96TH/ST

Commerce Park

— 4141, 4151 & 4161 East 96th Street —

- High quality redevelopment completed in 2023

- Ability to accommodate ±12,000 SF - 145,123 SF

- Excellent access to highly populated northern suburbs including Zionsville, Westfield, Carmel, Noblesville, & Fishers

- Real Estate Tax Abatement in Place | Zoned: CS | Outside Storage

- Abundant Auto, Trailer, & Van Parking - Flexibility on site to accommodate tenant needs

- Extremely rare, last-mile industrial product, strategically located on Indianapolis' north side near Keystone at the Crossing

- Ideally situated on border of Indianapolis & Carmel – two key growth communities

developed, owned & managed by:

Colliers

CITIMARK
REAL ESTATE INVESTMENT COMPANY

For Lease

96 TH ST

Commerce Park

- Located on 96th St, the primary east/west thoroughfare

- Close proximity, easy access to the newly constructed I-465/ Keystone interchange & I-465/ Allisonvillle interchange

- Abundant trailer, auto & van parking on-site
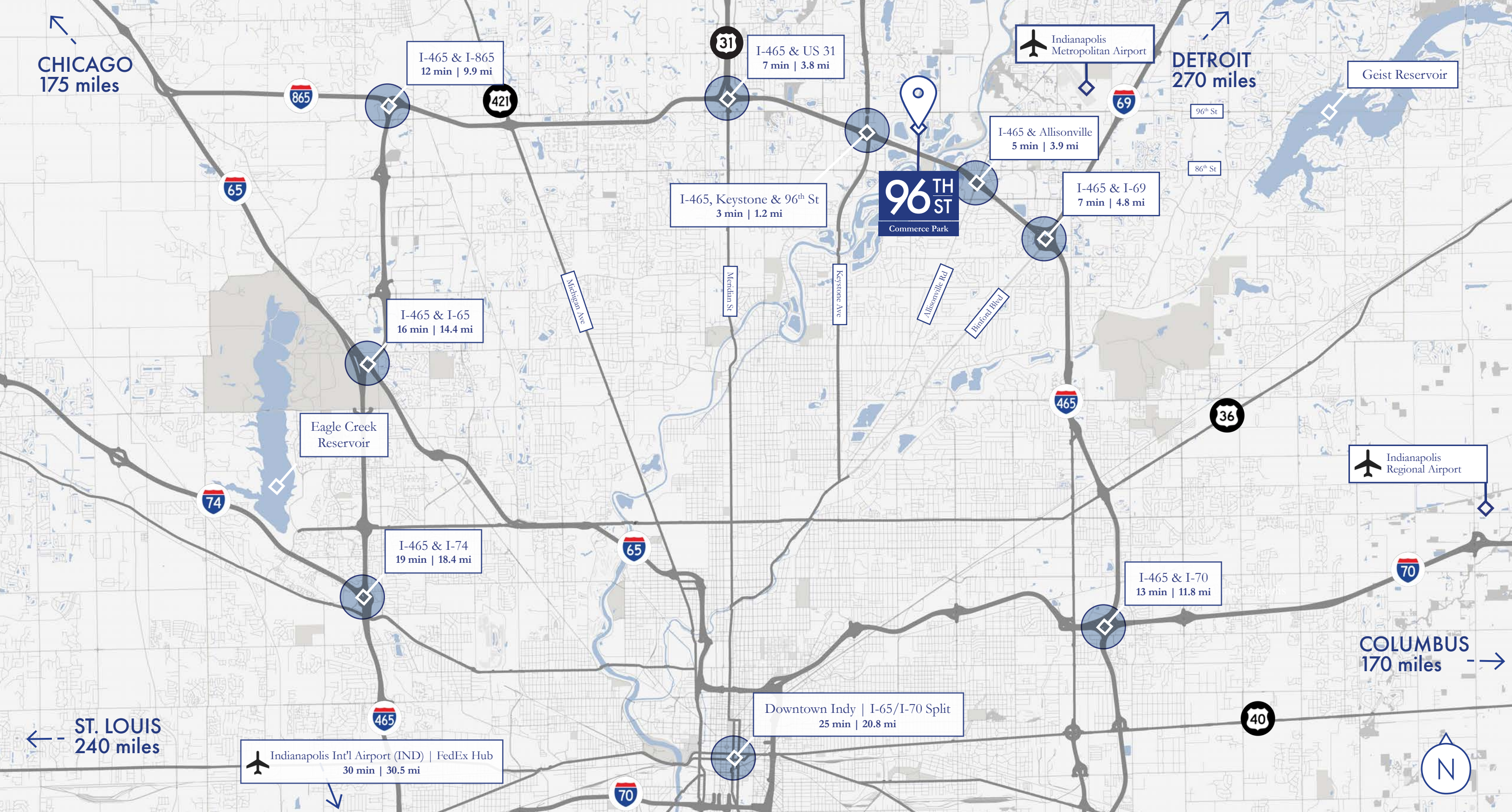
- Unique infill location

