

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 52,829 SF Multiple site options available either individually or combining warehouse and office spaces.
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:	\$6.25 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.

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Andrew Follman, CCIM
Market President

D 317.566.5614 | afollman@cressy.com

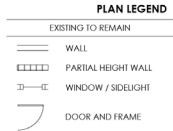
Luke Troyer
Broker

D 317.566.5615 | ltroyer@cressy.com

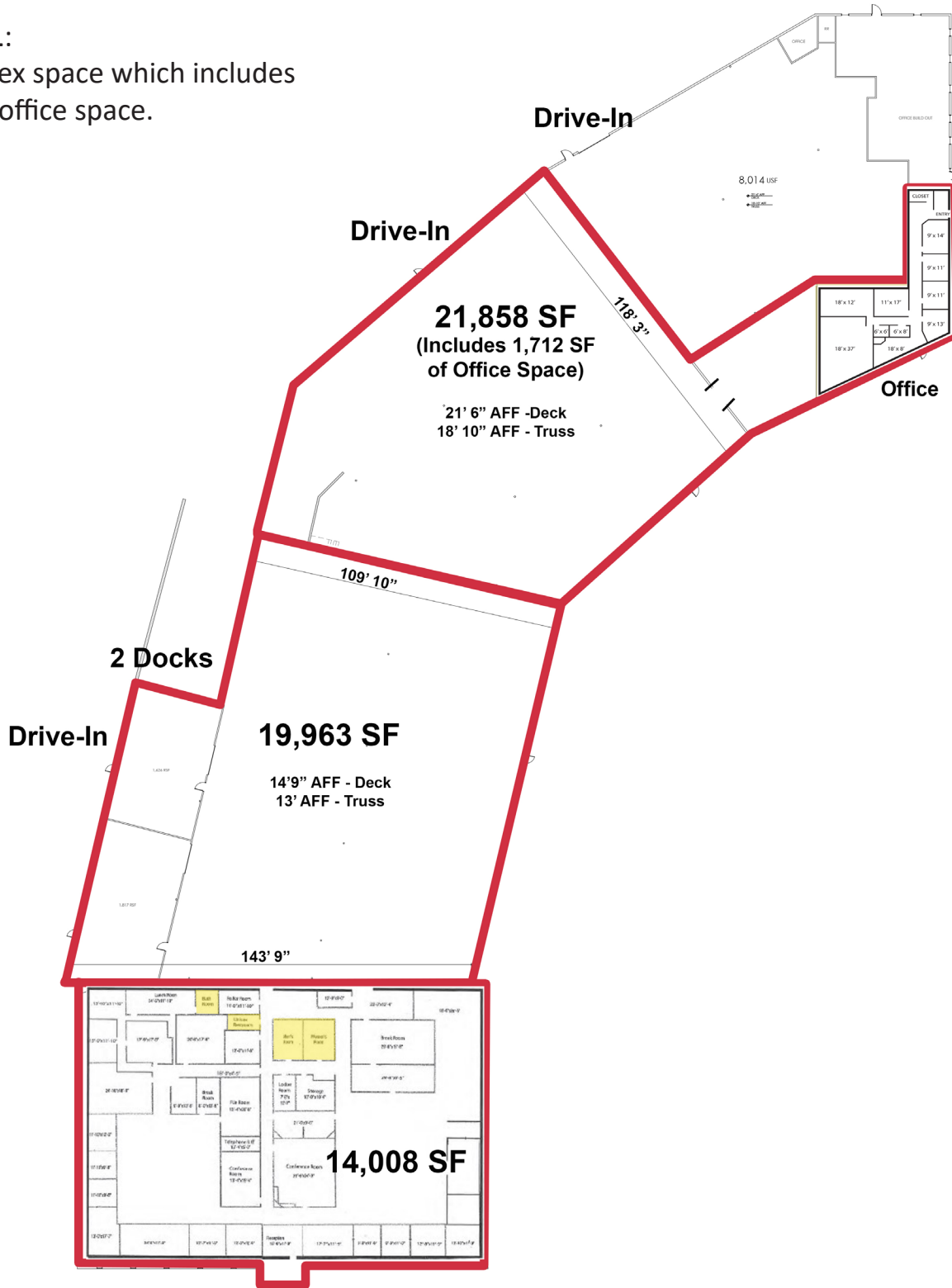
FLOOR PLAN 1

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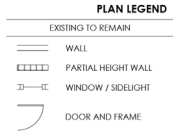
Floor Plan 1:
21,858 SF flex space which includes
1,712 SF of office space.



