



FOR LEASE

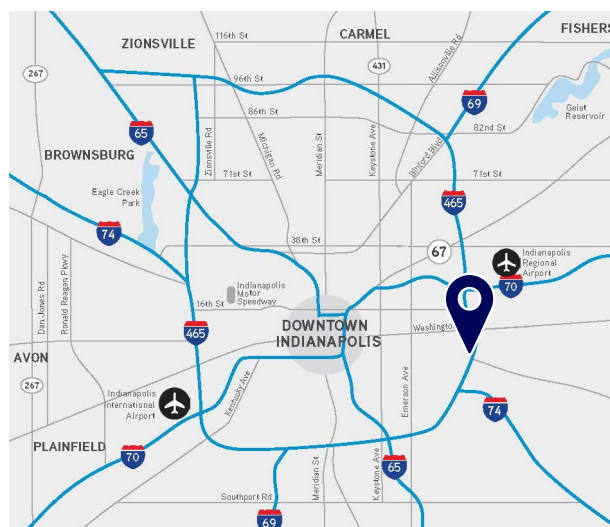
Lincoln Business Park

Indianapolis, IN

7 Industrial buildings located on the East side of Indianapolis

Property Highlights:

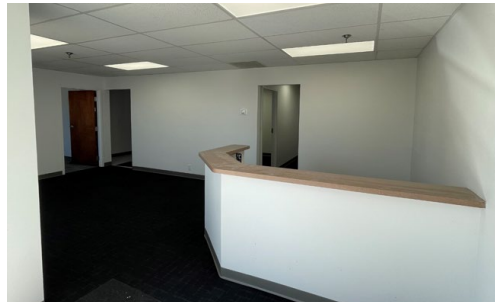
- Dock + drive-in loading
- Strategic location with immediate access to I-465 loop, providing efficient regional connectivity
- Property under new ownership + management
- Multiple units & SF available
- Ample surface parking and truck maneuverability throughout the park
- Efficient ingress/egress points designed to support high-volume vehicle and truck traffic



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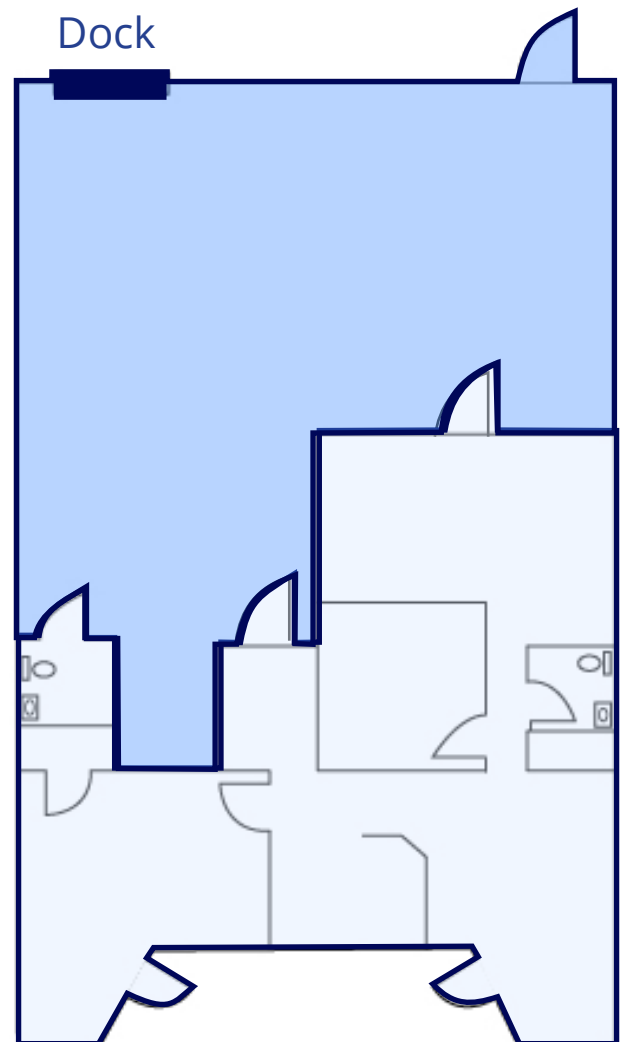
1322 – 1438 Sadler Cir E Dr

1340 Sadler Circle E

SUITE SPECS

Available SF	± 2,400
Office SF	± 1,187
Clear Height	14'
Dock	1
Rate PSF	\$12.50 / SF IG
Available	Immediate

