

5355 North Post Road

Indianapolis, IN 46216



FOR SALE OR FOR LEASE

Office/Industrial Building

PROPERTY HIGHLIGHTS

- 34,910 SF with 18,139 SF of Office Space Available
- For Lease Rental rate \$15 PSF MG (plus utilities and internal maintenance)
- For Sale at \$3.8 Million
- 16,771 SF is currently leased by Trane
- Expansion capabilities of 5-6,000 SF
- Excellent visibility from Post Road
- Building Signage
- High Quality Construction - Block/Brick
- 18,139 SF of Available Office/ Ability to make some warehouse
- Zoning: DP
- 110 Parking spaces (3.67/1,000 SF)



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,374	72,218	232,261
Total Population	8,338	187,758	581,510
Average HH Income	\$43,288	\$60,336	\$68,749

Bryan Augustin
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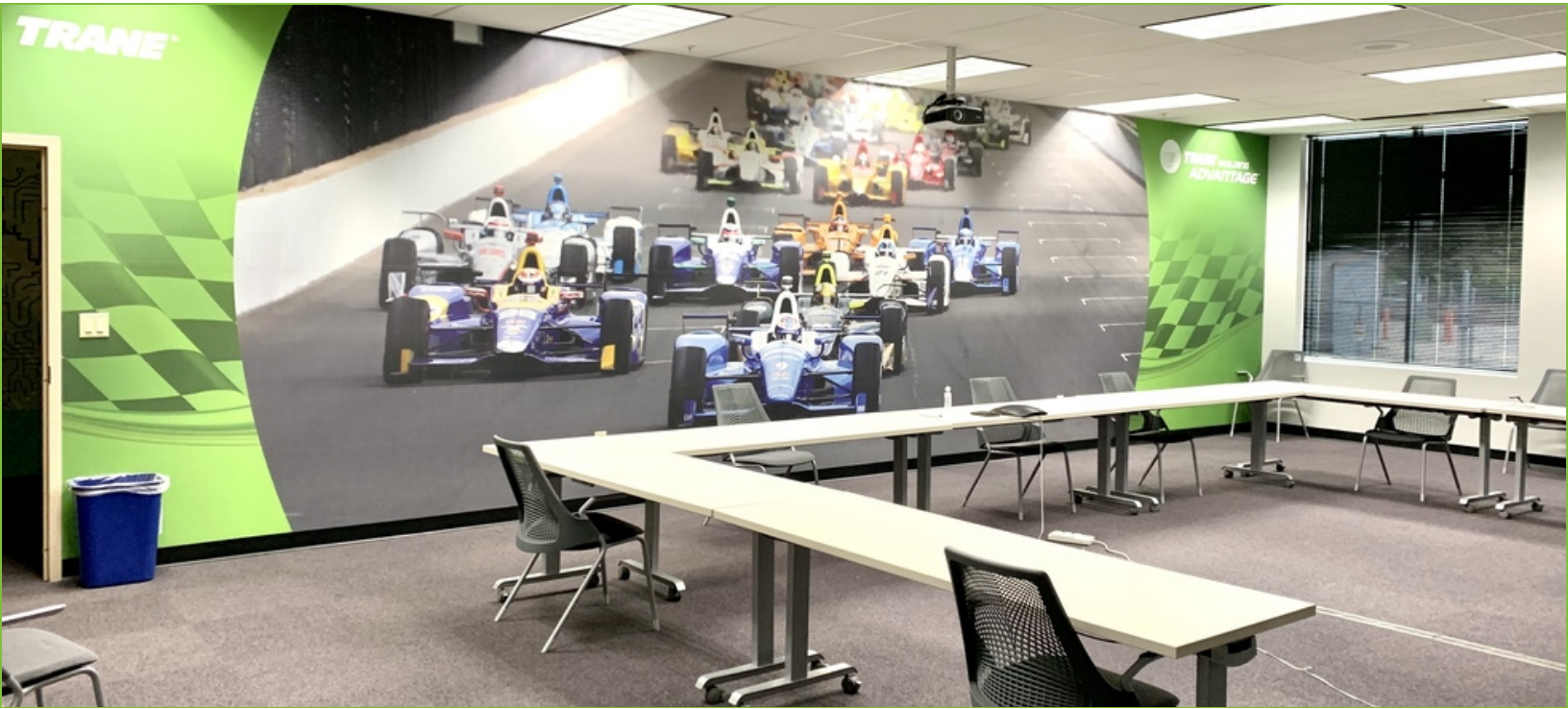
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ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



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[Additional Photos](#)



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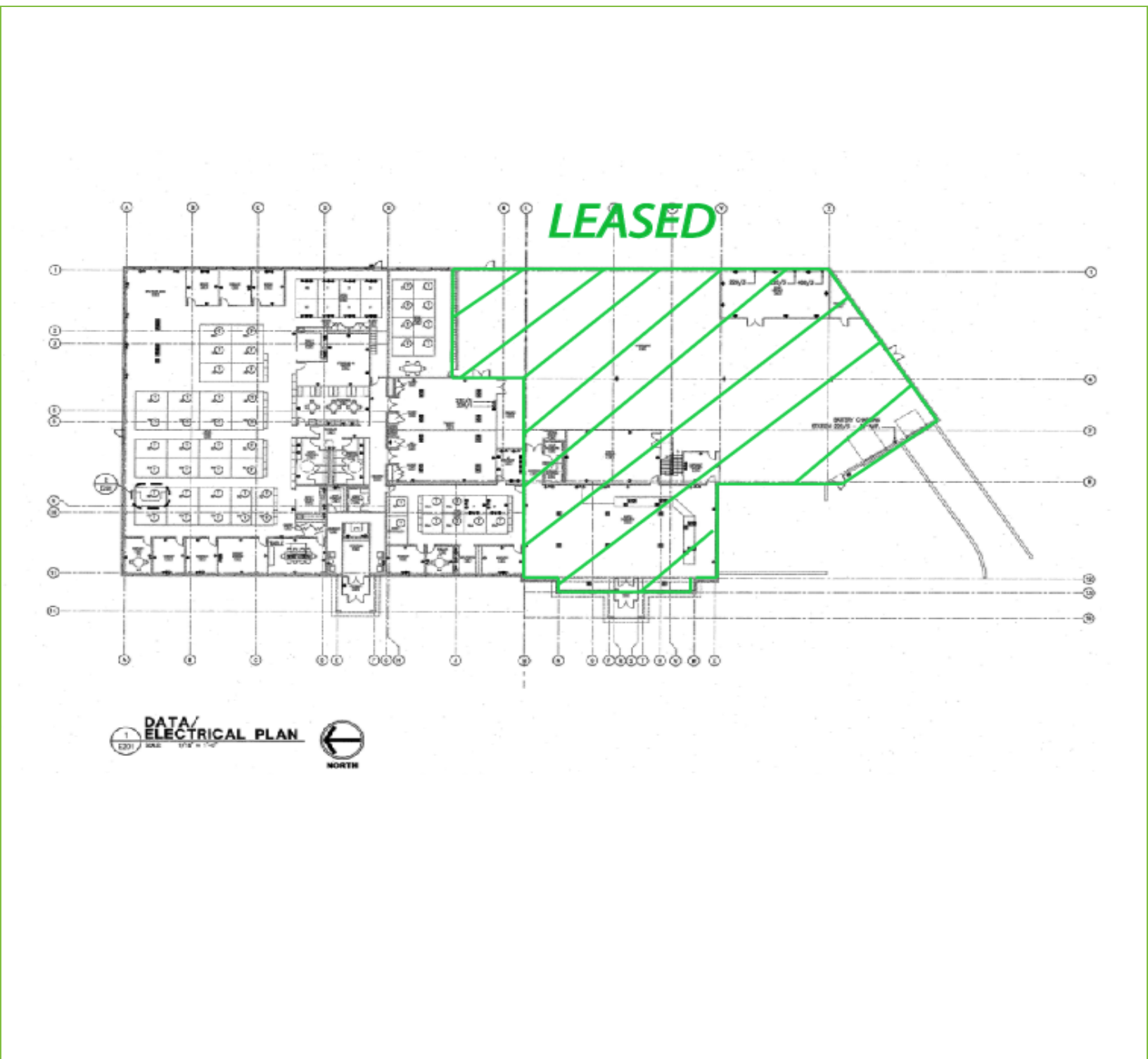
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2001 DATA/
ELECTRICAL PLAN



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