

WAREHOUSE/FLEX FOR LEASE

5739 Professional Circle | Indianapolis, IN 46241



Excellent Warehouse/Flex Facility in Park Fletcher, SW Indianapolis

Building:	64,806 SF
Available:	Up to 64,806 SF Multiple site options available either individually or combining warehouse and office spaces. <i>Entire facility could be made available.</i>
OH Doors:	Three drive-in doors (one 8'x8' and two 12'x14', additional possible)
Docks:	Two docks with levelers
Taxes, CAM & Insurance:	\$2.38 PSF (2025 estimate)
Lease Rate:	\$4.75 PSF NNN





Details:

- Easy access to I-465 & I-70 and very close to the Indianapolis International Airport
- Heavy electrical service (1,800 AMPS +)
- 100% air conditioned
- Recent improvements include a new roof, mechanical system, exterior LED lighting, and security fencing.

[VIEW PROPERTY ONLINE](#)



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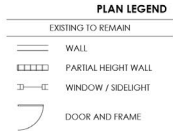
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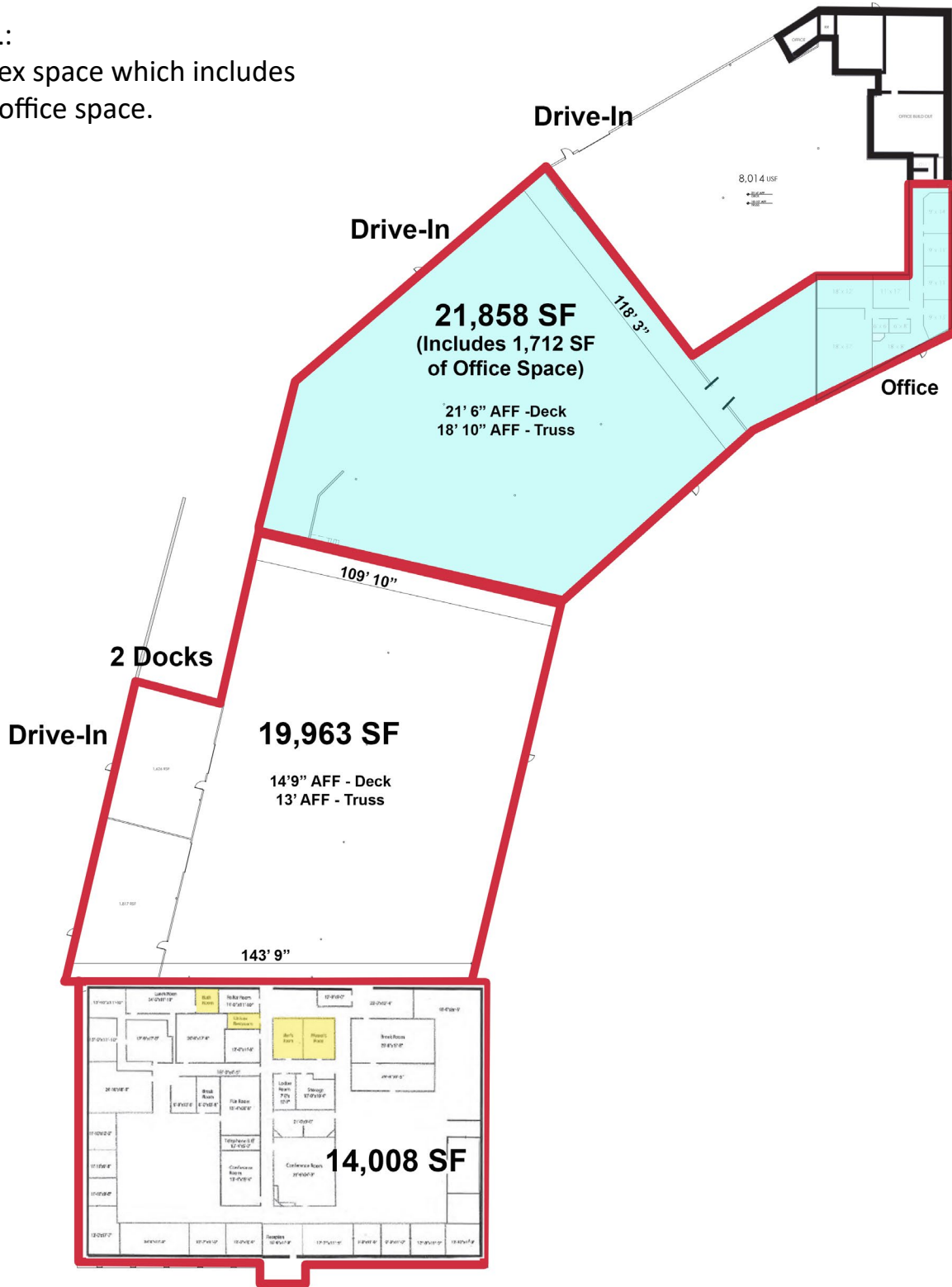
FLOOR PLAN 1