Downtown Indianapolis

Keystone at the Crossing

Keystone Ave

Building 1

Building 3

Building 2

Outlot 1

Outlot 2

96th St

N

PARK OVERVIEW

313,099 SF

Total SF

± 30.64 AC

Total Acreage

CHICAGO
175 miles

I-465 & I-865
12 min | 9.9 mi

I-465 & US 31
7 min | 3.8 mi

Indianapolis
Metropolitan Airport

DETROIT
270 miles

Geist Reservoir

I-465 & Allisonville
5 min | 3.9 mi

I-465, Keystone & 96th St
3 min | 1.2 mi

96TH
ST
Commerce Park

I-465 & I-69
7 min | 4.8 mi

96th St

86th St

Michigan St

Meridian St

Keystone Ave

Allisonville Rd

Binford Blvd

I-465 & I-65
16 min | 14.4 mi

Eagle Creek
Reservoir

Indianapolis
Regional Airport

I-465 & I-74
19 min | 18.4 mi

I-465 & I-70
13 min | 11.8 mi

COLUMBUS
170 miles

ST. LOUIS
240 miles

Downtown Indy | I-65/I-70 Split
25 min | 20.8 mi

Indianapolis Int'l Airport (IND) | FedEx Hub
30 min | 30.5 mi

N

PROXIMITY

5 Interstate systems connect Indianapolis to the country

40+ Major metropolitan areas within an 8-hr drive

75% US & Canada population within a 1-day drive

IND
Indianapolis Int'l Airport

- Next to FedEx's 2nd largest US distribution hub
- 8th largest freight airport in US
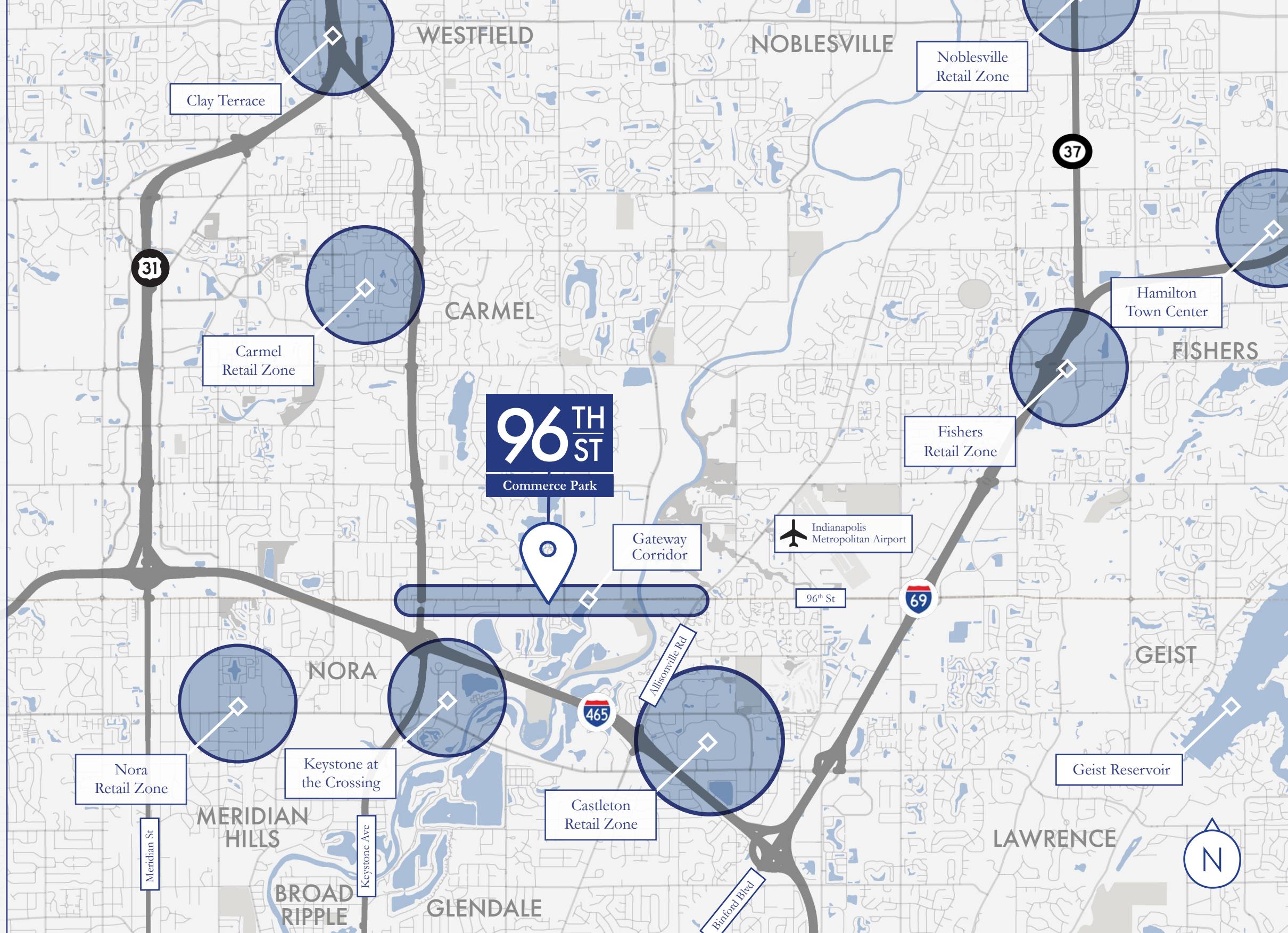- "Best Airport in North America" (9th year in a row)

