



# 96<sup>TH</sup> ST

## Commerce Park

— 4141, 4151 & 4161 East 96<sup>th</sup> 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

For Lease



# 96<sup>TH</sup> ST

## Commerce Park

- Located on 96<sup>th</sup> St, the primary east/west thoroughfare
- Close proximity, easy access to the newly constructed I-465/Keystone interchange & I-465/Allisonville interchange
- Abundant trailer, auto & van parking on-site
- Unique infill location



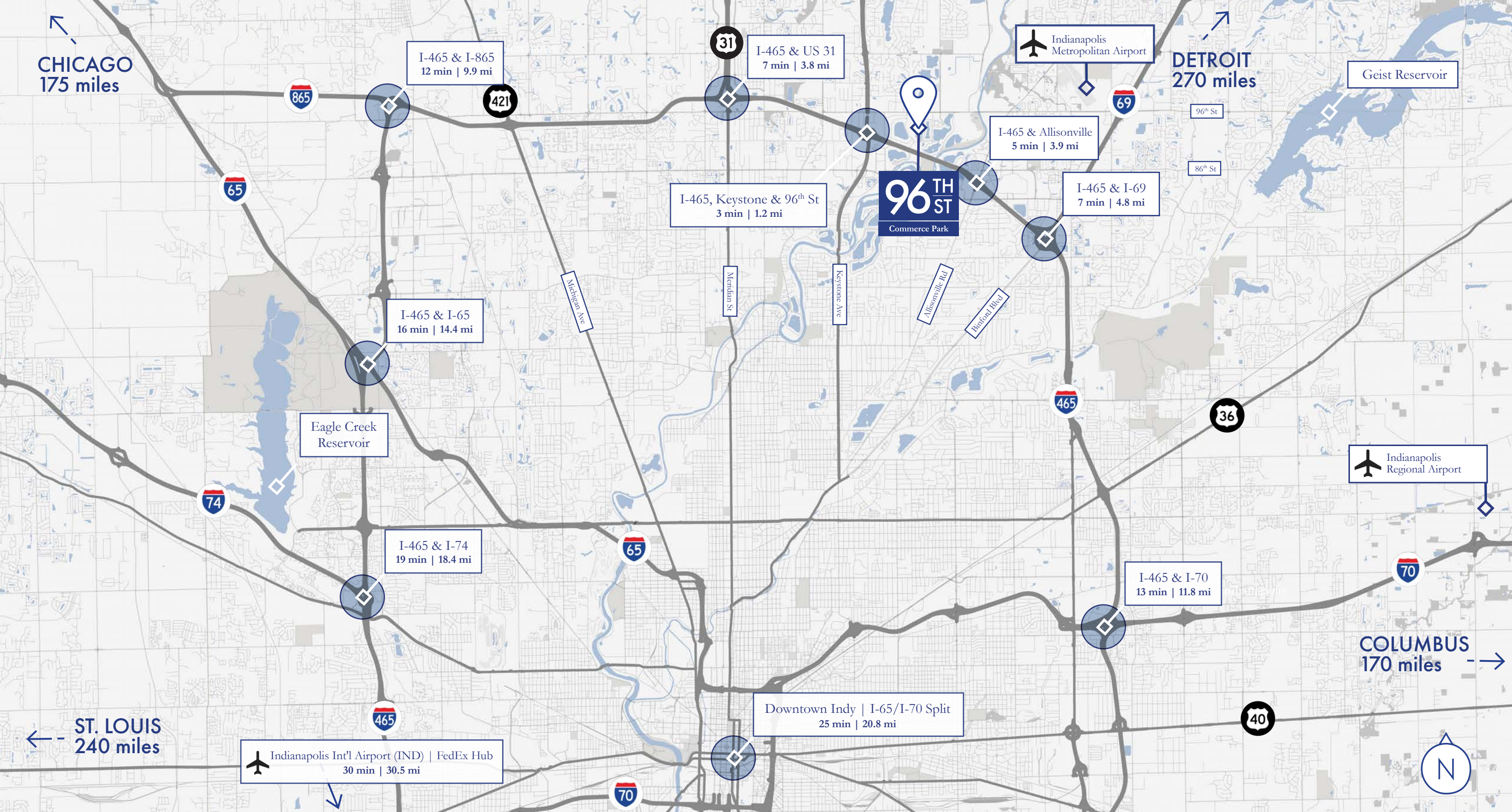
## PARK OVERVIEW

**313,099 SF**

Total SF

**± 30.64 AC**

Total Acreage



# PROXIMITY

**5** Interstate systems connect Indianapolis to the country

**40<sup>+</sup>** 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 2<sup>nd</sup> largest US distribution hub
- 8<sup>th</sup> largest freight airport in US
- "Best Airport in North America" (9<sup>th</sup> 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

