

Enterprise Real Estate Services

Enterprise-Realty.com

OUTSTANDING OFFICE/WAREHOUSE OPPORTUNITY

5230 Commerce Circle, Indianapolis, IN 46237

Flex Building 14,400 SF

Zoned C-S

2.07 Ac Lot



Asking Price \$1,260,000
46 Parking Spaces

5,192 SF Office
9,208 SF Warehouse

Six 14' Overhead Doors
15.75' Clear, 18.5' Ceiling Height
Mezzanine Levels

Electrical: 400 AMP MDP
Municipal Utilities
Steel, CMU & Concrete Bldg

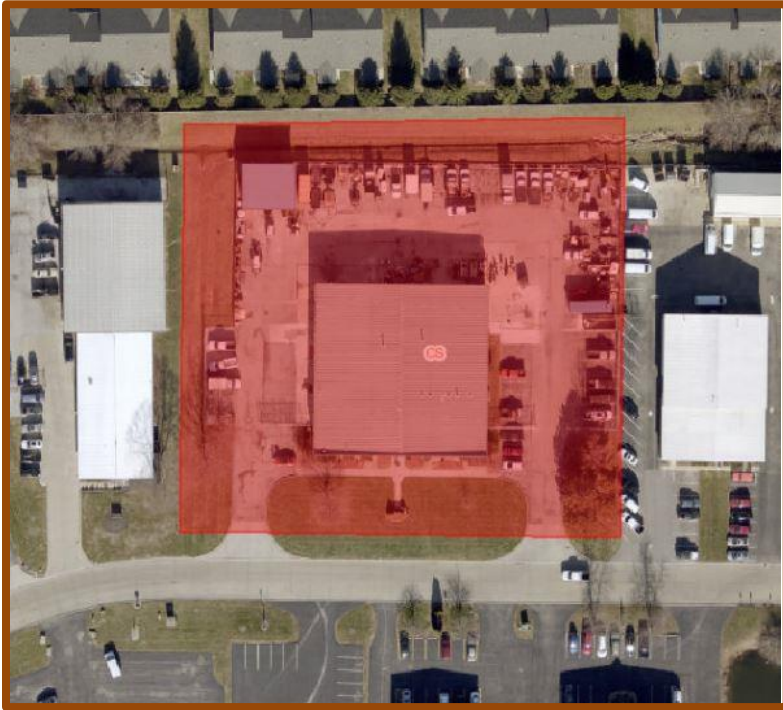
Private Offices
Finished Open Area Offices

Conference Room
Dedicated Reception Area



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EXCELLENT ACCESS TO I-65

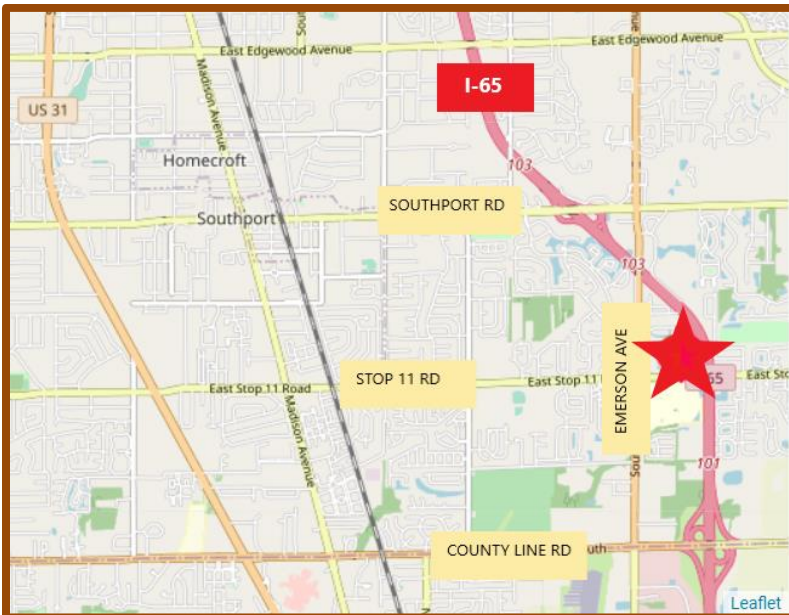
Benefit of 2 entrances from
Commerce Circle

Interchanges to I-65 at both
Southport Rd and
County Line Rd

Signaled entrance from
Emerson Avenue into
Commerce Park

Downtown in less than 10
minutes

On IndyGo Bus Route



Attractive Landscaping

Kitchenette Break Room Areas
in Office and also Warehouse

Building Mounted Lighting

Restrooms & Showers

Lighting: LED strip fixtures

Heat: Gas Forced Air

Cooling: Electric

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Private Offices



Conference Room



Ceiling Detail



East Elevation

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