- Warehouse
- Office



1438	1436	1434	1432	1430	1428	1426	1424	1422	1420	1418	1416	1414	1412	1408-1410	1406	1404	1340B	1338	1336	1334	1332-1330	1328	1326	1322-1324
																	1340							



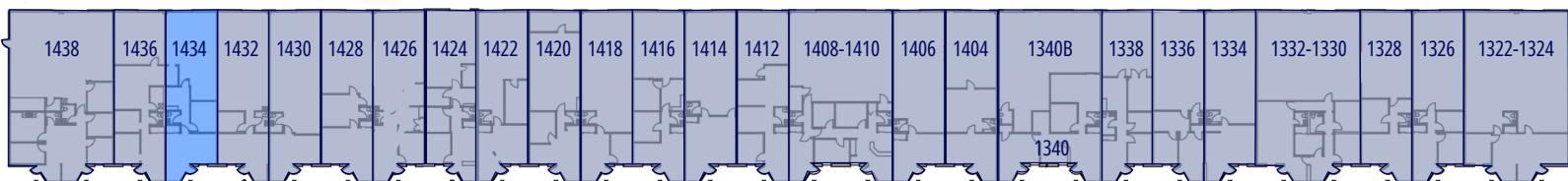
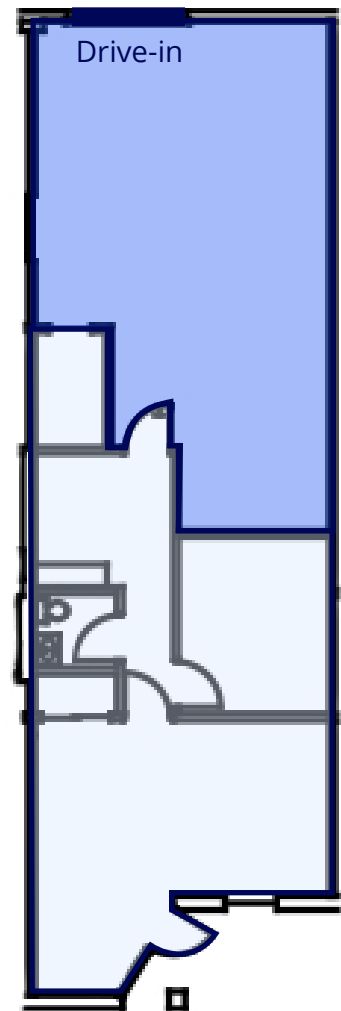
1322 – 1438 Sadler Cir E Dr

1434 Sadler Circle E

Warehouse
 Office

SUITE SPECS

Available SF	± 1,200
Office SF	± 800
Clear Height	14'
Drive-in	1
Rate PSF	\$13.00 / SF IG
Available	30 days' notice





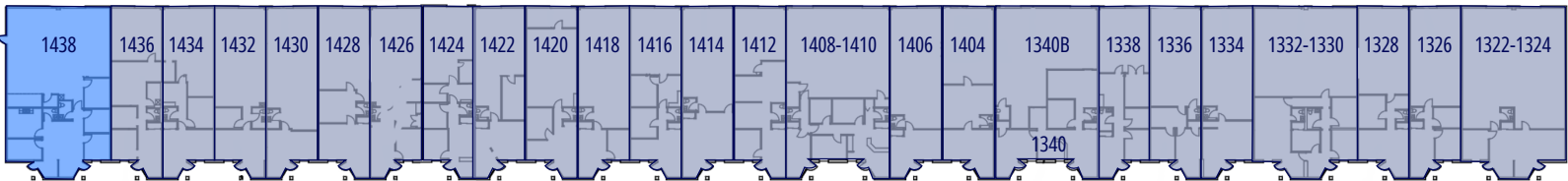
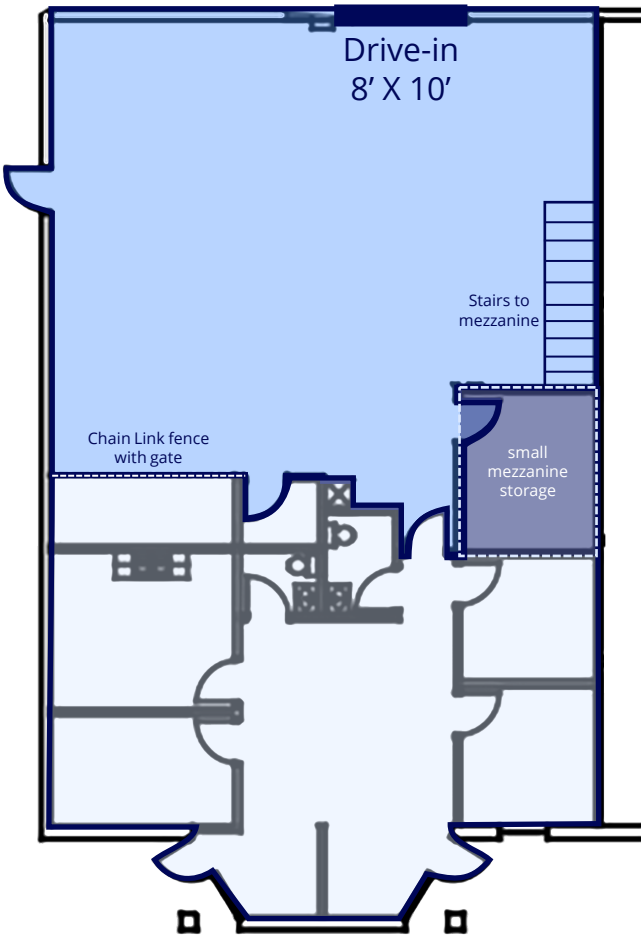
1322 – 1438 Sadler Cir E Dr

