

For Lease

**CBRE**

# Pogues Run Business Park

4805 Punjab Drive  
Indianapolis IN  
[www.cbre.com/Indianapolis](http://www.cbre.com/Indianapolis)

**765-714-6424**



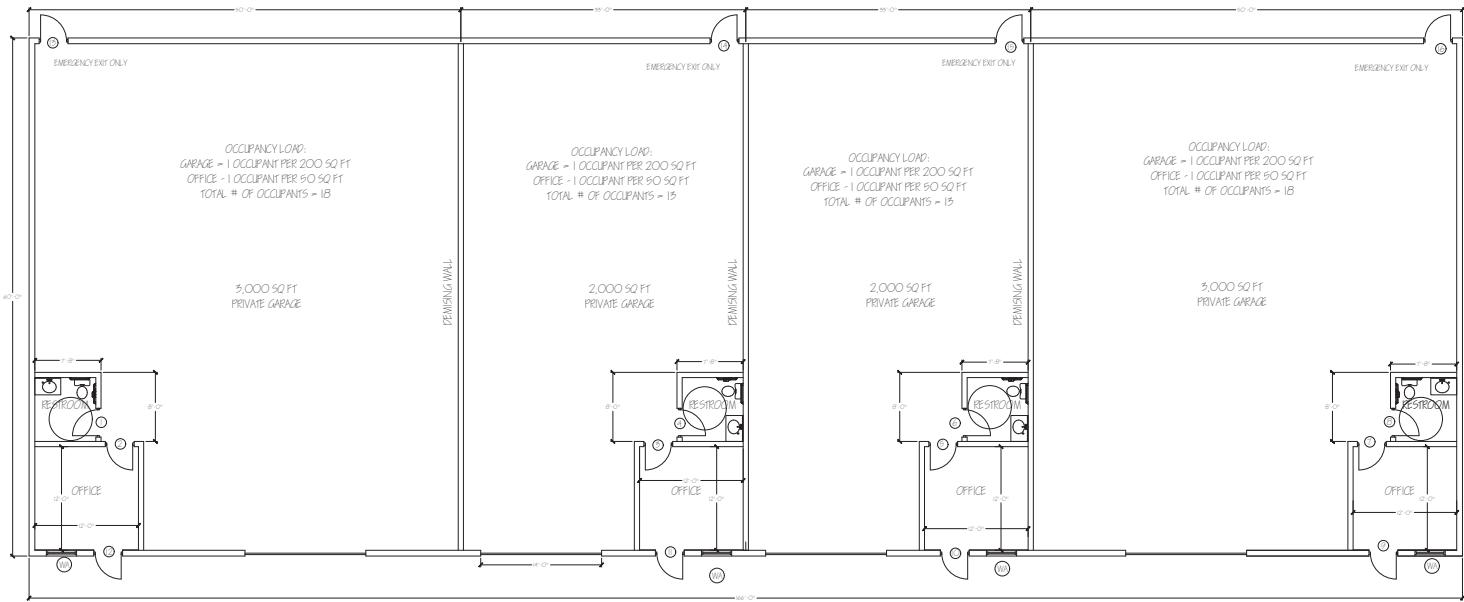
## The Properties are:

- + BUILDING #1 4805 Punjab Dr.: Unit 1001 (3,000 SF)
- + BUILDING #2 4945 Punjab Dr: Unit 2001 (3,000 SF)
- + BUILDING #3 4915 Karobar Dr.: Unit 6002 (3,000 SF)
- + BUILDING #6 4910 Karobar Dr.: Unit 6002 (2,000 SF) and Unit 6003 (2,000 SF)

