

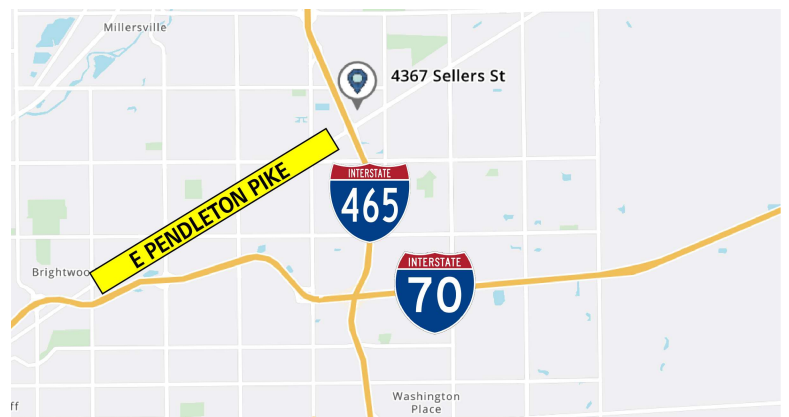


4367 SELLERS ST  
5,000 SF



## Near Northeast Business Center

**For Lease**  
**4351-4375 Sellers Street**  
**Indianapolis, IN 46226**



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

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4351-4375 Sellers Street

Indianapolis, IN 46226

FOR  
LEASE

Executive Summary



OFFERING SUMMARY

Lease Rate:	Call for Rates
Lease Type:	NNN
Building Size:	31,192 SF
Available SF:	5,000 SF
Year Built:	1966
Zoning:	I-3-U
2025 OPEX:	\$2.01
Clear Height:	16'
Market:	East Indianapolis

PROPERTY OVERVIEW

This 5,000 SF flex space on Sellers Street is conveniently located in the Near Northeast Business Center at I-465 and Pendleton Pike near Lawrence. The available suite is appropriate for a variety of businesses, featuring 980 SF of office space and one drive-in. Call today for more information and to schedule a private tour!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,225	33,543	93,109
Total Population	13,285	85,801	227,093
Average HH Income	\$48,228	\$59,083	\$76,689