1438 Sadler Circle E

-  Warehouse
-  Office

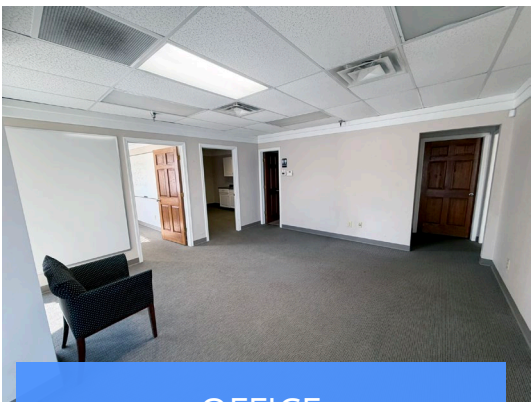
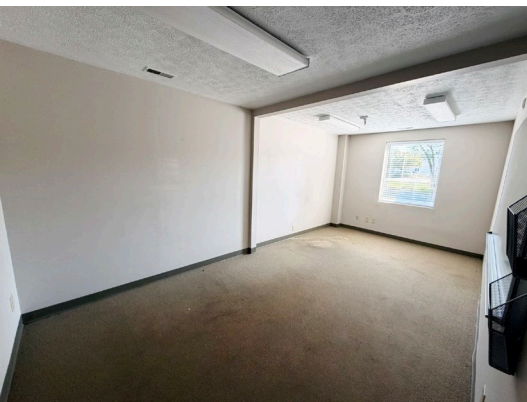
SUITE SPECS

Available SF	± 2,400 (End-cap)
Office SF	± 1,200
Clear Height	14'
Loading	(1) Drive-in
Rate PSF	\$12.50 / SF IG
Available	30 days' notice

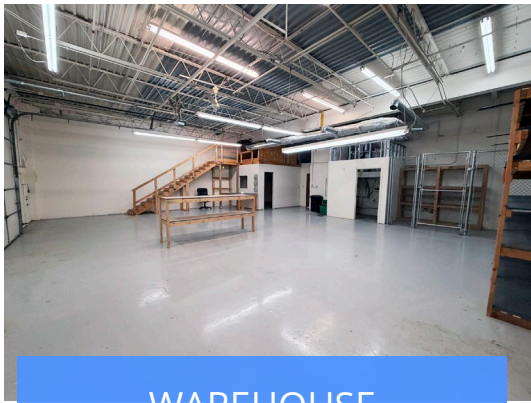
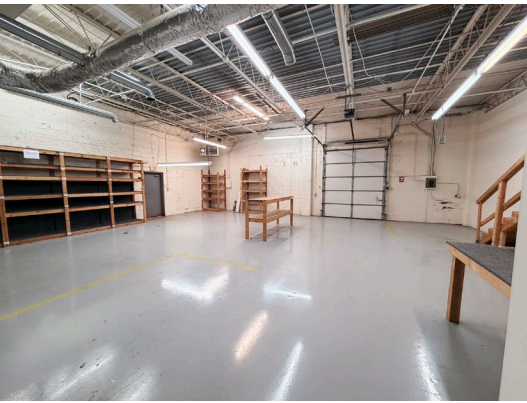