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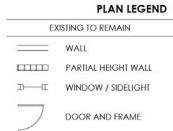
Floor Plan 1:
21,858 SF flex space which includes
1,712 SF of office space.



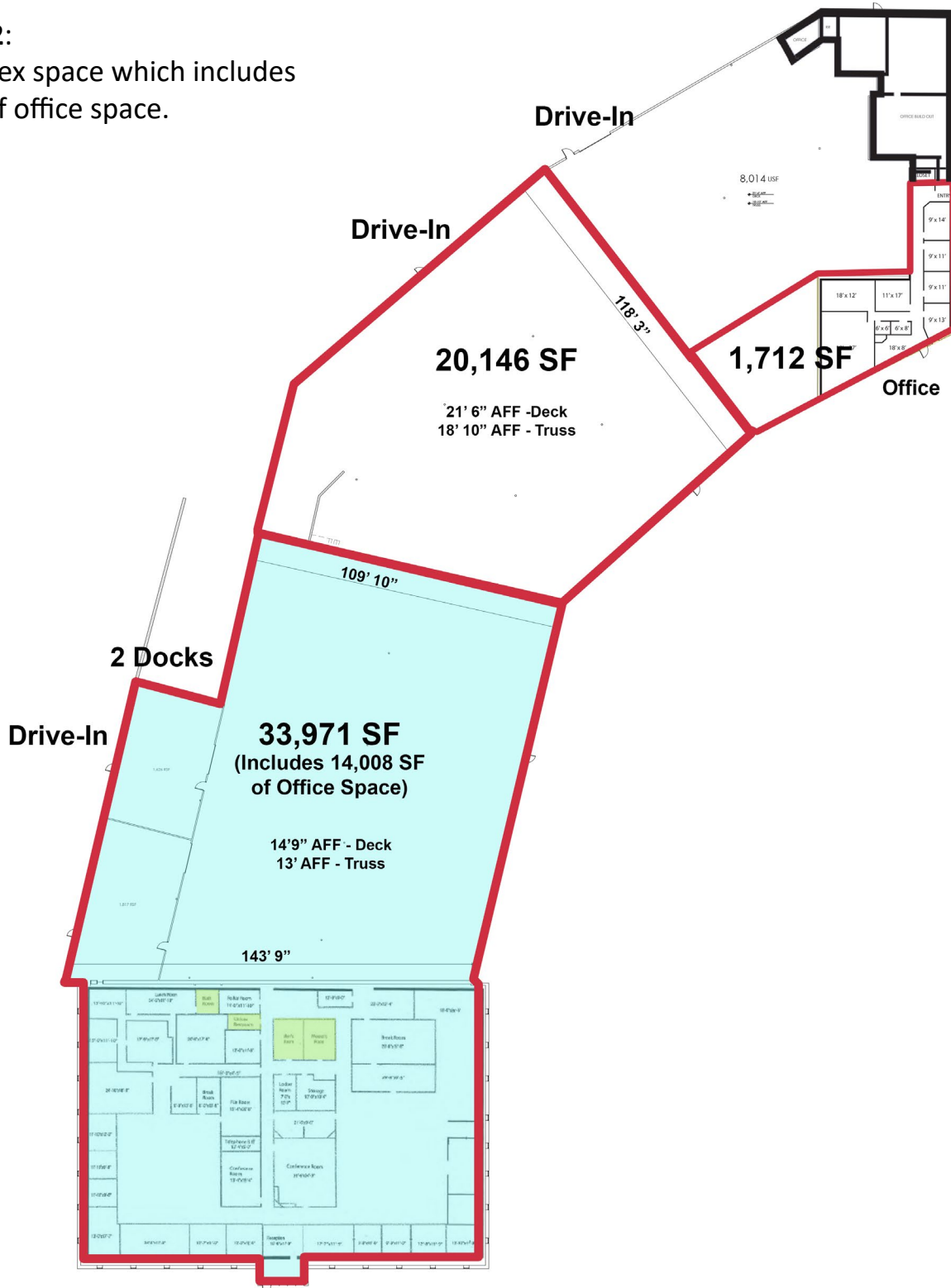
FLOOR PLAN 2

WAREHOUSE/FLEX FOR LEASE

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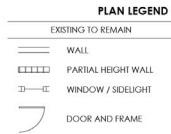
Floor Plan 2:
33,971 SF flex space which includes
14,008 SF of office space.