DEMOGRAPHICS

2.4% ↑ Projected Avg HH Income over next 5 yrs *(15 mi radius)*

Population	
5 mi	173,969
10 mi	712,929
15 mi	1,163,184

# of Households	
5 mi	78,009
10 mi	283,538
15 mi	456,864

Avg HH Income	
5 mi	$109,738
10 mi	$100,633
15 mi	$90,953

Data: 2021, ESRI

WESTFIELD
NOBLESVILLE

Clay Terrace

Noblesville Retail Zone

31

37

Carmel Retail Zone

CARMEL

Hamilton Town Center

FISHERS

96TH ST Commerce Park

Fishers Retail Zone

Indianapolis Metropolitan Airport

96th St

69

Gateway Corridor

GEIST

NORA

Allisonville Rd

465

Nora Retail Zone

Keystone at the Crossing

Castleton Retail Zone

Geist Reservoir

LAWRENCE

N

Meridian St

Keystone Ave

MERIDIAN HILLS

BROAD RIPPLE

GLENDALE

Binford Blvd

GATEWAY CORRIDOR

The Gateway Corridor is comprised of large lot mixed-use and commercial areas, along several access points into Carmel and Indianapolis. Investments in infrastructure improvements, streetscaping, mass transit, accessible paths and clear right-of-ways position **96th St Commerce Park** as the marque location for doing business.