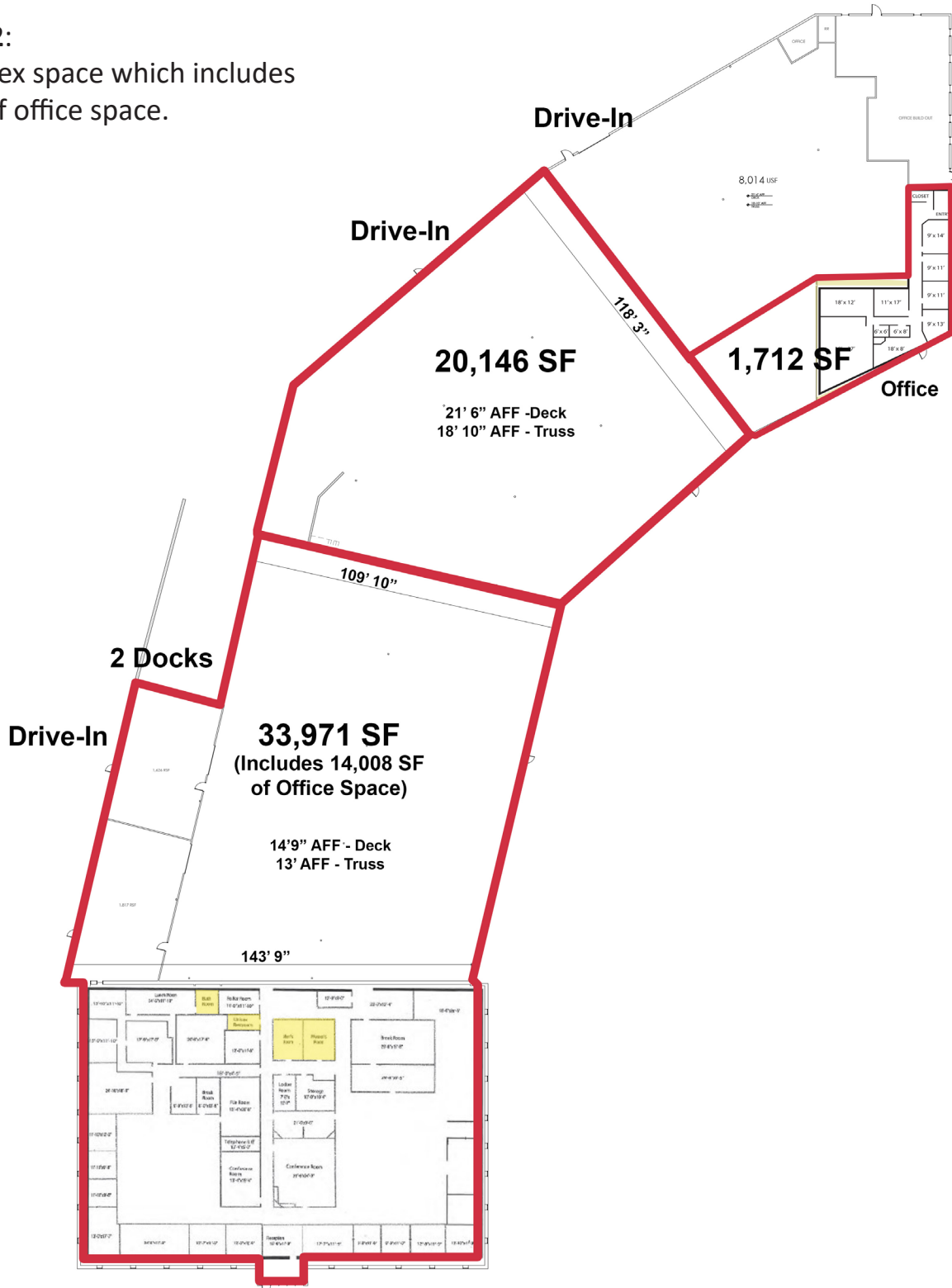
FLOOR PLAN 2

WAREHOUSE/FLEX FOR LEASE

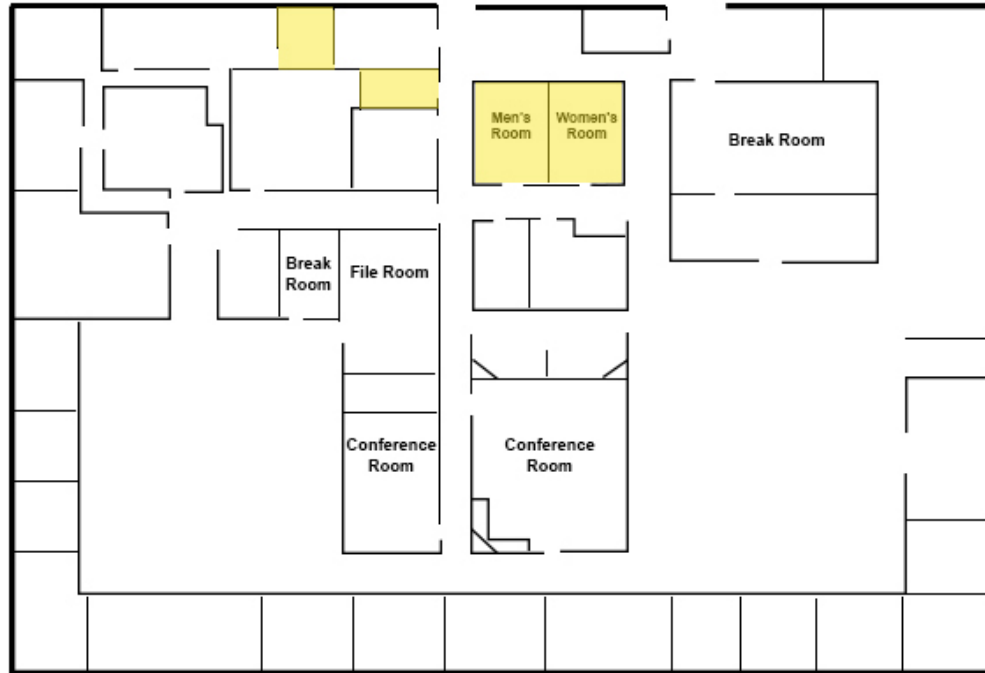
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Floor Plan 2:
33,971 SF flex space which includes
14,008 SF of office space.