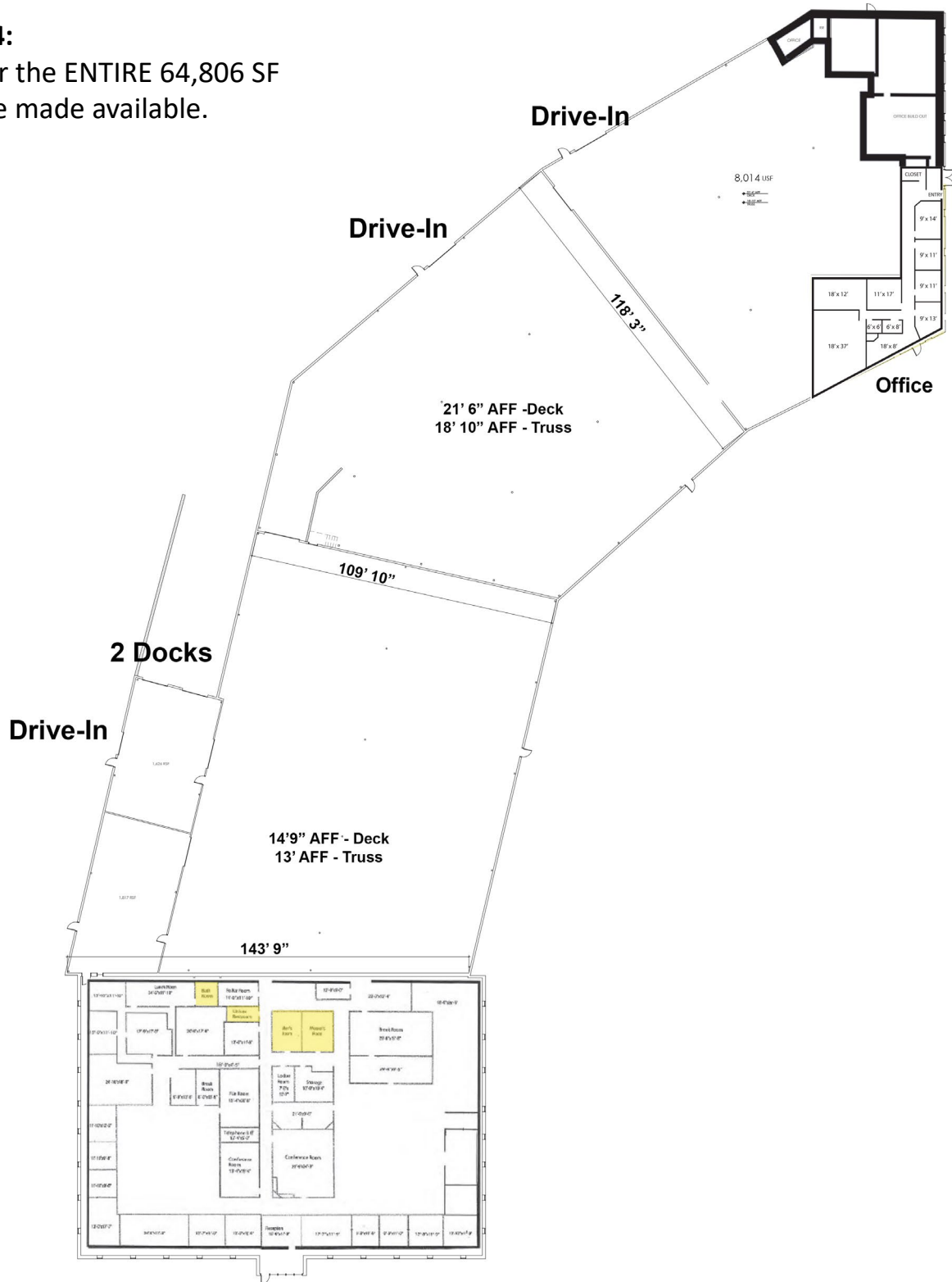
FLOOR PLAN 4

WAREHOUSE/FLEX FOR LEASE

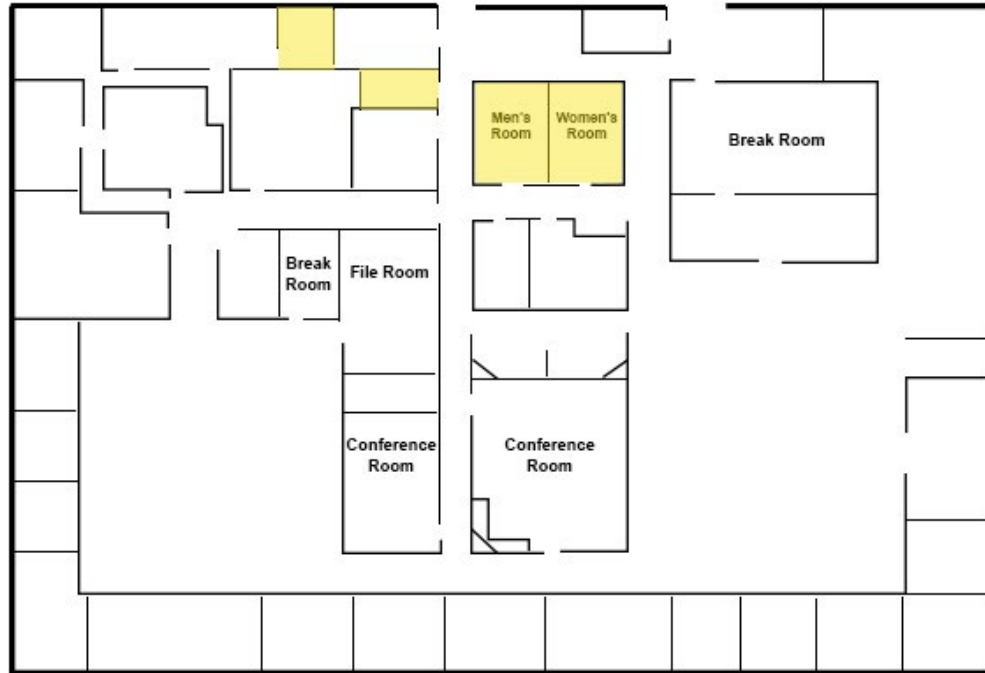
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Floor Plan 4:
Potential for the ENTIRE 64,806 SF facility to be made available.