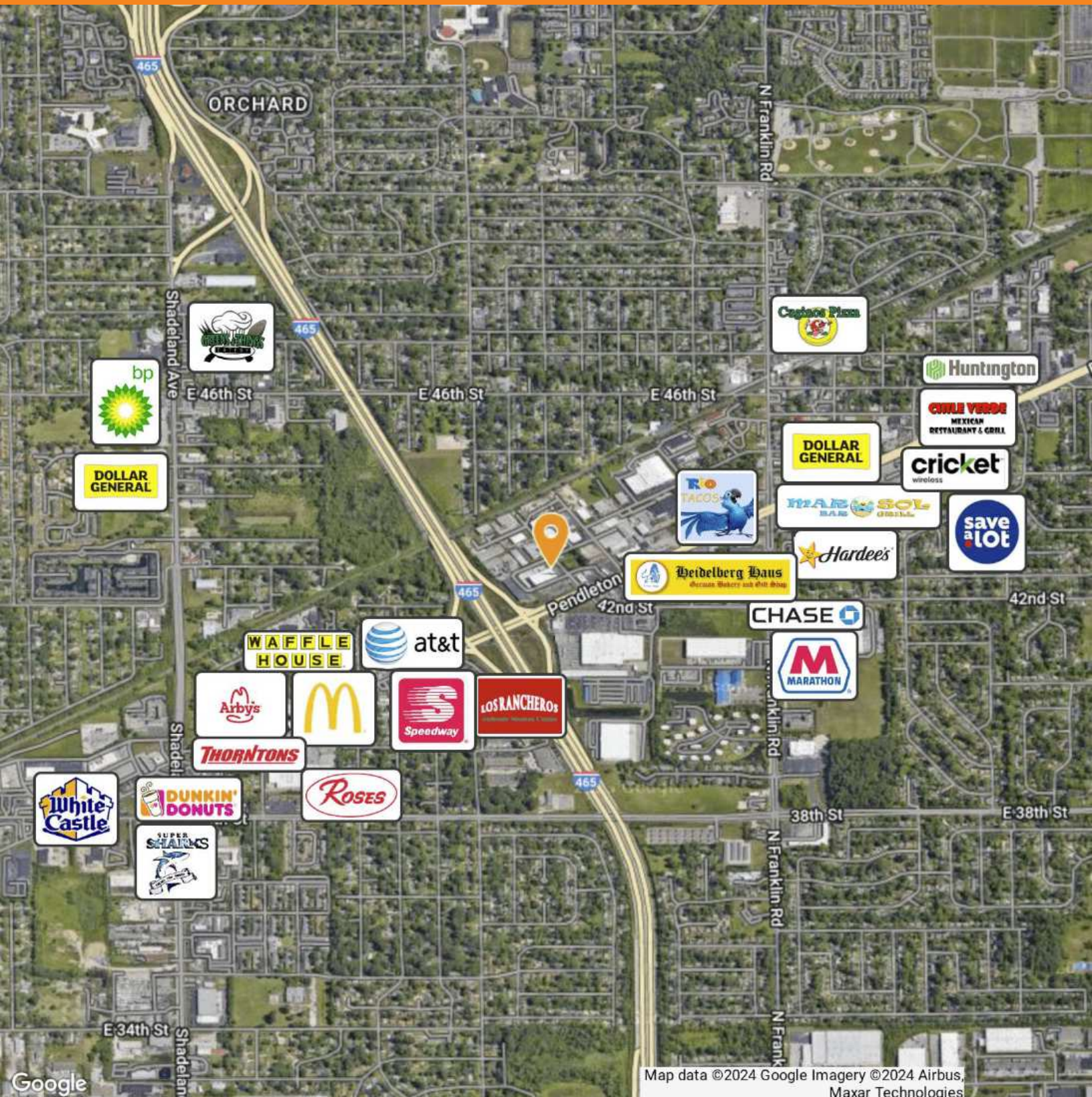


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# FOR LEASE

## Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus,  
Maxar Technologies

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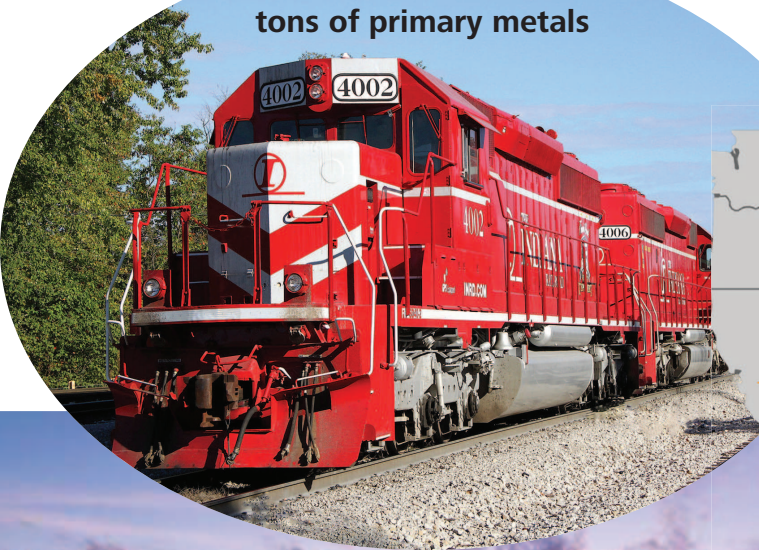


**Indianapolis:**  
Centrally located with  
award-winning infrastructure  
for maximum logistical  
benefit

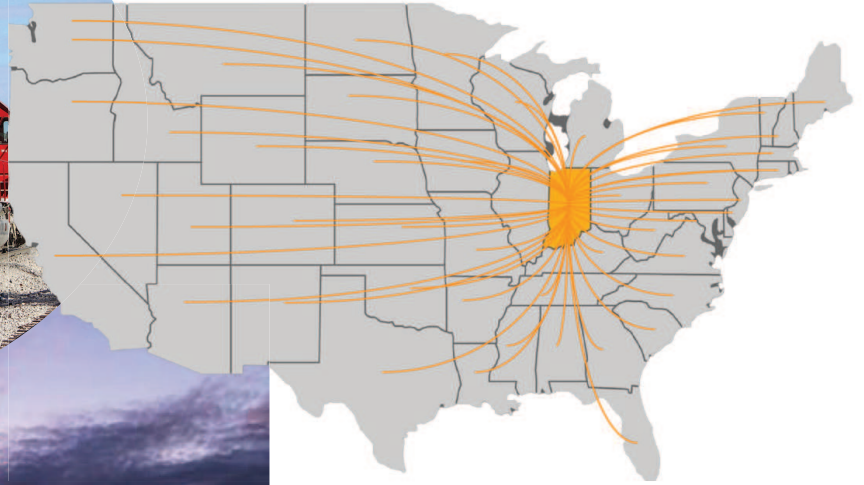


World's 2nd largest Fed Ex Air Hub

Indiana is 1st in rail  
tons of primary metals



Indiana is 1st in Shortest Distance to the  
Median Center of the Entire US Population



Indianapolis International Airport voted Best Airport  
in North America 12 years in a row



Indiana ranks 1st in truck trailer production  
and pass-through highways with four major  
intersecting interstates

### **Indianapolis and the State of Indiana**

- One of the largest export states in the nation
- 1st for cost of doing business in area development
- 2nd for best state to start a business
- \$650 billion in goods moves through Indiana annually
- With rail lines throughout America's steel belt and agricultural heartland, Indiana ranks highly in freight and class I railroads
- Indiana's Burns Harbor, Jeffersonville, and Mount Vernon ports provide access to Lake Michigan, the Ohio River, the Atlantic Ocean, and the Gulf of Mexico, as well as international access to Europe, the Middle East, Asia and South America



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FOR  
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Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
4367 Sellers Street Suite 5	2026-01-01	5,000 SF	980	-	1	\$2.01	16'