# Property Features

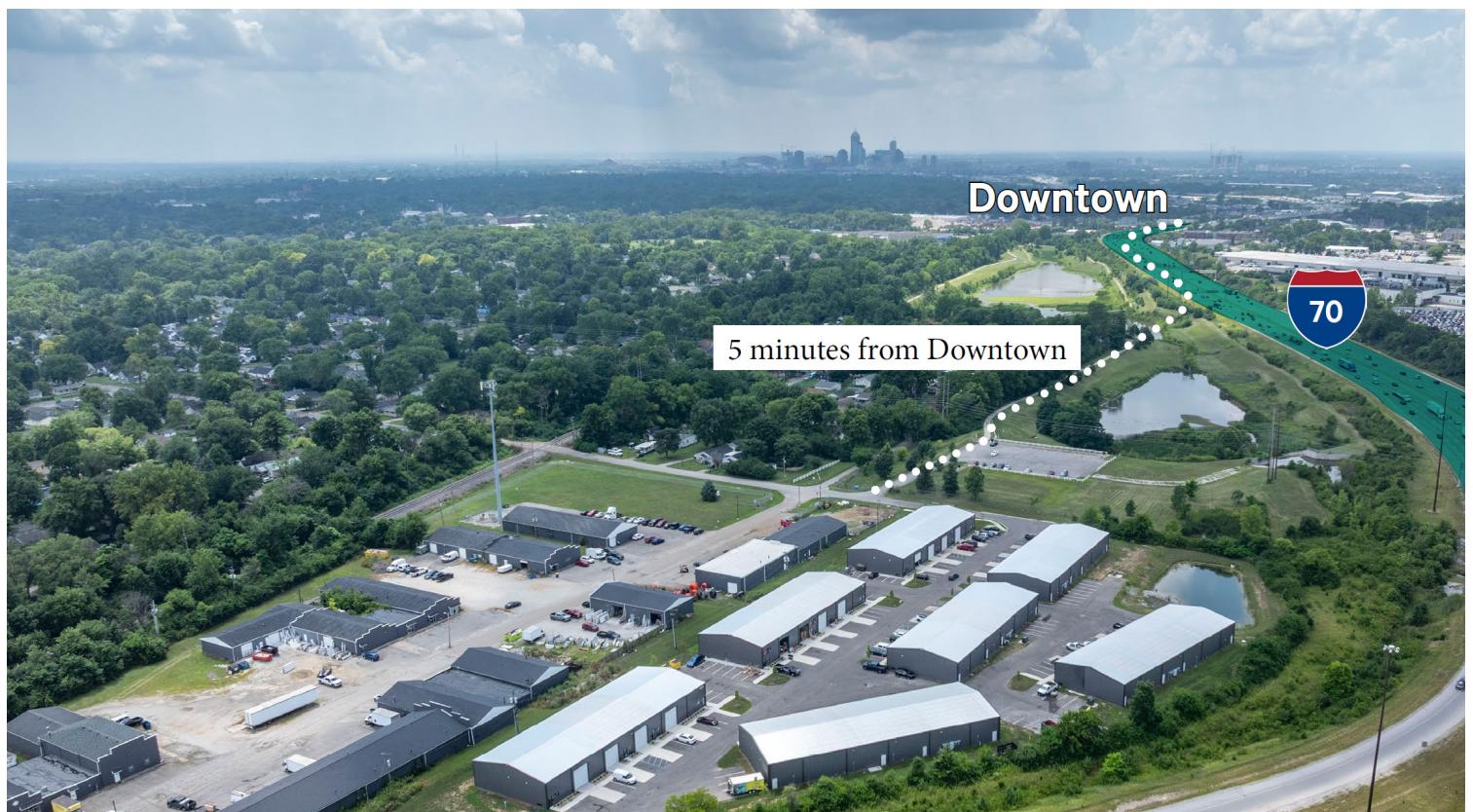
- + 2,000 SF - 4,000 SF Units
- + Flex Industrial - Office/Warehouse
- + \$12.00 per SF NNN
- + 1 Office - 1 Bathroom per Unit Build-out Completed
- + 18' Clear Height
- + 14' x 14' Drive In Overhead Doors w/ openers

- + Heated and Cooled Office Space w/ heated warehouse
- + Great Highway Access to I-70, I-465 & Downtown
- + Ample Parking
- + 120/208V | 3-phase Electrical
- + I-2 Zoning

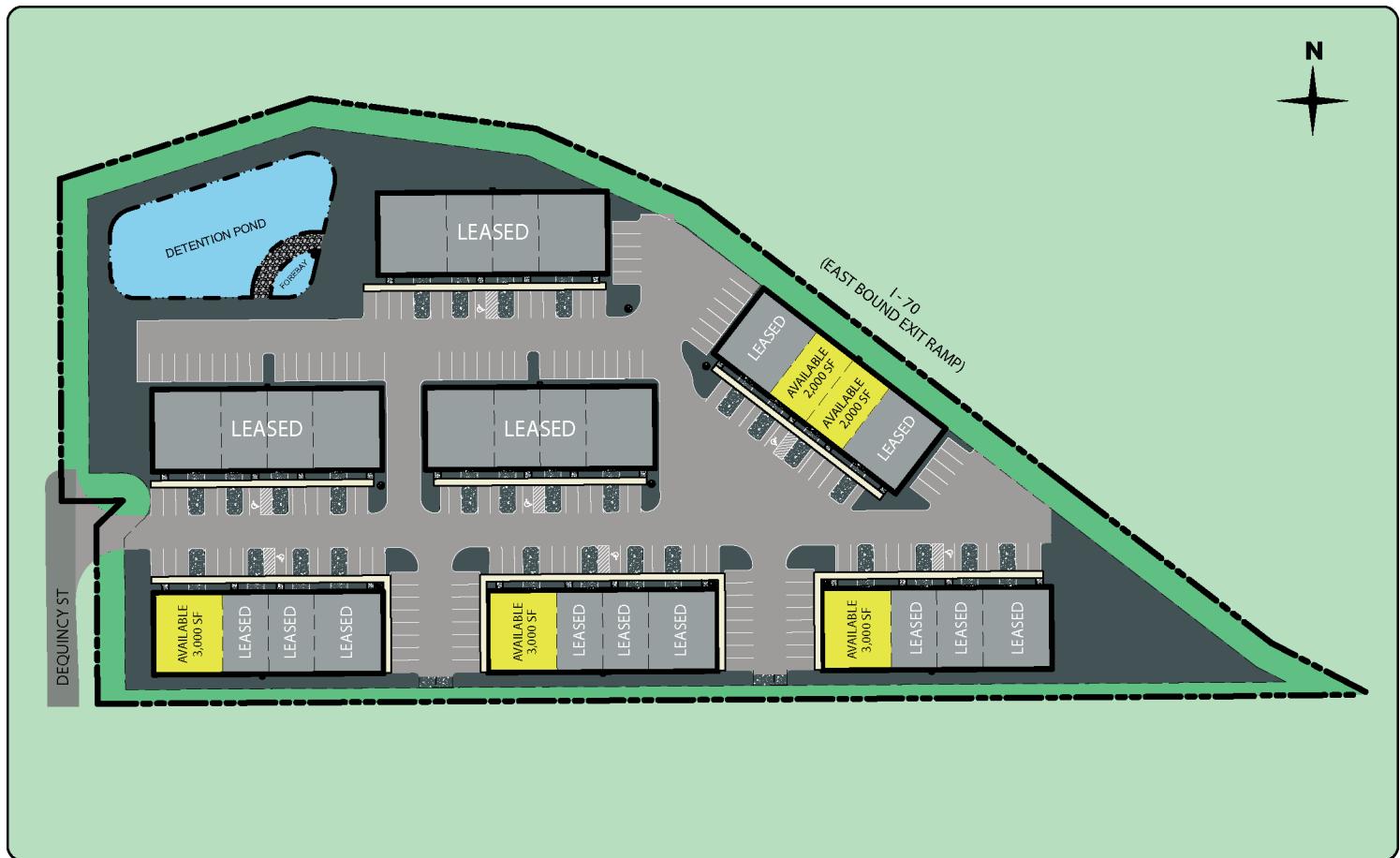


For Lease

## Accessibility & Visibility



## Site Plan



## Contact Us

## Nicholas Busch

## Senior Associate

+1 765 714 6424

nicholas.busch@cbre.co

**Nik Beery**

## Associate

+1 317 801 9572

nik.beery@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.