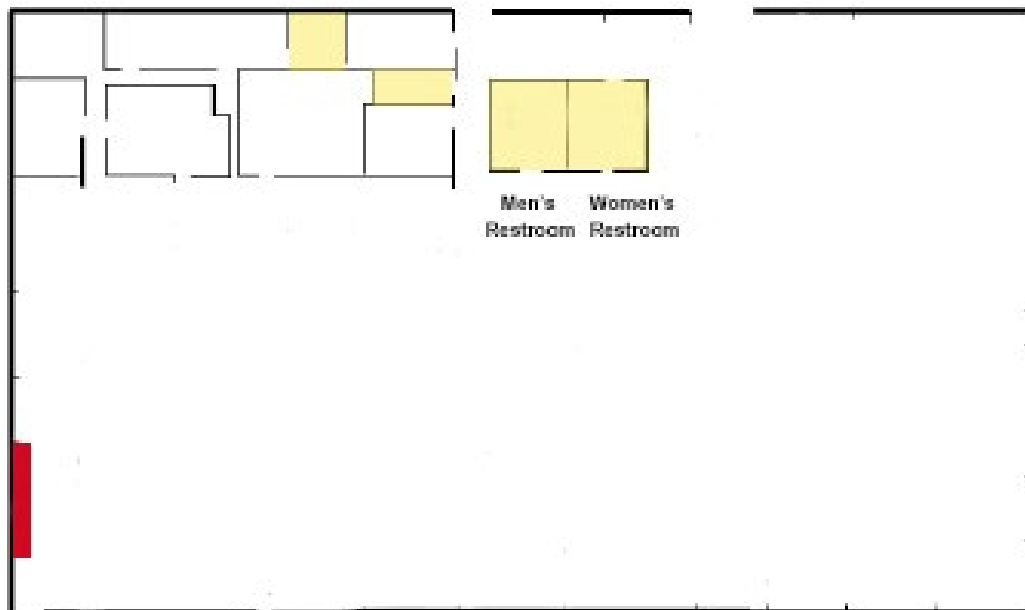
As-Built Conditions



14,008 SF Flex Space

**Current layout can be modified to a more open concept, per below.
9' ceiling system currently in place throughout, 13' to truss.**

