



Building 2
4161 E 96th St

96th St

96th St Commerce Park Building 2

4161 E 96th St Indianapolis, IN 46240

- 89,703 SF Total Building (37,871 SF Available) | 19' clear height
- Fully furnished 1,956 SF office space | Move-in ready
- Eight (8) 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

96TH ST

Commerce Park

For Lease



developed, owned & managed by:

<< Keystone Ave/I-465

96th St

Allisonville Rd >>



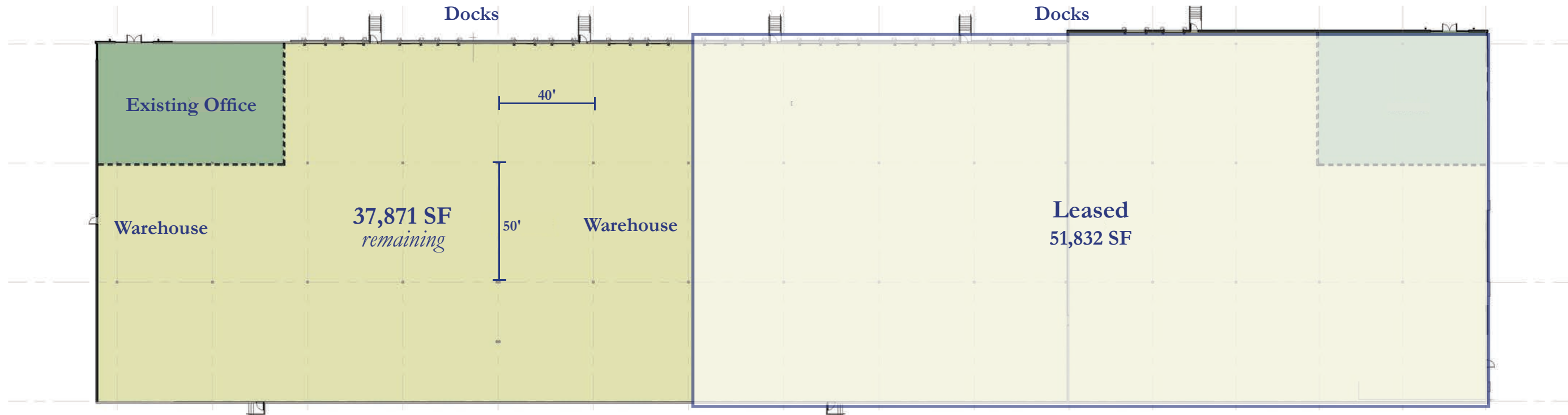
NOTHING LIKE IT

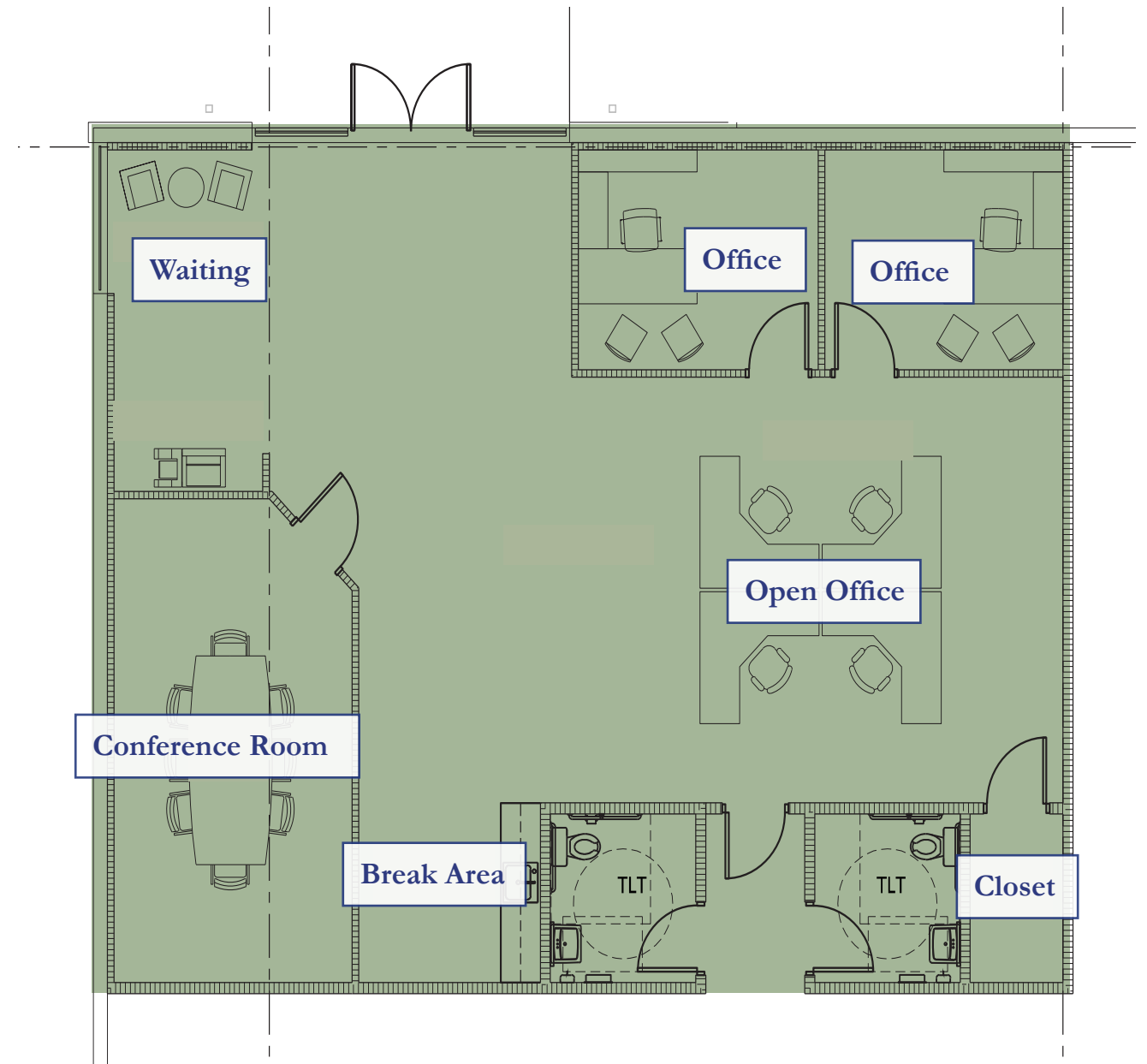
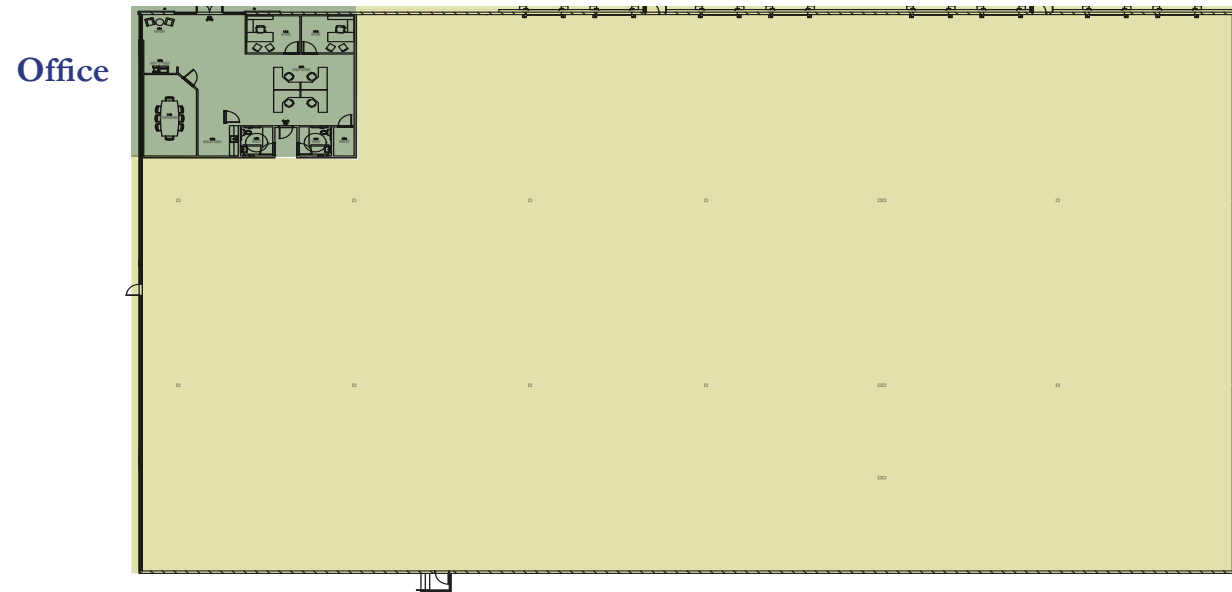
Located on 96th St -- the primary east/west thoroughfare with proximity to the newly constructed I-465/ Keystone Ave & Allisonville Interchanges. Roundabouts at all major intersections along 96th St provide a "driver-friendly" transportation path. **96th St Commerce Park** presents unique opportunities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