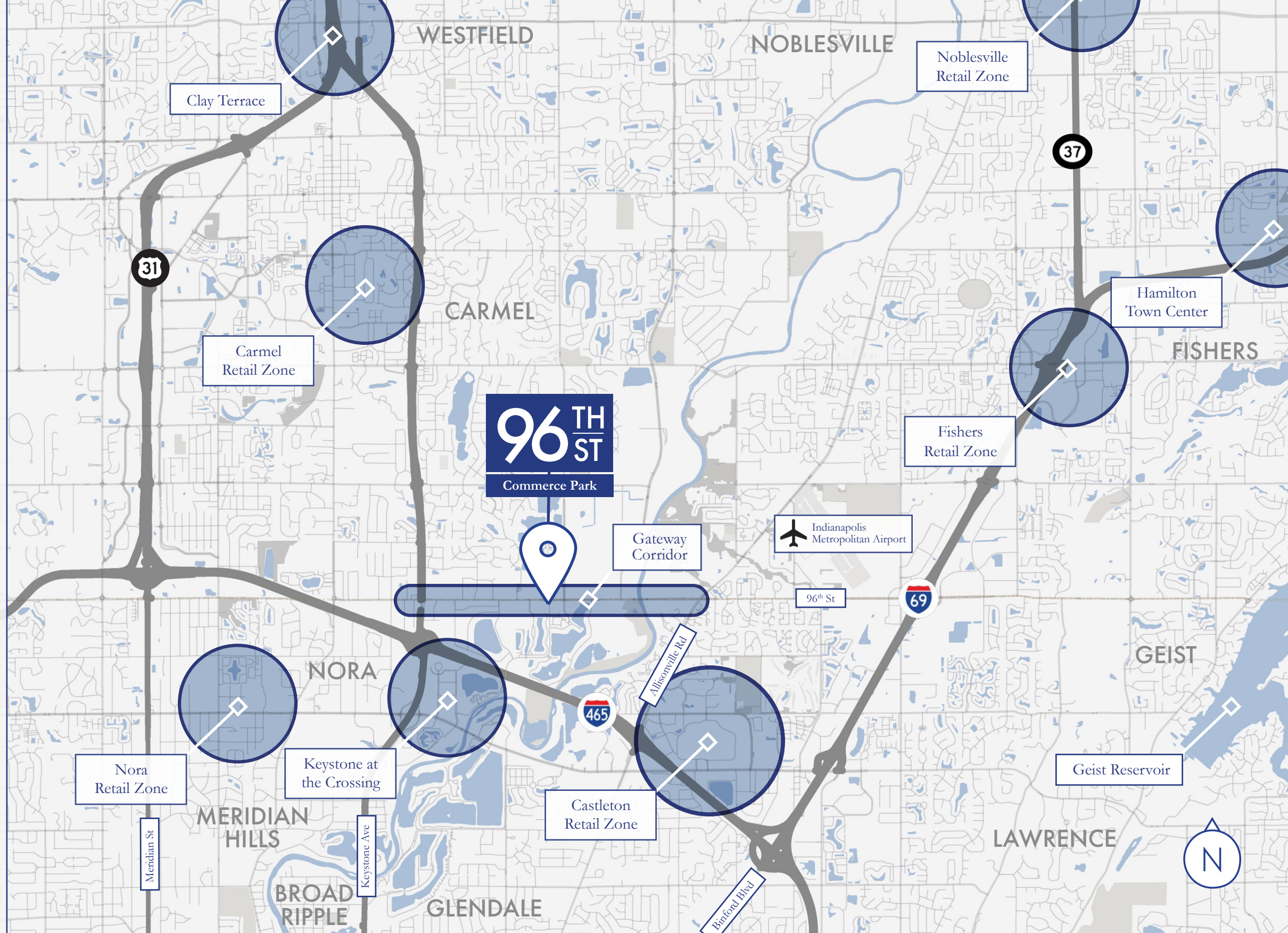
## # of Households

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



# 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 marquee location for doing business.

<< Keystone Ave/I-465

96<sup>th</sup> St

Allisonville Rd >>

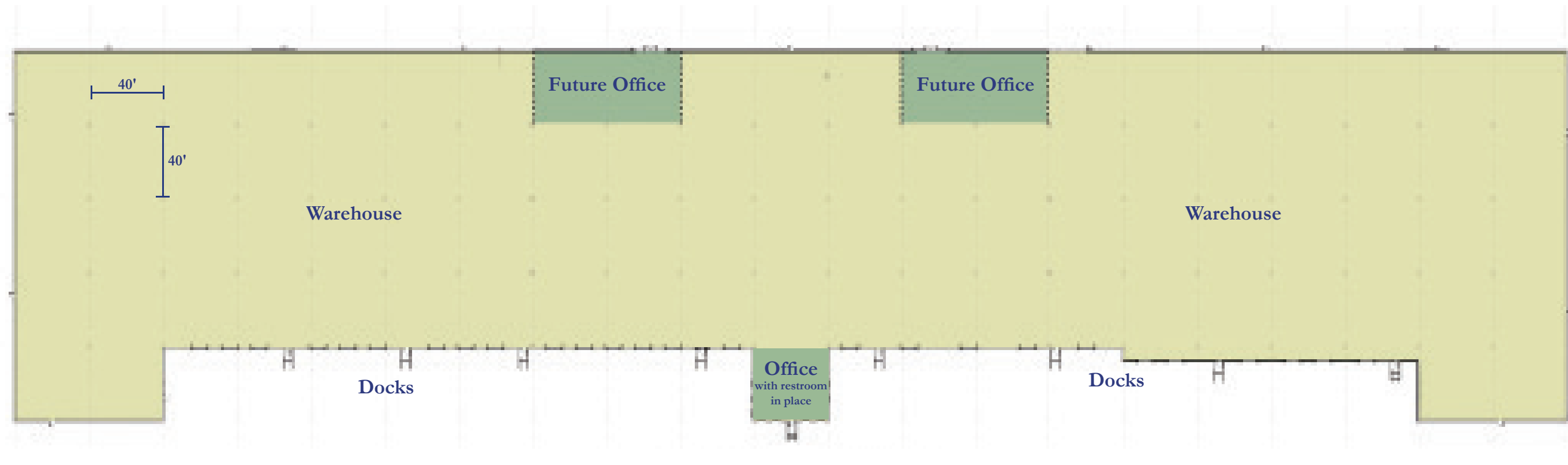


# NOTHING LIKE IT

Located on 96<sup>th</sup> St -- the primary east/west thoroughfare with proximity to the newly constructed I-465/ Keystone Ave & Allisonville Interchanges. Roundabouts at all major intersections along 96<sup>th</sup> St provide a "driver-friendly" transportation path. **96<sup>th</sup> St Commerce Park** presents unique opportunities for distribution, last mile, showroom headquarters and other industrial uses.