Outlot/Future
2.76 acres

Outlot
1.18 acres

Leased
28,817 SF

Leased
51,837 SF

Building 3
49,456 SF
remaining

Building 2
37,866 SF
remaining

140 ft

145 ft

AUTO PARKING

VAN PARKING

VAN PARKING

TRAILER PARKING

AUTO PARKING

Building 1
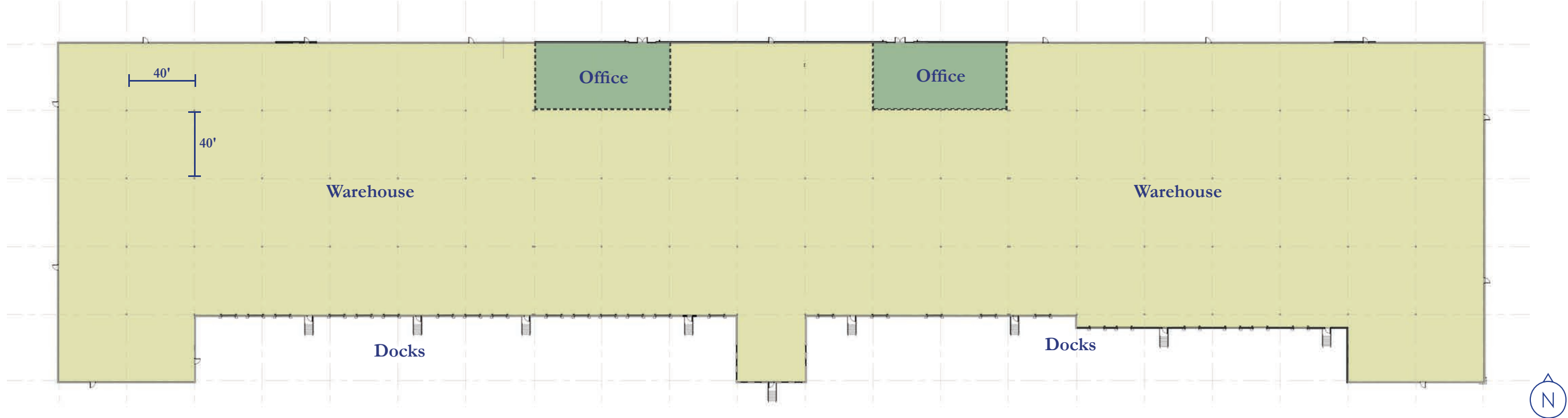145,123 SF

137 ft

130 ft

AUTO PARKING

AUTO PARKING

N

NOTHING LIKE IT

Located on 96th St -- the primary east/west thoroughfare with proximity to the newly constructed I-465/ Keystone Ave & Allisonville Interchanges. Roundabouts at all major intersections along 96th St provide a "driver-friendly" transportation path.

96th St Commerce Park presents unique opportunities for distribution, last mile, showroom headquarters and other industrial uses.
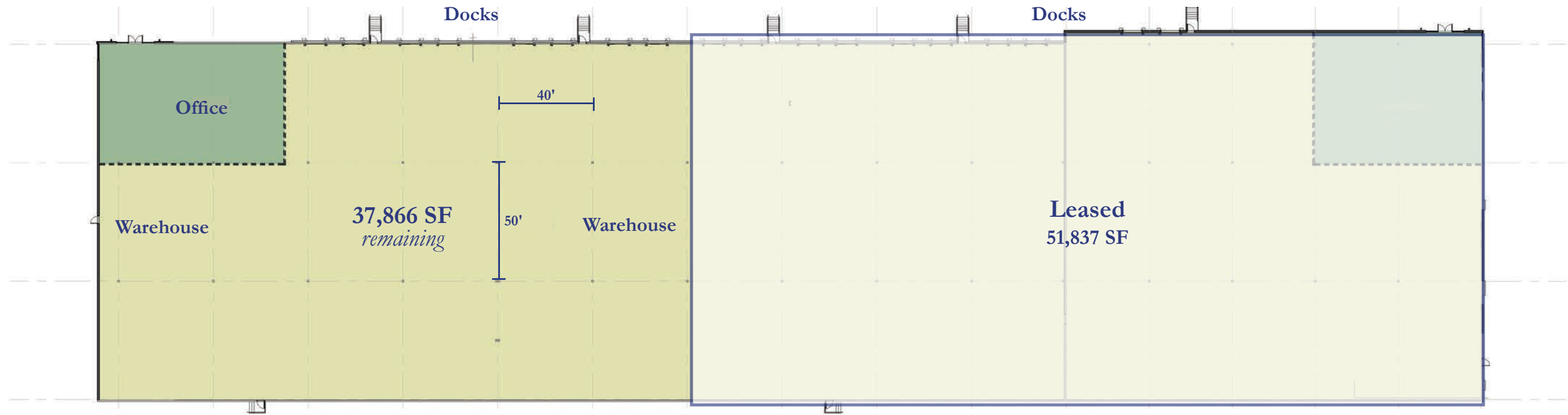
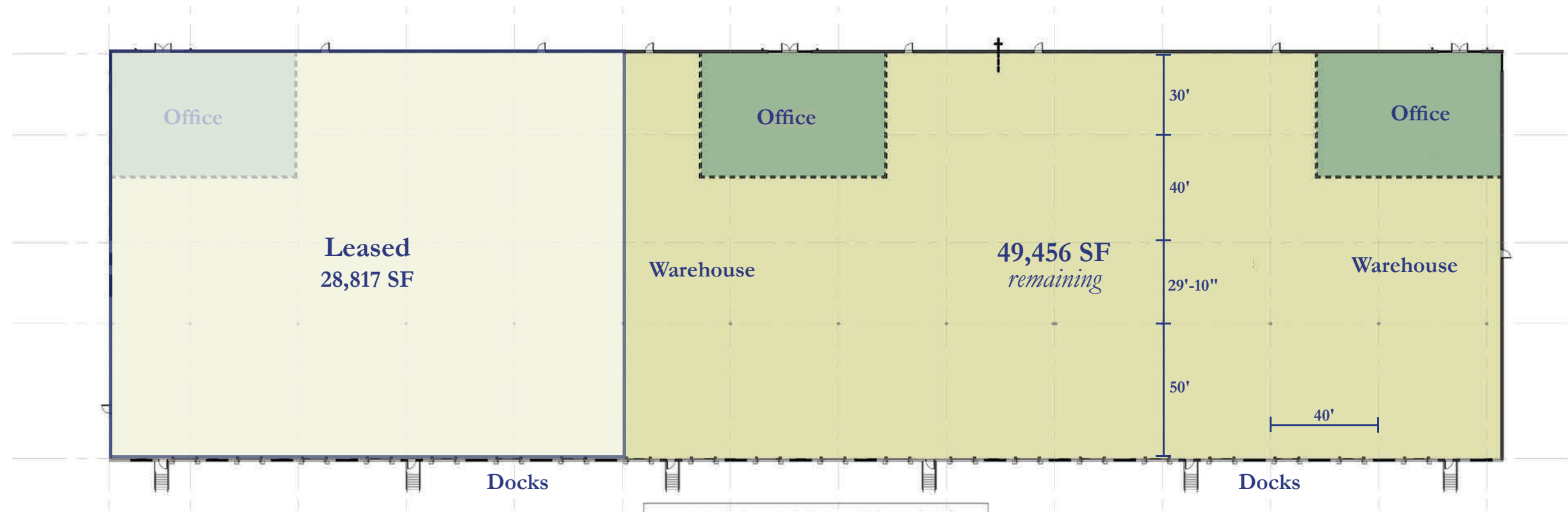| Building Type	Warehouse	Docks	28 (8' x 9' Doors)
Building Size	145,123 SF *(divisible)*	Dock Package	25,000 lb dock levelers, bumpers & seals
Exterior	Insulated precast panels	Sprinkler System	Wet Pipe
Office	Build to suit	Flooring	6" Concrete Slab
Column Spacing	40' x 40'	Electrical	1800A Service | 480v | 3 phase
Clear Height	20'	Lighting	30 FC LED high bay light fixtures w/ occupancy sensors
Roof	Ballasted EPDM Roof		