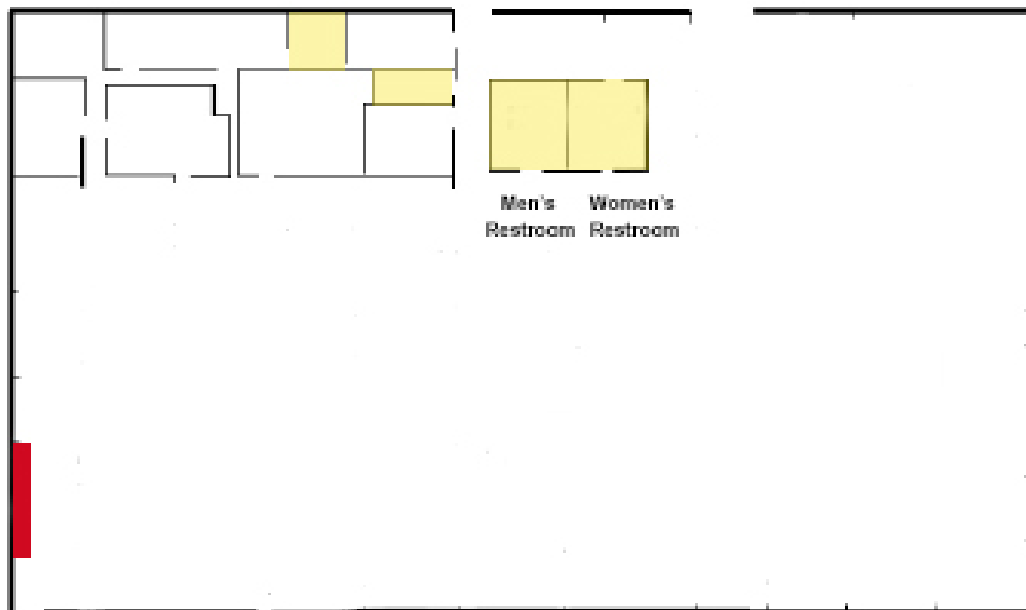
As-Built Conditions



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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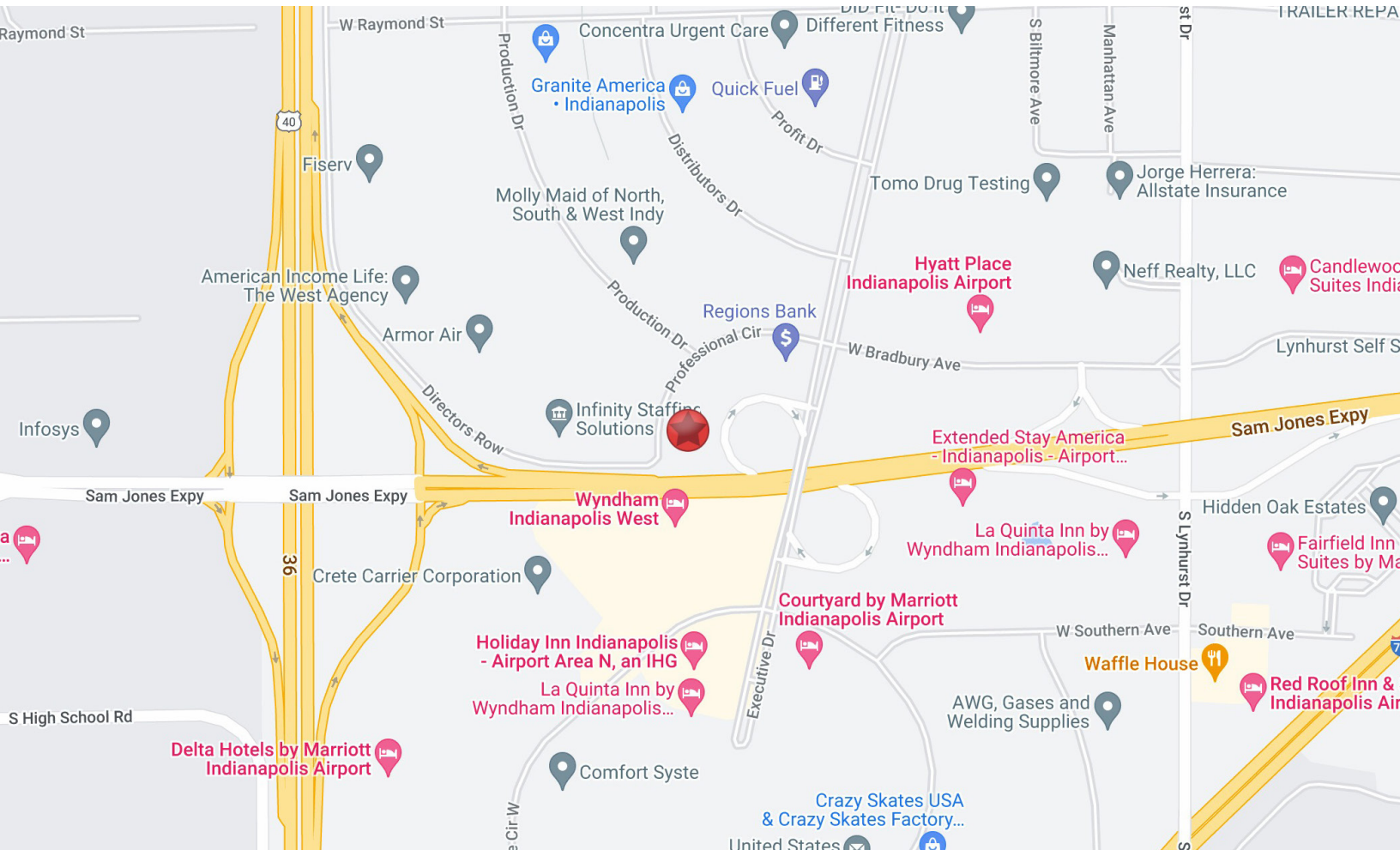
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LOCATION OVERVIEW