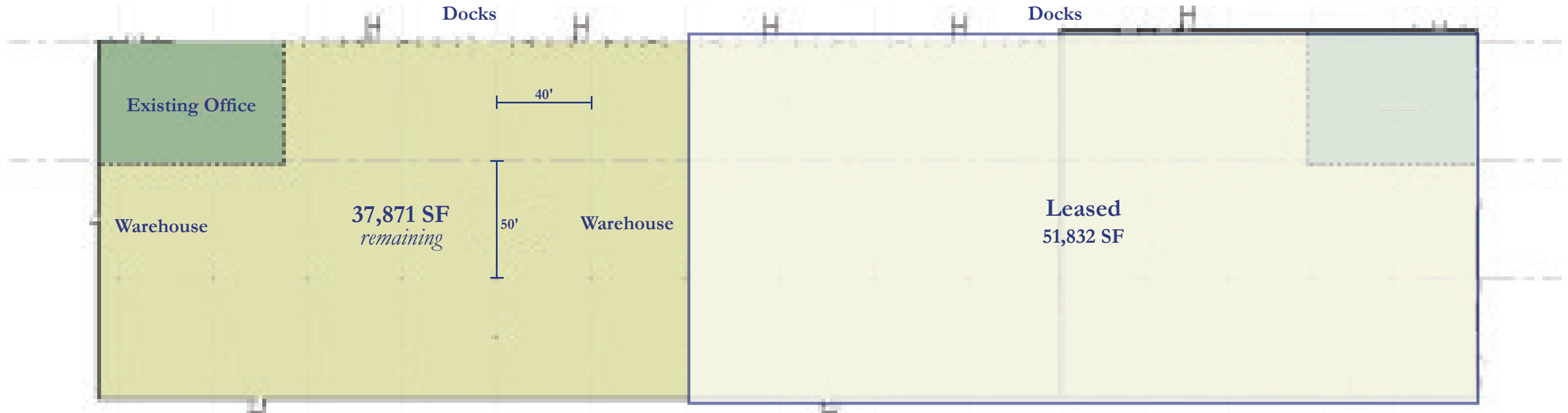
Building Type	Warehouse	Docks	28 (8' x 9' Doors)
Building Size	145,123 SF (divisible)	Dock Package	25,000 lb dock levelers, bumpers & seals
Exterior	Insulated precast panels	Sprinkler System	Wet Pipe
Office	Build to suit	Flooring	6" Concrete Slab
Column Spacing	40' x 40'	Electrical	1800A Service   480v   3 phase
Clear Height	20'	Lighting	30 FC LED high bay light fixtures w/ occupancy sensors
Roof	Ballasted EPDM Roof		