40'

40'

Office

Office

Warehouse

Warehouse

Docks

Docks

N

96 TH ST

Commerce Park

BUILDING 1 | **145,123 SF**
(divisible)

developed, owned & managed by:

CITIMARK
REAL ESTATE INVESTMENT COMPANY

Building Type	Warehouse
Building Size	89,703 SF *(divisible)*
Available SF	37,866 SF
Exterior	Insulated precast panels
Office	Build to suit
Column Spacing	40' x 50'
Clear Height	19'
Roof	Ballasted EPDM Roof

Docks	8 (8' x 9' Doors)
Dock Package	25,000 lb dock levelers, bumpers & seals
Sprinkler System	Wet Pipe
Flooring	6" Concrete Slab
Electrical	1800A Service | 480v | 3 phase
Lighting	30 FC LED high bay light fixtures w/ occupancy sensors

Docks

Docks

Office

Warehouse

37,866 SF *remaining*

40'

50'

Warehouse

Leased 51,837 SF

N

Building Type	Warehouse
Building Size	78,273 SF *(divisible)*
Available SF	49,456 SF
Exterior	Insulated precast panels
Office	Build to suit
Column Spacing	50'x40', 30'x40' & 40'x40'
Clear Height	19'
Roof	Ballasted EPDM

Docks	13 (8' x 9' Doors)
Dock Package	25,000 lb dock levelers, bumpers & seals
Sprinkler System	Wet Pipe
Flooring	6" Concrete Slab
Electrical	1800A Service | 480v | 3 phase
Lighting	30 FC LED high bay light fixtures w/ occupancy sensors

Office

Office

Office

30'

40'

Leased
28,817 SF

Warehouse

49,456 SF
remaining

29'-10"

50'

40'

Warehouse

Docks

Docks

N

96 TH ST

Commerce Park

BUILDING 3 | **78,273 SF**
(divisible)

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CITIMARK
REAL ESTATE INVESTMENT COMPANY

96TH ST

Commerce Park

— 4141, 4151 & 4161 East 96ᵗʰ Street —

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