

**FOR LEASE**  
*Industrial/Flex*

**5340**  
**Commerce Cir.**

Indianapolis, IN 46237

**Multi-Tenant**  
**Industrial/Flex**

5340 Commerce Square Drive is a multi-tenant industrial/flex property totaling +/- 30,385 square feet. Situated on a fully improved, 2.08 acres site, the property offers easy access to I-65 and I-70 via the southern portion of the I-465 Indianapolis loop. The property is well maintained and offers the ideal space for a wide variety of users looking for quality industrial/flex space.

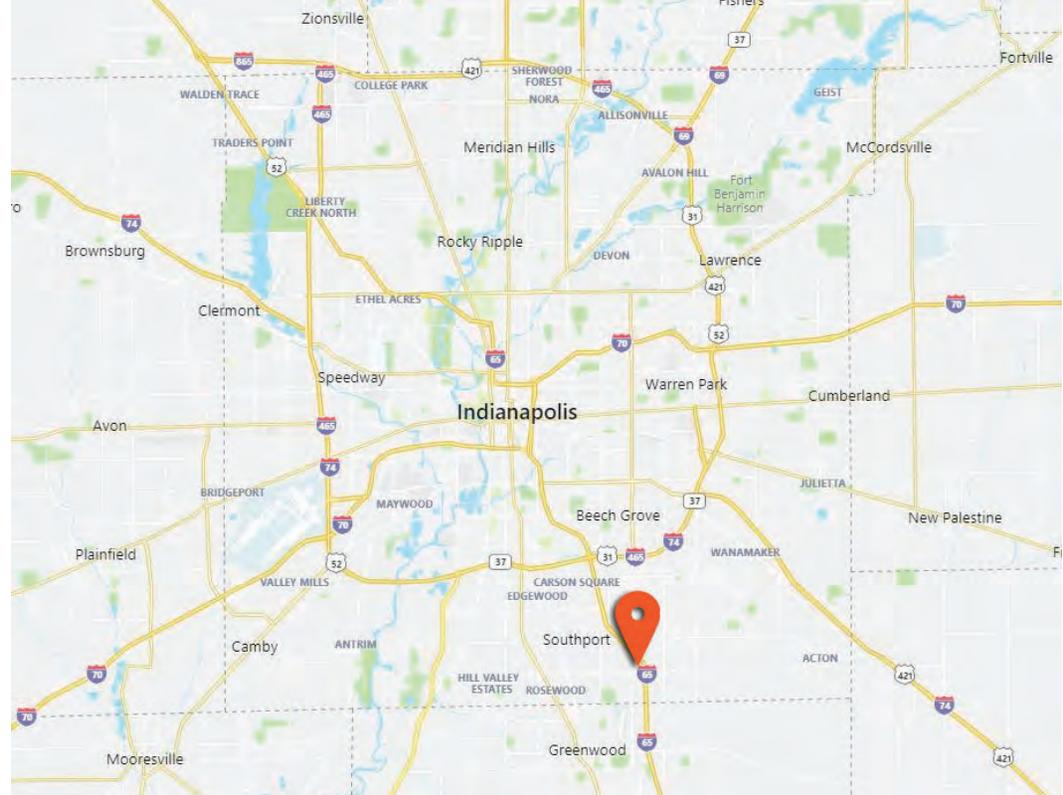


Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032

Keith Dedrick CCIM, SIOR  
keith@ccgbrokers.com  
317-502-3622

# Building Specifications

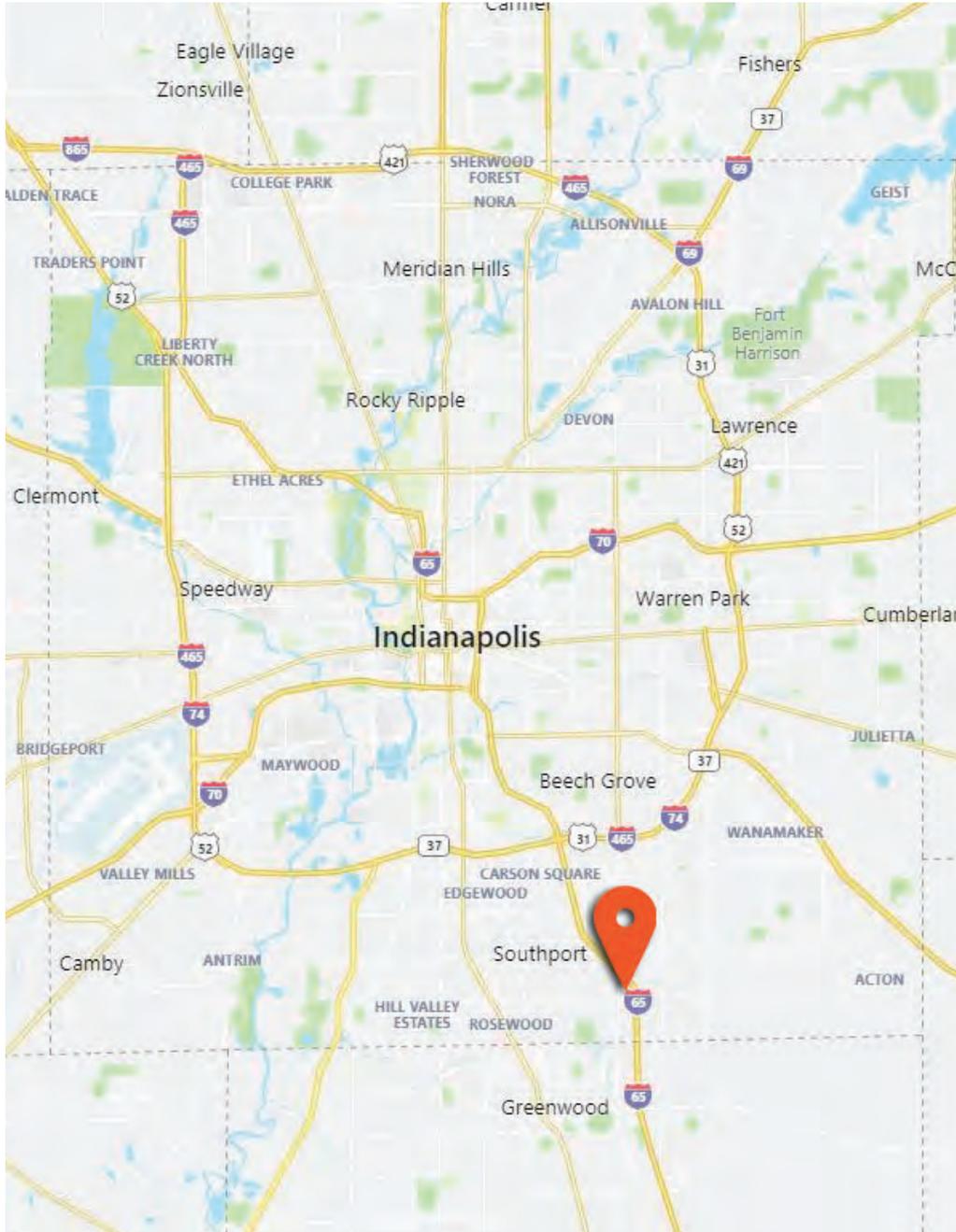
<b>Lease Rate:</b>	<b>\$8/SF IG</b>
<b>OPEX:</b>	<b>\$0.50/SF</b>
<b>Available Space:</b>	<b>+/-4,070 SF</b>
<b>Total Building Size:</b>	<b>+/- 30,385 SF</b>
<b>Land Size:</b>	<b>2.08 Acres</b>
<b>Zoned:</b>	<b>Commercial Special</b>
<b>Clear Height:</b>	<b>16 ft. (Warehouse)</b>
<b>Parking:</b>	<b>121 Spaces</b>
<b>Drive-in Doors:</b>	<b>8</b>



Suite	SF	Lease Rate	Drive-in Doors	Availability	Details
F	+/- 4070 SF	\$8/SF IG	1 (10'X 14')	Now	Warehouse area, office area, restrooms, CAM- \$170



# Location Overview



# Location Overview

