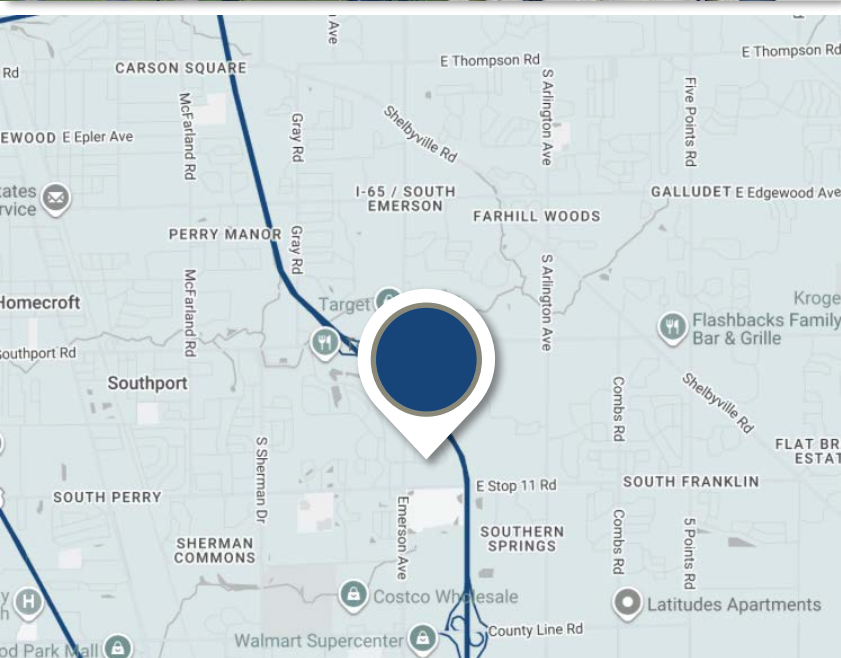


FOR SALE

5311 COMMERCE CIRCLE, INDIANAPOLIS, IN 46237

INDUSTRIAL FLEX BUILDING



George S. Dury
317.590.5549

PROPERTY HIGHLIGHTS

Offering Price	\$1,350,000.00
Square Feet	+/- 9,600 SF
Zoning	CS
Business	Camp Bow Wow
Acreage	0.85 AC
Parking Spaces	40

This 9,600-square-foot commercial property is situated on 0.85 acres along Commerce Circle in Indianapolis. The building is currently occupied by a Camp Bow Wow franchisee, offering a potential income-producing investment with flexibility for the tenant to remain or relocate. Zoned CS and supported by 40 parking spaces, the property provides a versatile opportunity for an owner-user, investor, or future redevelopment within an established commercial area.



