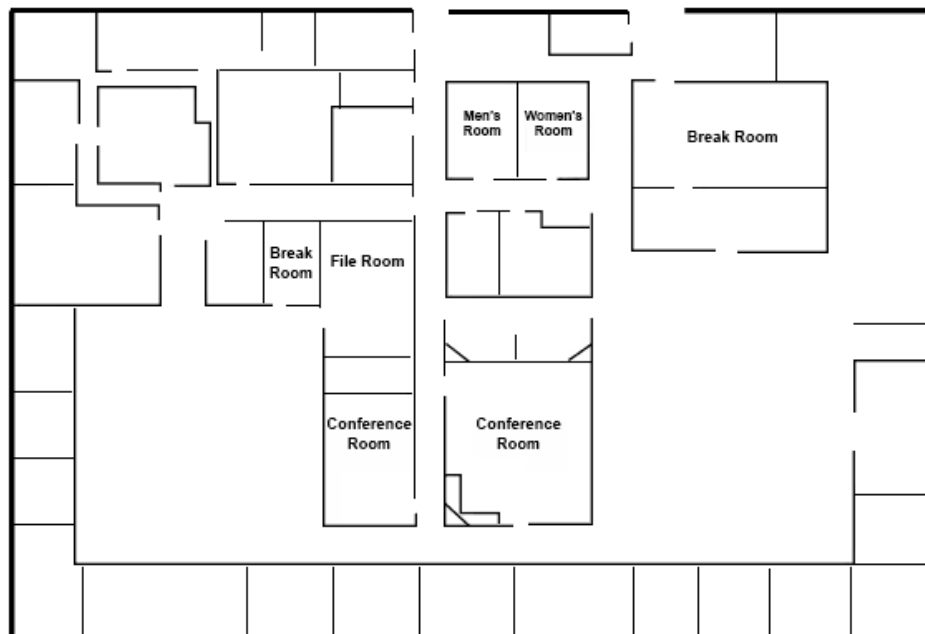
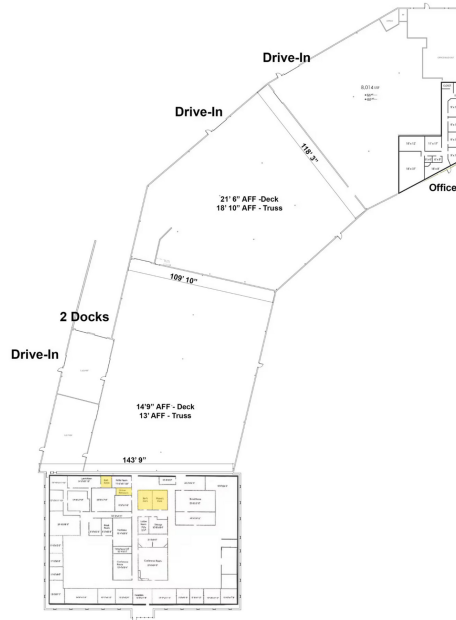
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