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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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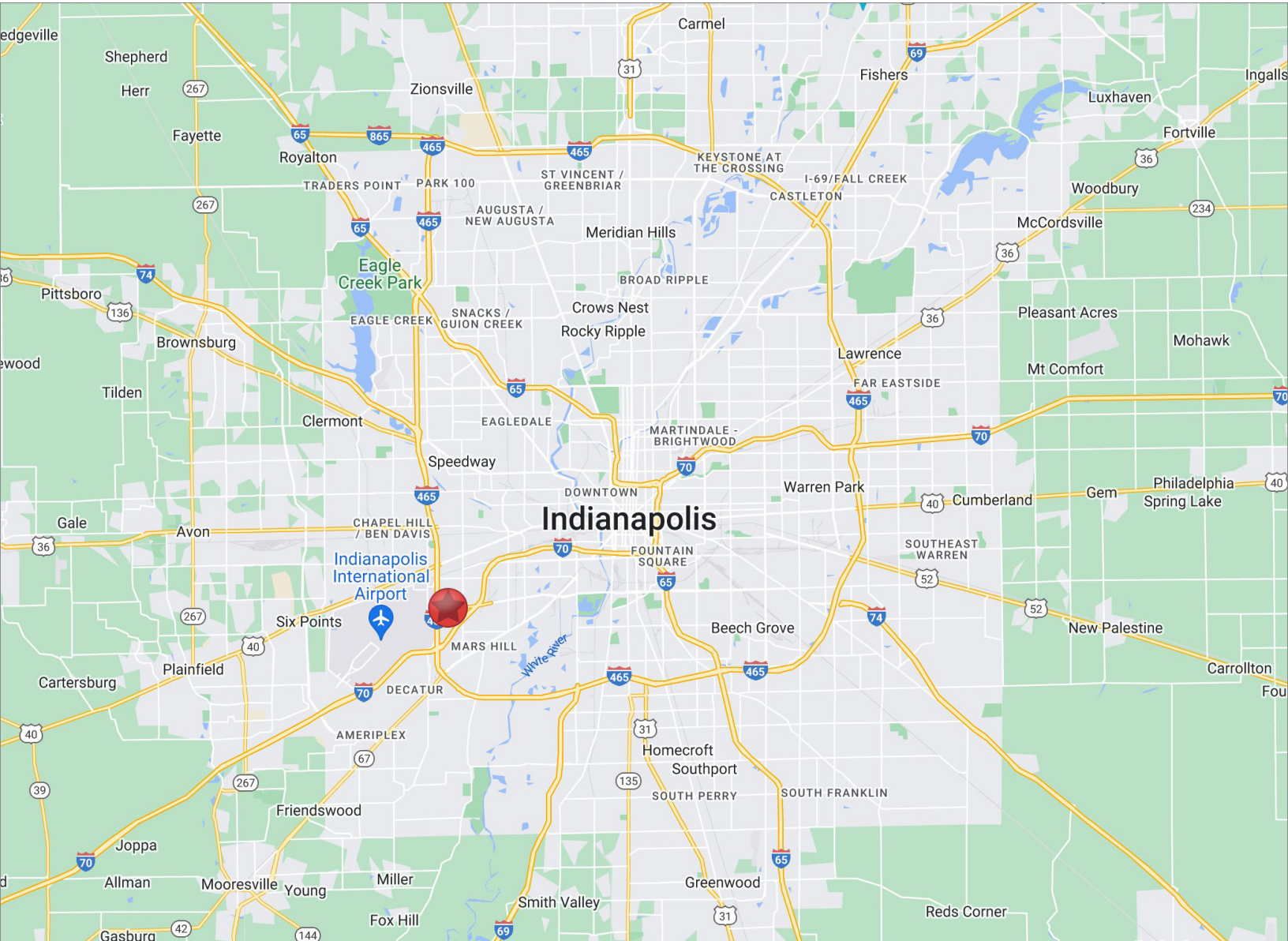
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2022 DEMOGRAPHICS

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POPULATION

1 MILE	4,224
3 MILE	48,352
5 MILE	141,867



NUMBER OF HOUSEHOLDS

1 MILE	1,624
3 MILE	18,460
5 MILE	53,923



AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,425
3 MILE	\$50,391
5 MILE	\$58,584



MEDIAN HOME VALUE

1 MILE	\$134,574
3 MILE	\$155,433
5 MILE	\$164,927