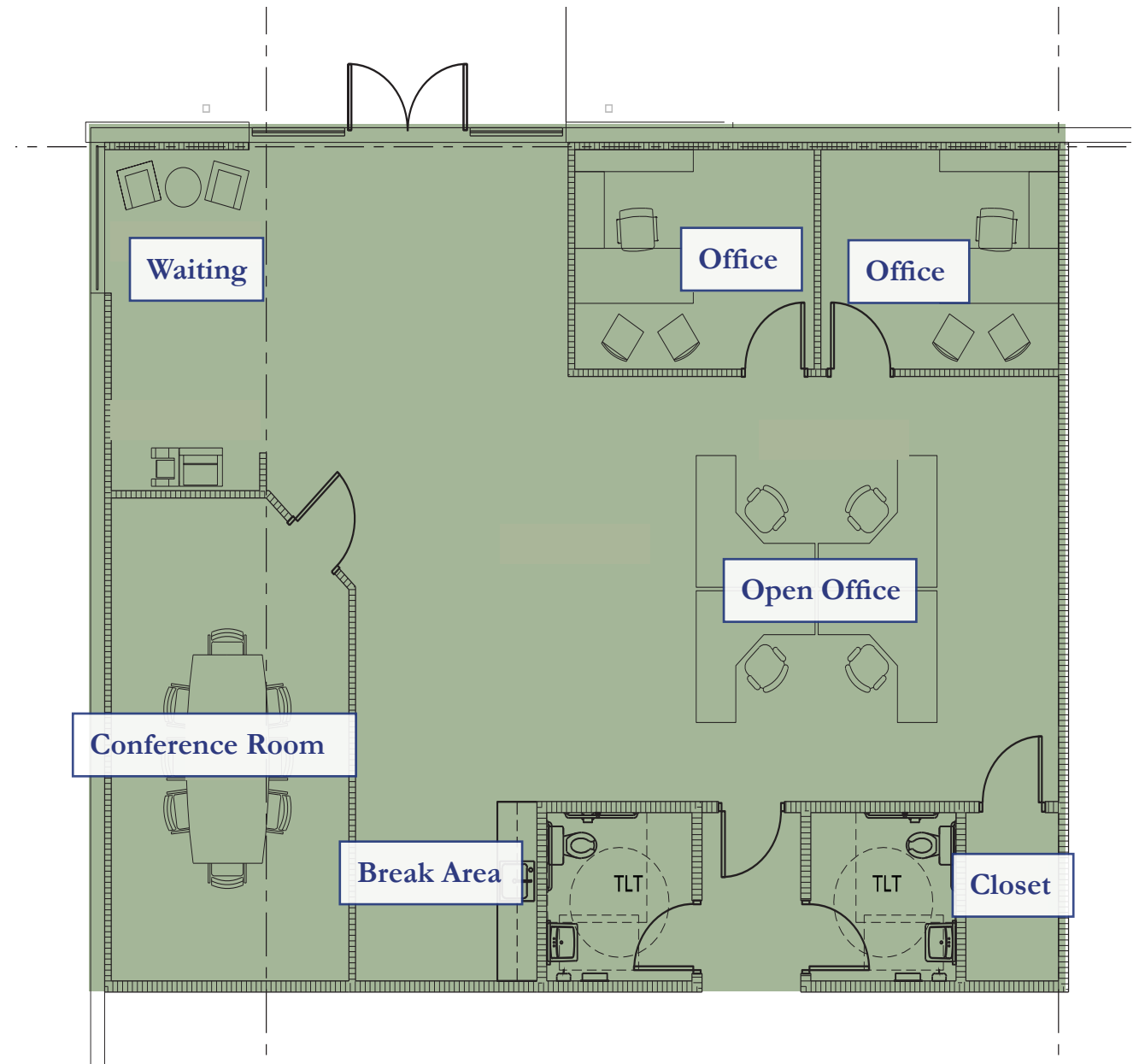
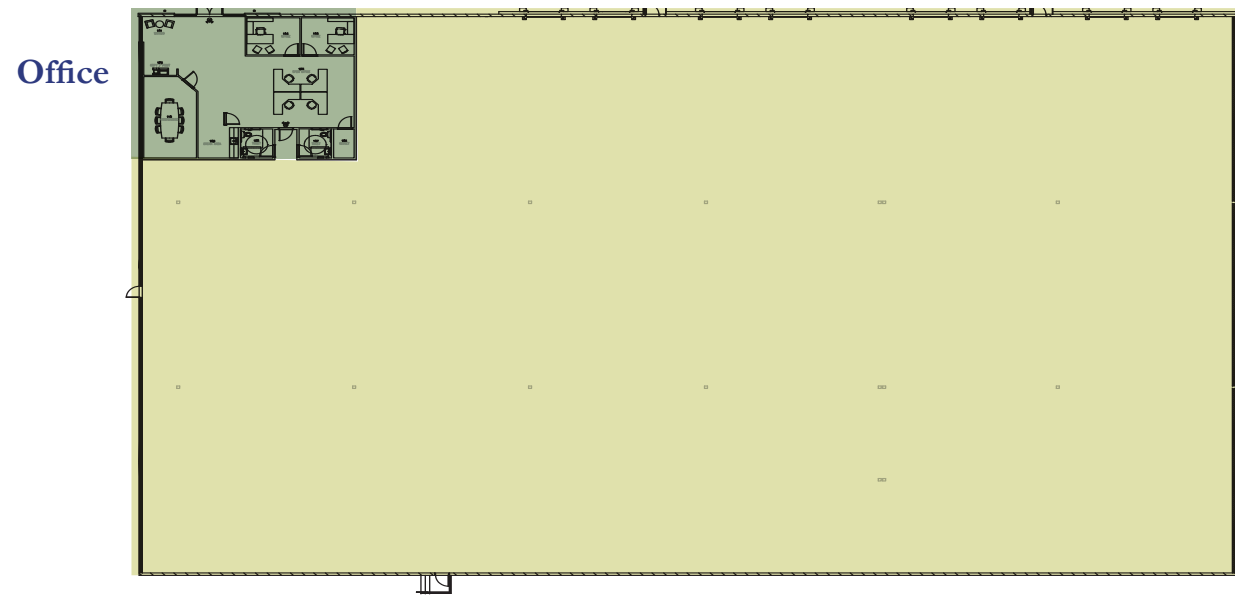




