



96th St

Building 1  
4151 E 96th St

## 96th St Commerce Park Building 1

4151 E 96th St Indianapolis, IN 46240

- 145,123 SF Total Building (62,618 SF Available) | 20' clear height
- Spec office with restroom in place for immediate occupancy
- Twenty Eight (28) docks with levelers, bumpers, & seals
- High quality redevelopment completed in 2023
- 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

# 96<sup>TH</sup> ST

Commerce Park

For Lease



developed, owned & managed by:

<< Keystone Ave/I-465

96<sup>th</sup> St

Allisonville Rd >>

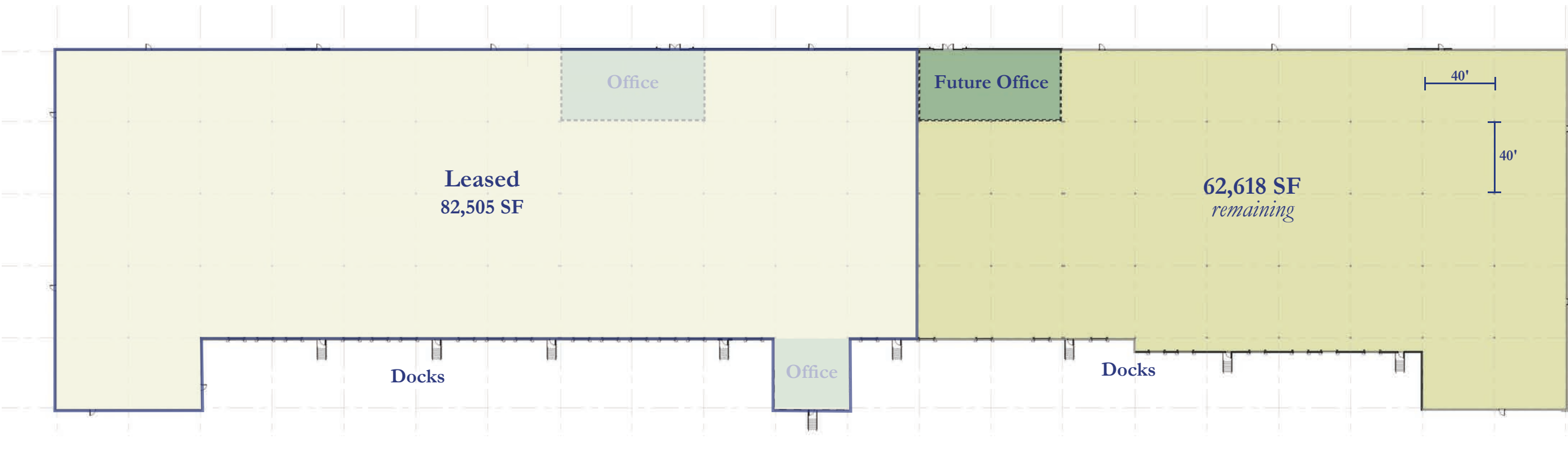


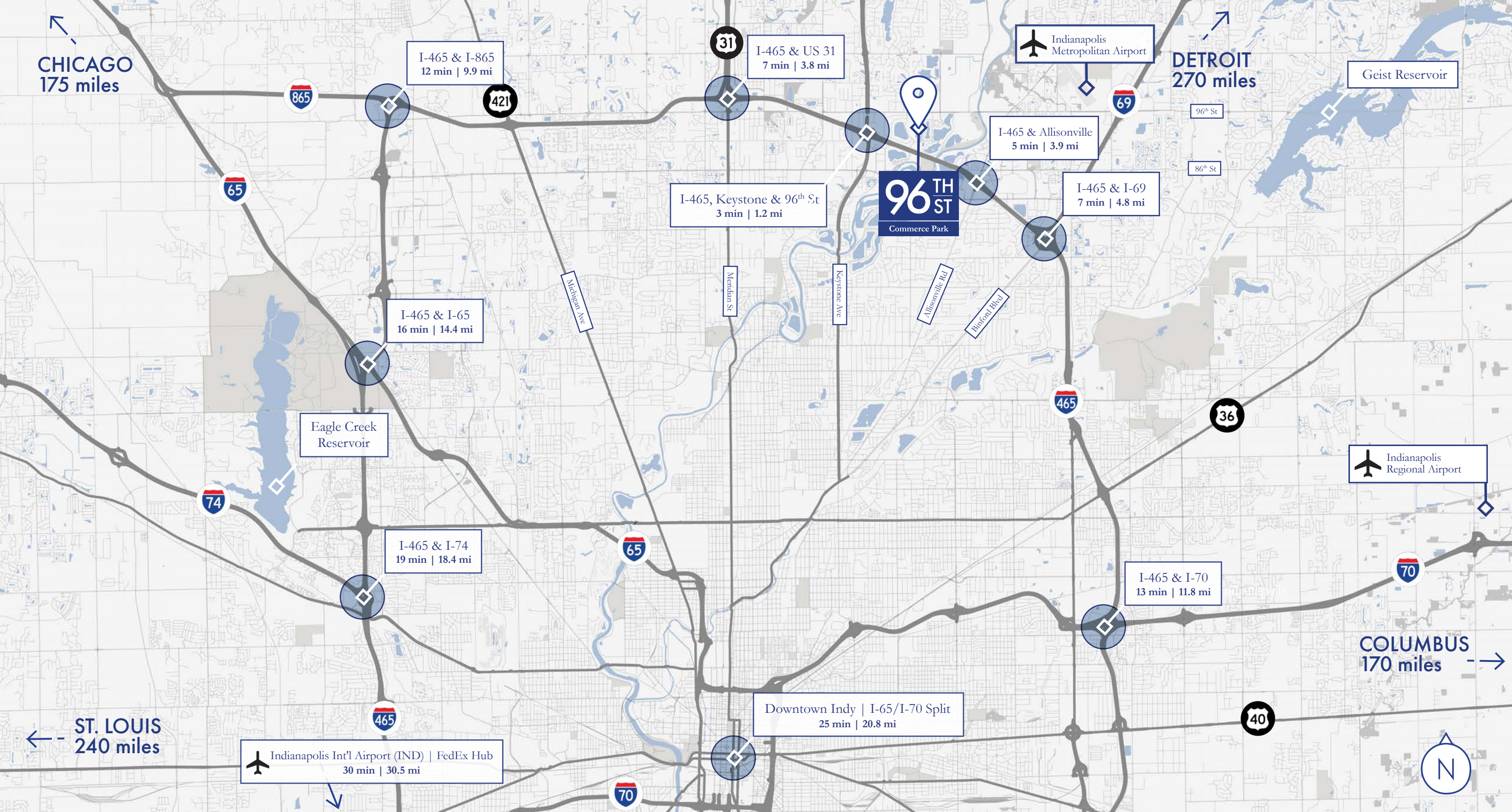