CONCEPTUAL MODIFICATION



**Proposed
Drive-In**

PROPERTY PHOTOS

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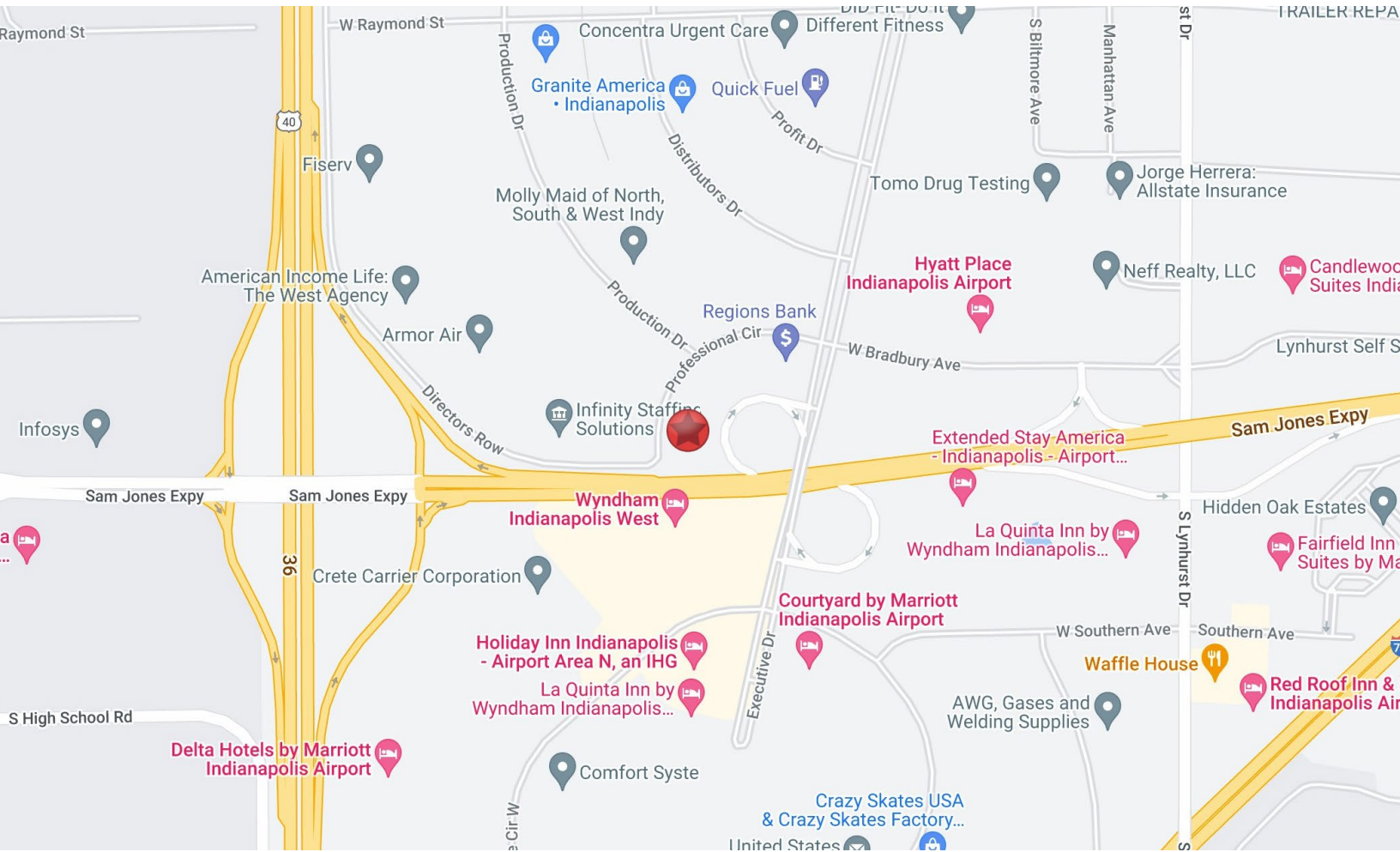
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LOCATION OVERVIEW

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- This property has immediate access to I-465, which encircles Indianapolis, via Sam Jones Expressway.
- Only 7.5 miles to downtown Indianapolis and the Indianapolis International Airport.
- The property has access to numerous national and local commercial businesses, retail amenities, hotels, and restaurants.



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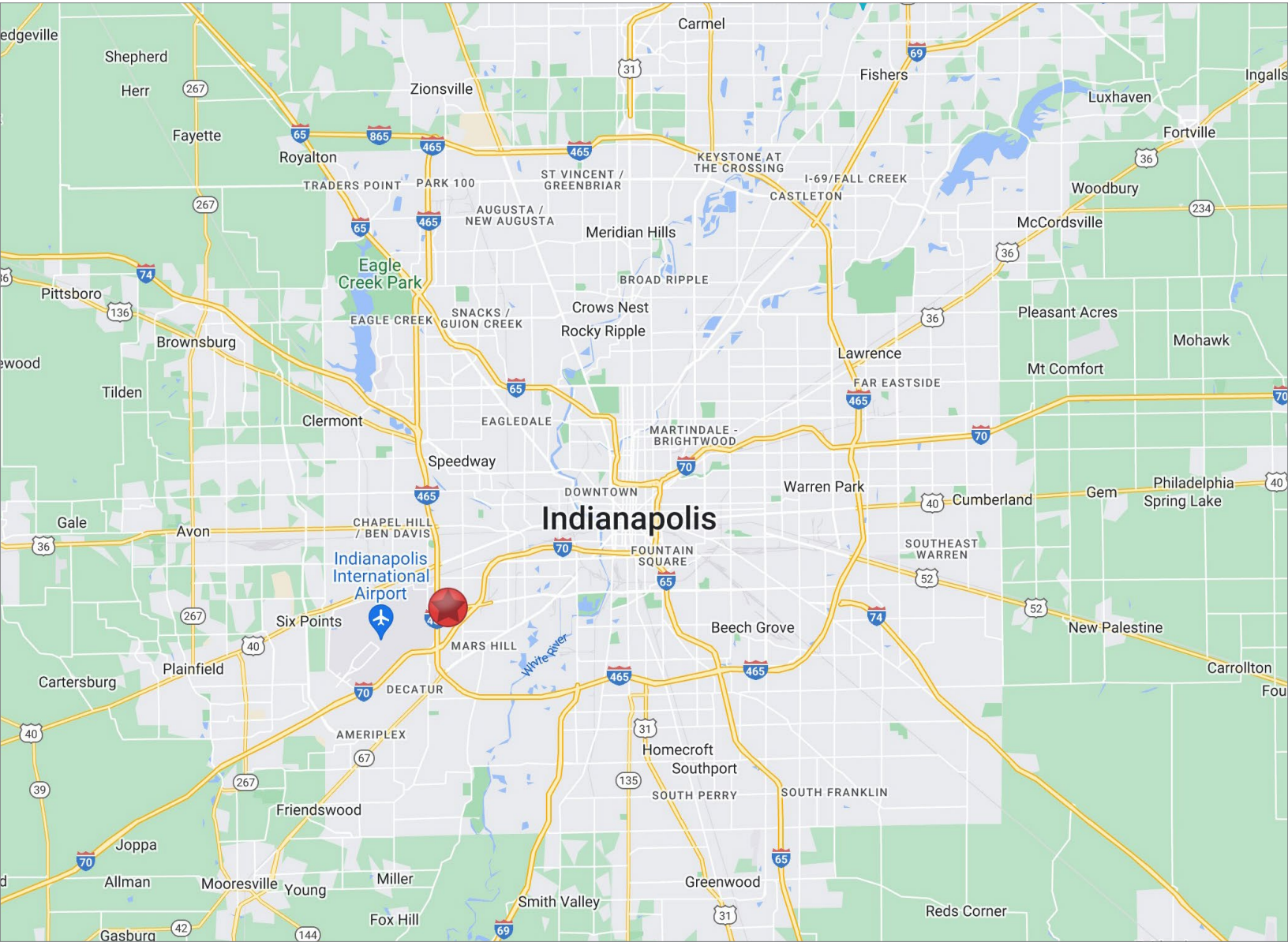
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	4,304
3 MILE	47,252
5 MILE	142,403



NUMBER OF HOUSEHOLDS

1 MILE	838
3 MILE	9,036
5 MILE	26,802



AVERAGE HOUSEHOLD INCOME

1 MILE	\$73,510
3 MILE	\$65,705
5 MILE	\$77,602



MEDIAN HOME VALUE

1 MILE	\$116,316
3 MILE	\$164,276
5 MILE	\$191,023



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