Building Type	Warehouse
Building Size	89,703 SF (divisible)
Available SF	37,871 SF
Exterior	Insulated precast panels
Office	Build to suit
Column Spacing	40' x 50'
Clear Height	19'
Roof	Ballasted EPDM Roof

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



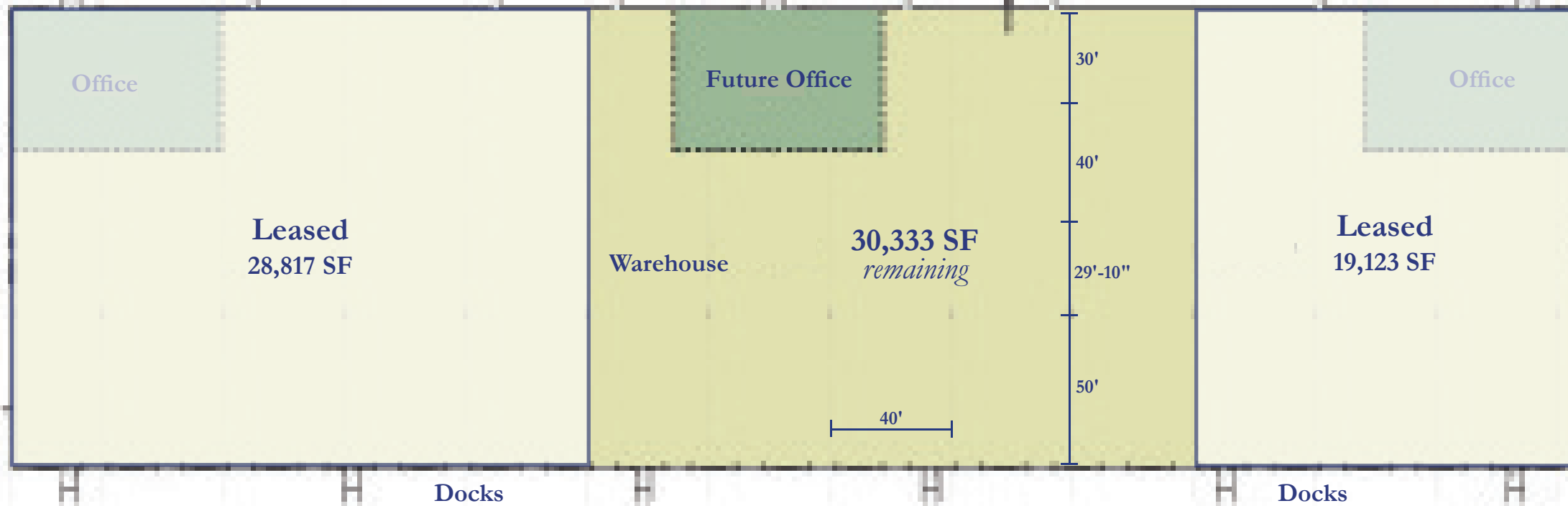






Building Type	Warehouse
Building Size	78,273 SF (divisible)
Available SF	30,333 SF
Exterior	Insulated precast panels
Office	Build to suit
Column Spacing	50'x40', 30'x40' & 40'x40'
Clear Height	19'
Roof	Ballasted EPDM

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



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