# NOTHING LIKE IT

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	10 (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		





# 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" (12<sup>th</sup> year in a row)

# DEMOGRAPHICS

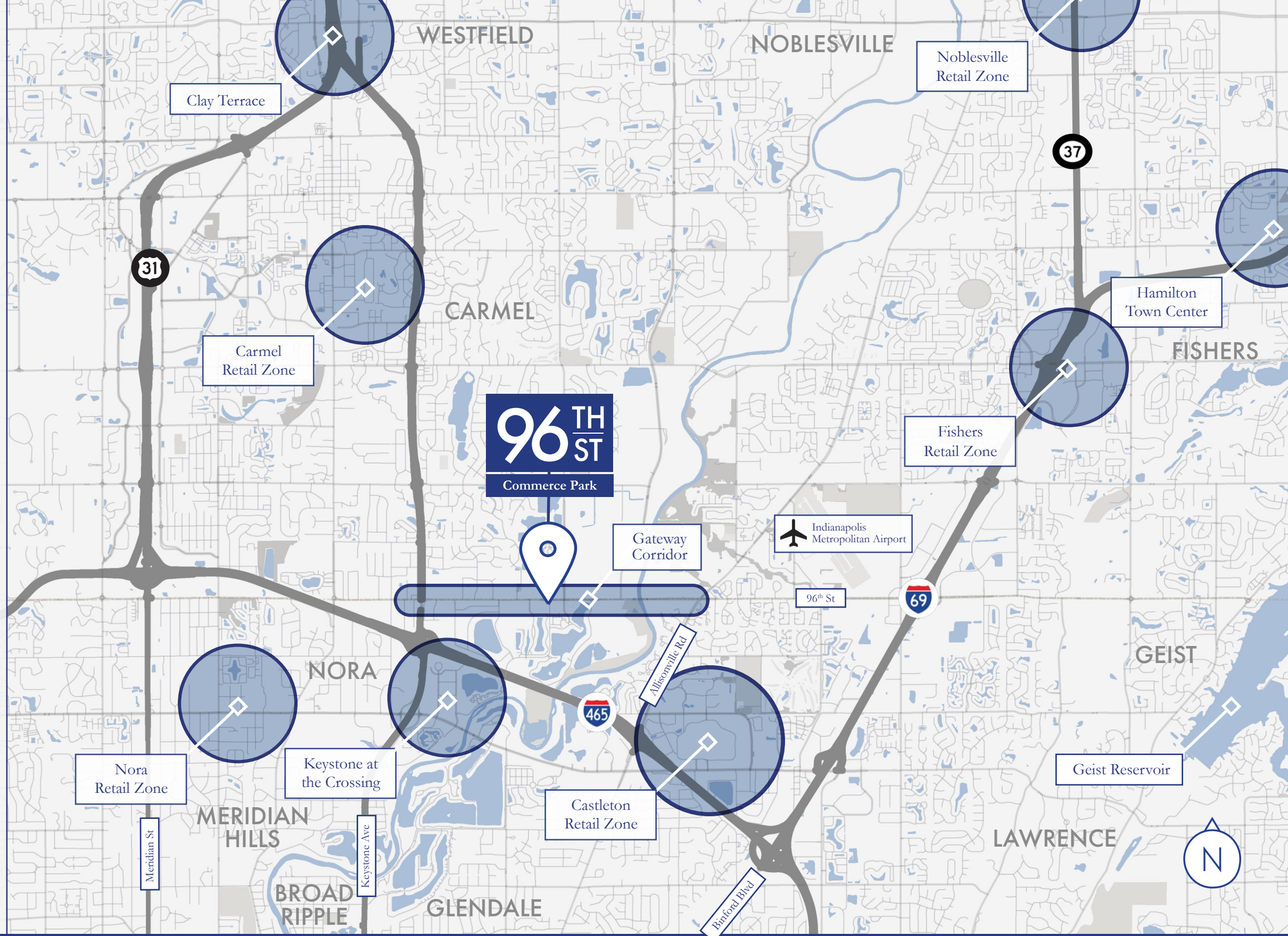
**2.86%** ↑ Projected Avg HH Income over next 5 yrs (15 mi radius)

Population	
5 mi	174,728
10 mi	735,688
15 mi	1,207,496

# of Households	
5 mi	79,668
10 mi	296,625
15 mi	483,023

Avg HH Income	
5 mi	\$134,725
10 mi	\$123,978
15 mi	\$114,891

Data: 2024, 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.

# 96<sup>TH</sup> ST

Commerce Park

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developed, owned & managed by:

