

# Flex Commercial Space

5 W Epler Ave, Indianapolis, IN 46217



## FOR SALE OR LEASE



### OFFERING SUMMARY

**LIST PRICE:** \$ 1,250,000 (inquire for lease rate)

**BUILDING SIZE:** 7,020 SF Building | 5,000 SF Mezzanine

**LOT SIZE:** 0.52 Acres

**ZONING:** DA w/ variance

**YEAR BUILT:** 2000, Renovated in 2024

**TRAFFIC COUNT:** 4,403 AADT

**USES:** Flex Space

### MORGAN METCALF

Listing Broker – Merrill Property Group  
P: 317-496-7606  
morgan@merrillpropertygroup.com

### JOSIE LAVEY

Listing Broker – Merrill Property Group  
P: 317-721-4319  
josie@merrillpropertygroup.com

### PROPERTY OVERVIEW

Located on Epler Avenue near SR-135, this industrial property combines exceptional functionality with convenient access to major interstates. The building features 5,000 square feet of mezzanine space, accessible by staircase, ladder, and two forklift entry points at the rear of the warehouse. The front of the building includes a spacious office with a welcoming reception area, while the back of the property is fully fenced for enhanced security. The warehouse is equipped with five drive-in bays, a half-ton crane, and a one-ton crane, providing versatile operational capabilities. Recent updates include a modernized office space, epoxy-coated flooring throughout, and an improved employee break area, making this property ideal for businesses seeking a well-equipped and secure industrial space.

### PROPERTY HIGHLIGHTS

- Modernized Office Space
- 5 Drive-In Doors
- 17' Clear Height
- 5,000 SF mezzanine space for storage
- Enhanced Security



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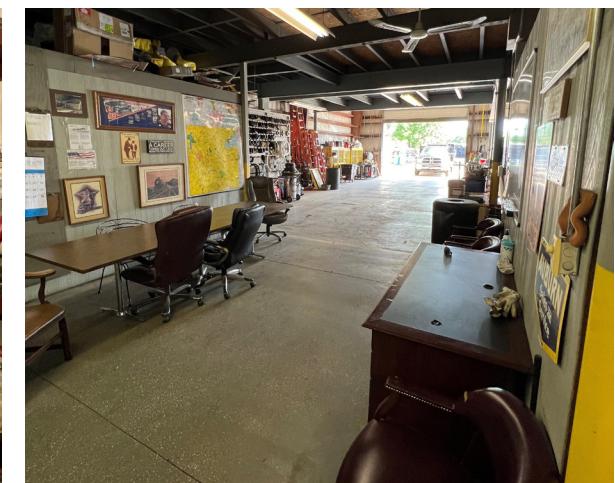
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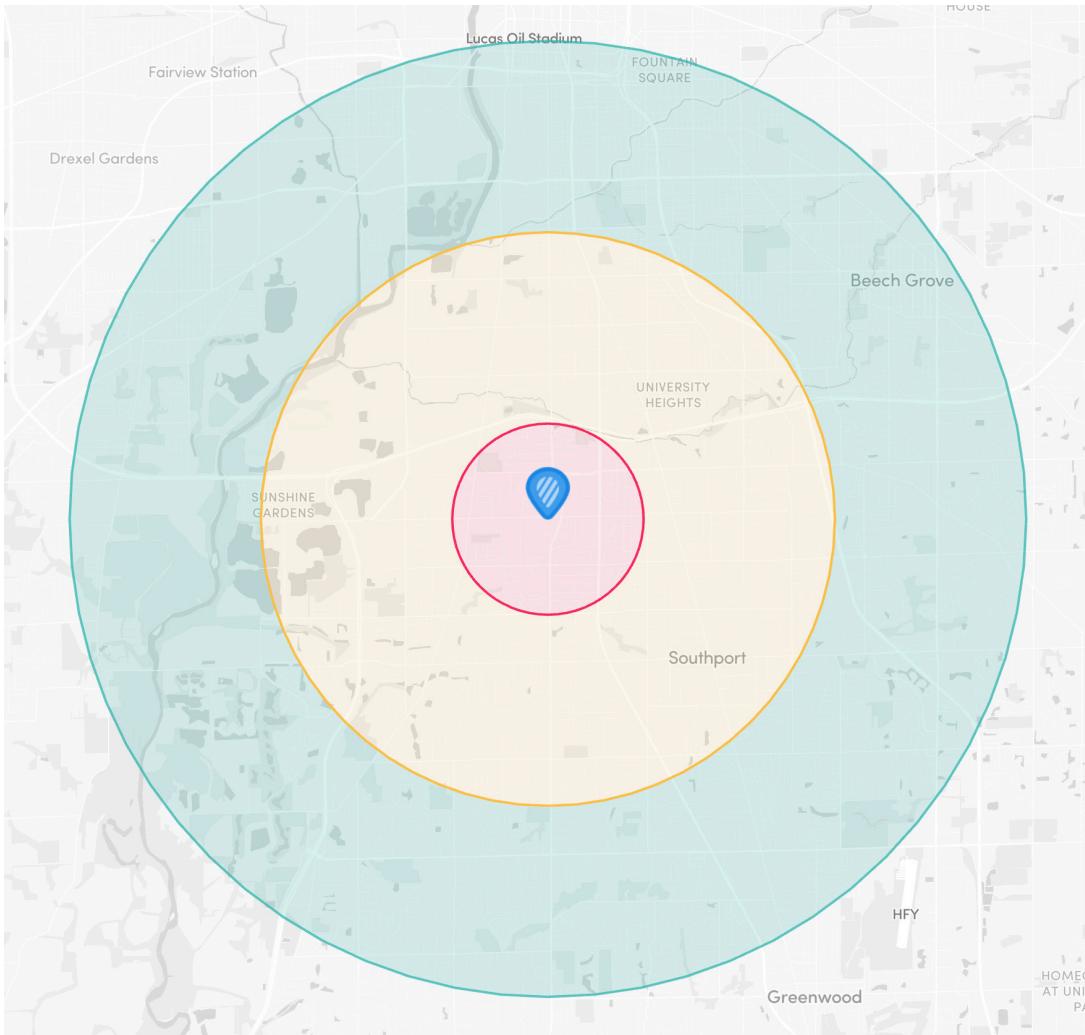
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### DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	8,820	71,154	194,305
Workday Population	6,993	57,902	182,159
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,003	14,517	38,293
Ages 15-24	1,142	11,227	26,630
Ages 25-54	3,495	27,757	77,690
Ages 55-64	882	7,475	21,378
Ages 65+	1,297	10,178	30,314
Income	1 Mile	3 Miles	5 Miles
Median	\$66,924	\$67,524	\$67,305
< \$15,000	293	1,913	5,165
\$15,000-\$24,999	243	2,169	6,567
\$25,000-\$34,999	220	2,360	7,322
\$35,000-\$49,999	331	3,385	10,056
\$50,000-\$74,999	863	5,833	15,316
\$75,000-\$99,999	521	3,888	11,223
\$100,000-\$124,999	345	2,619	7,410
\$125,000-\$149,999	214	1,749	4,754
\$150,000-\$199,999	109	1,539	4,622
> \$200,000	159	1,563	4,223
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,653	29,351	83,757
Renter Occupied	1,363	11,564	33,468
Owner Occupied	1,935	15,453	43,189
Vacant	354	2,334	7,100

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