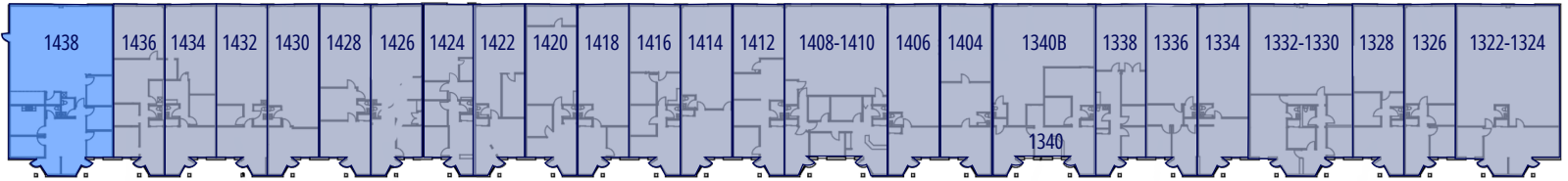
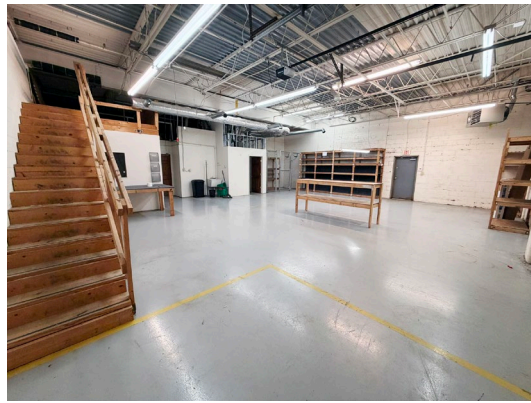
1438 Sadler Cir E Dr



OFFICE



WAREHOUSE





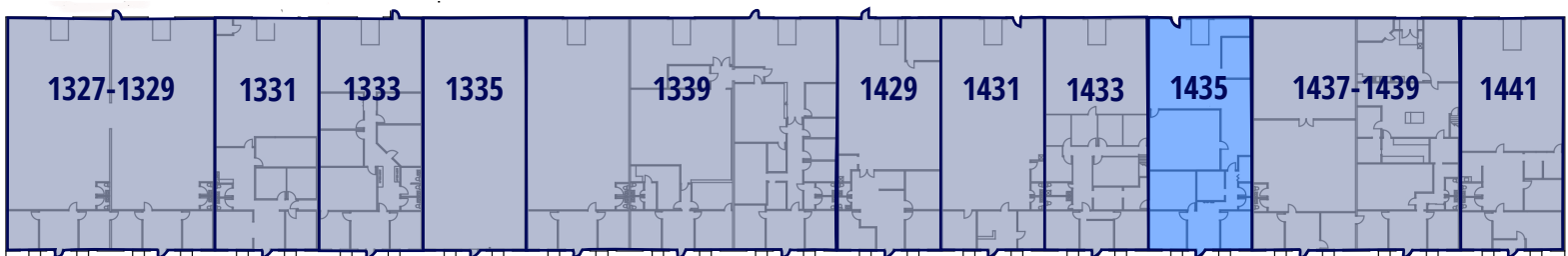
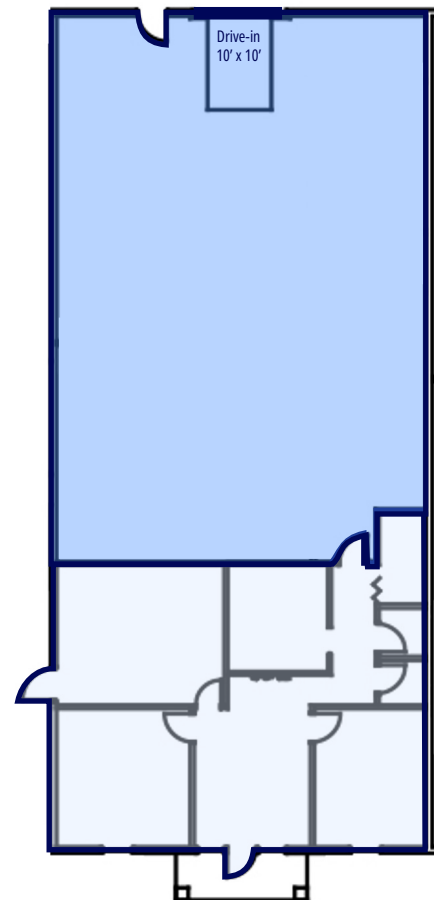
1327 – 1441 Sadler Cir W Dr

1435 Sadler Circle W Dr

- Warehouse
- Office

SUITE SPECS

Available SF	± 3,600
Office SF	± 1,200
Clear Height	15'
Loading	1 drive-in door (10' x 10')
Rate PSF	\$11.50 / SF IG
Available	Immediate

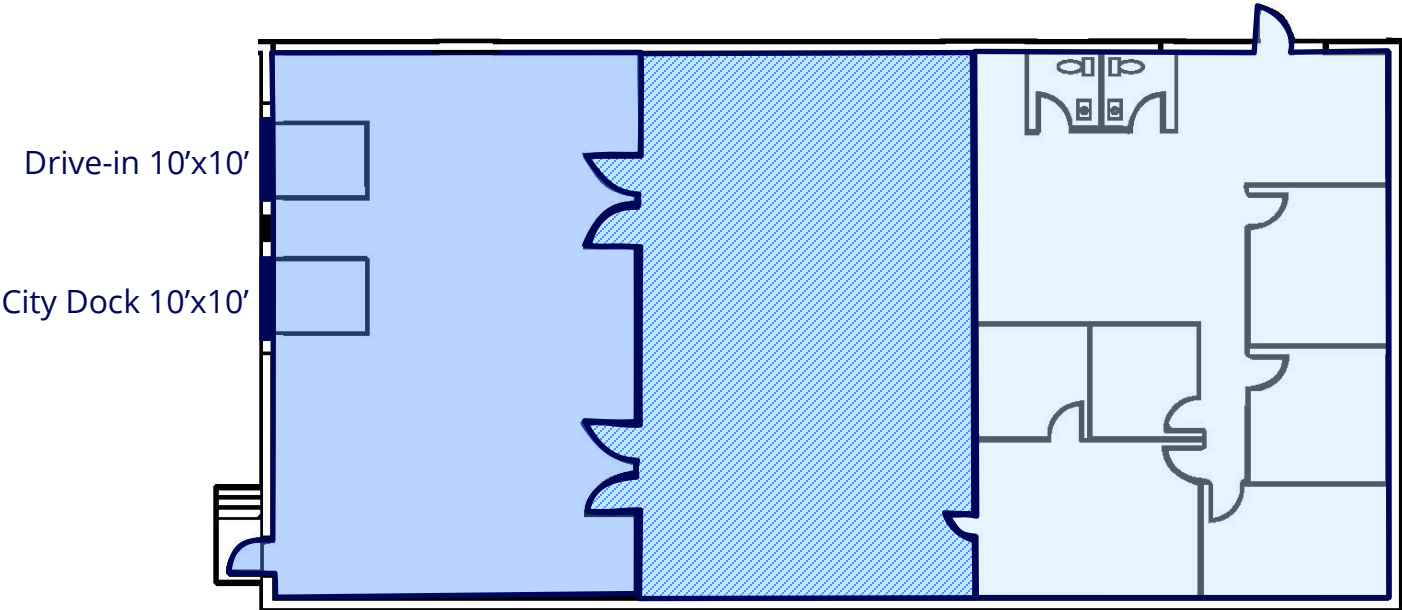


Suite 1402 | Floorplan

- Office
- Warehouse
- Can be converted to warehouse

SUITE 1402 SPECS

Available SF	± 5,000
Office SF	± 3,000 (Can be reduced)
Clear Height	15'
Drive-in	1 (10'x10')
City Dock	1 (10'x10')
Rate PSF	\$11.00 / SF IG
Available	Immediate





Park Availability

Building	Suite	Available SF	Office SF	Clear Height	Docks	Drive-ins	Rate PSF	Comments
1322 - 1438 Sadlier Cir E Dr	1340	2,400	± 1,187	14'	1	0	\$12.50 IG	• Available now
	1434	1,200	± 800	14'	0	1	\$13.00 IG	• 30 days' notice
	1438	2,400	± 1,200	14'	0	1	\$12.50 IG	• 30 days' notice
1327 - 1441 Sadlier Cir W Dr	1435	3,600	± 1,200	15'	0	1	\$11.50 IG	• Available now
1402 - 1430 Sadlier Cir W Dr	1402	5,000	± 3,000	15'	1	1	\$11.00 IG	• Available now

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