



FOR LEASE

Near Northeast Business Center

4351-4375 Sellers Street
Indianapolis, IN 46226



PROPERTY HIGHLIGHTS

- 10,000 SF flex space available
- 1 dock and 2 drive-ins
- Easy interstate access to I-70 and I-465
- Accessible parking for employees and guests

www.Halakar.com

Liz DeKoninck | 317.536.0093 | liz@halakar.com
Colton Snodgrass, CCIM | 317.536.0218 | csnodgrass@halakar.com
Joshua D. Abrams | 317.324.1613 | Joshua@halakar.com

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FOR LEASE

CLEAN FLEX SPACE AVAILABLE



OFFERING SUMMARY

Lease Rate:	Call for Rates
Lease Type:	NNN
Building Size:	31,192 SF
Available SF:	10,000 SF
Year Built:	1966
Zoning:	I-3-U
2025 OPEX:	\$2.01
Clear Height:	16'
Market:	East Indianapolis

PROPERTY OVERVIEW

This 10,000 SF flex space on Sellers Street is conveniently located at I-465 and Pendleton Pike near Lawrence. The available suite is appropriate for a variety of businesses, featuring built out office space, one dock, and two drive-ins to fit your needs. Call today for more information and to schedule a private tour!

AVAILABLE SPACES

AVAILABLE SPACES	SPACE SIZE	OFFICE SPACE	DOCKS	DRIVE-INS
4375 Sellers Street Suite 7	10,000 SF	2,721	1	2



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RETAILER MAP



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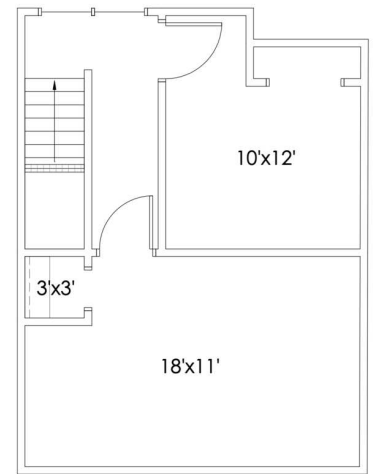
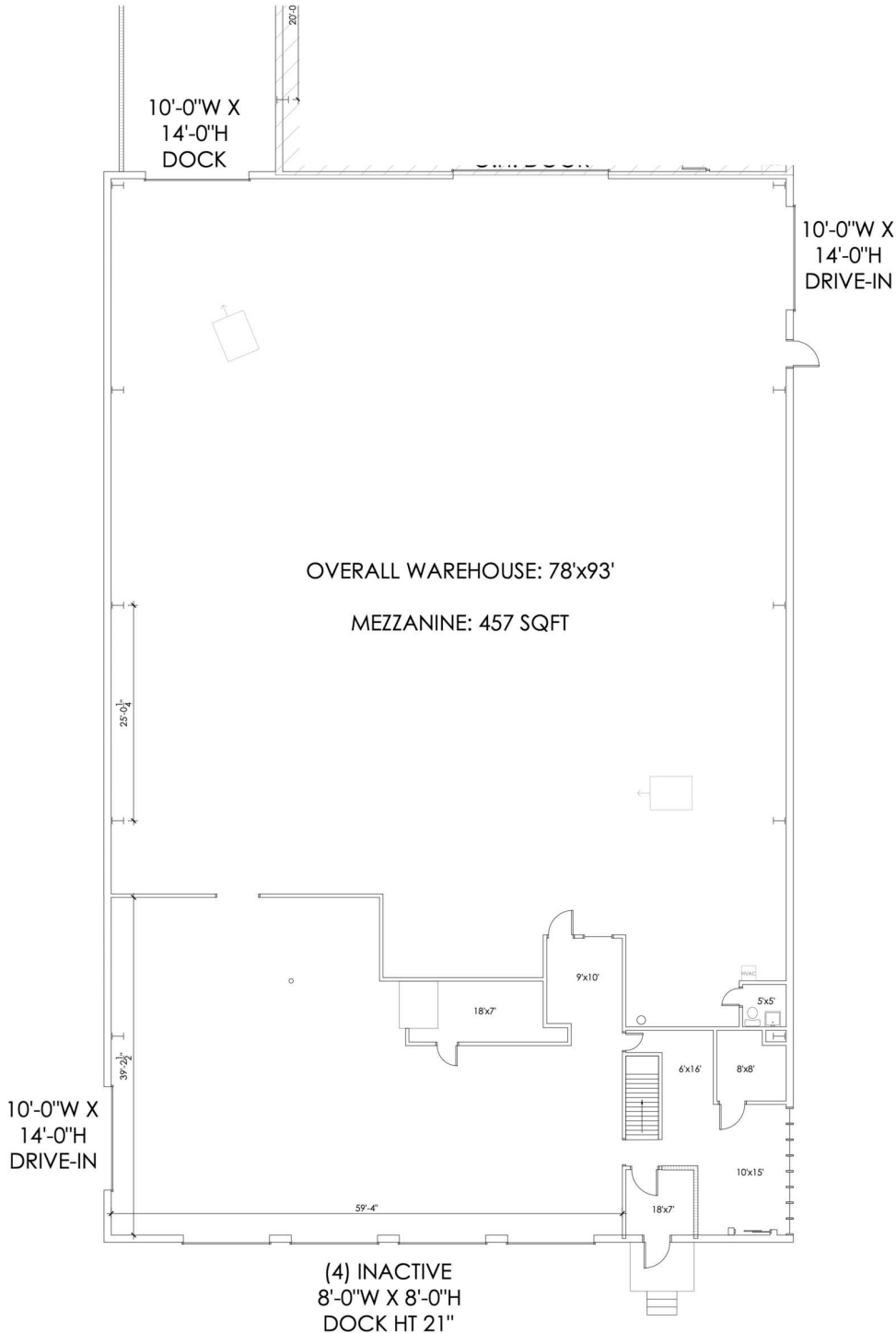
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FLOORPLANS

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
4375 Sellers Street Suite 7	Immediately	10,000 SF	2,721	1	2	\$2.01	16'



SUITE 07 - MEZZANINE LEVEL
SCALE: 1/8" = 1'0"

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