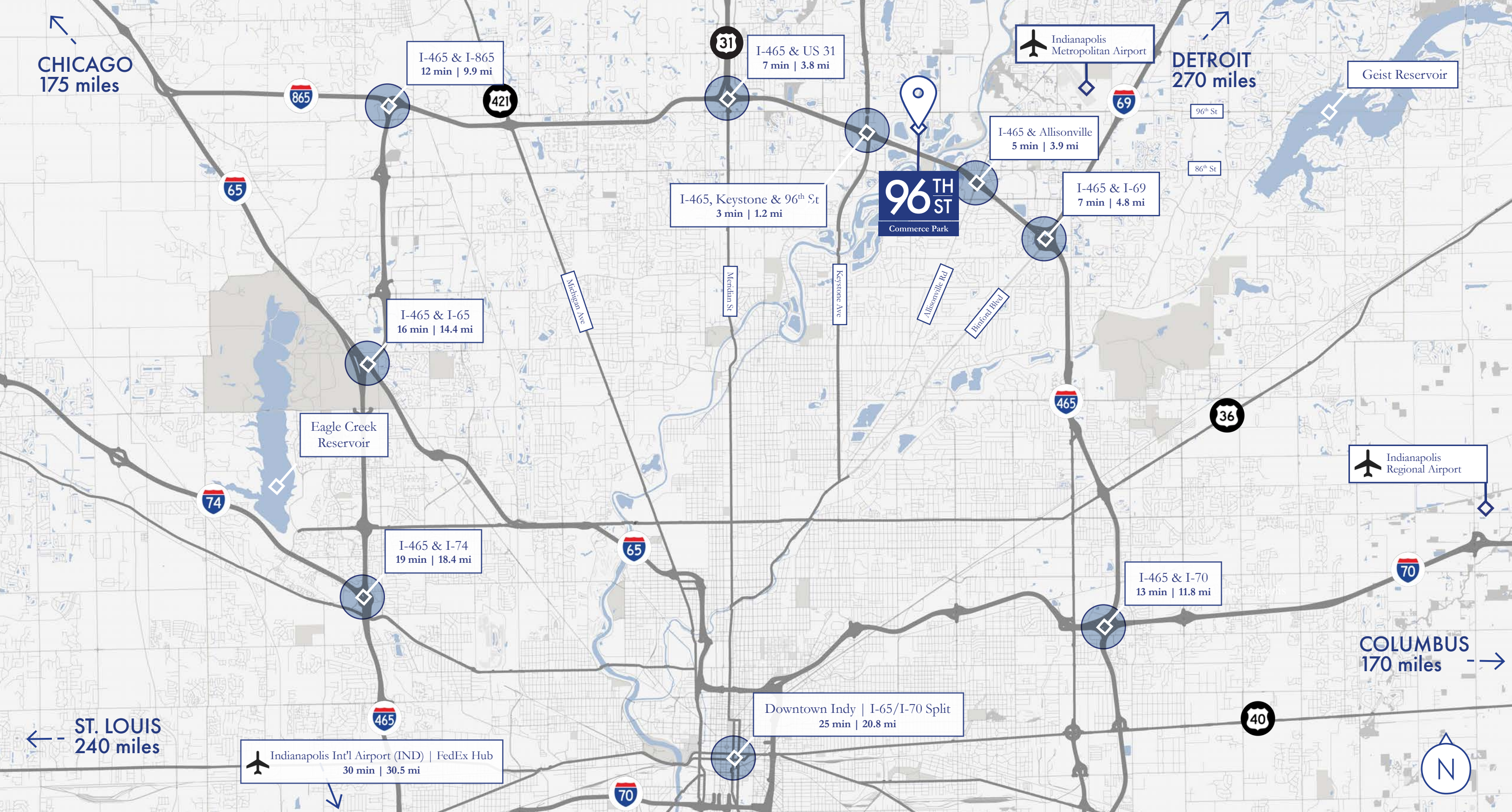


Building Type	Warehouse
Building Size	89,703 SF (divisible)
Available SF	37,871 SF
Exterior	Insulated precast panels
Office	Build to suit
Column Spacing	40' x 50'
Clear Height	19'
Roof	Ballasted EPDM Roof

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







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" (12th year in a row)

DEMOGRAPHICS

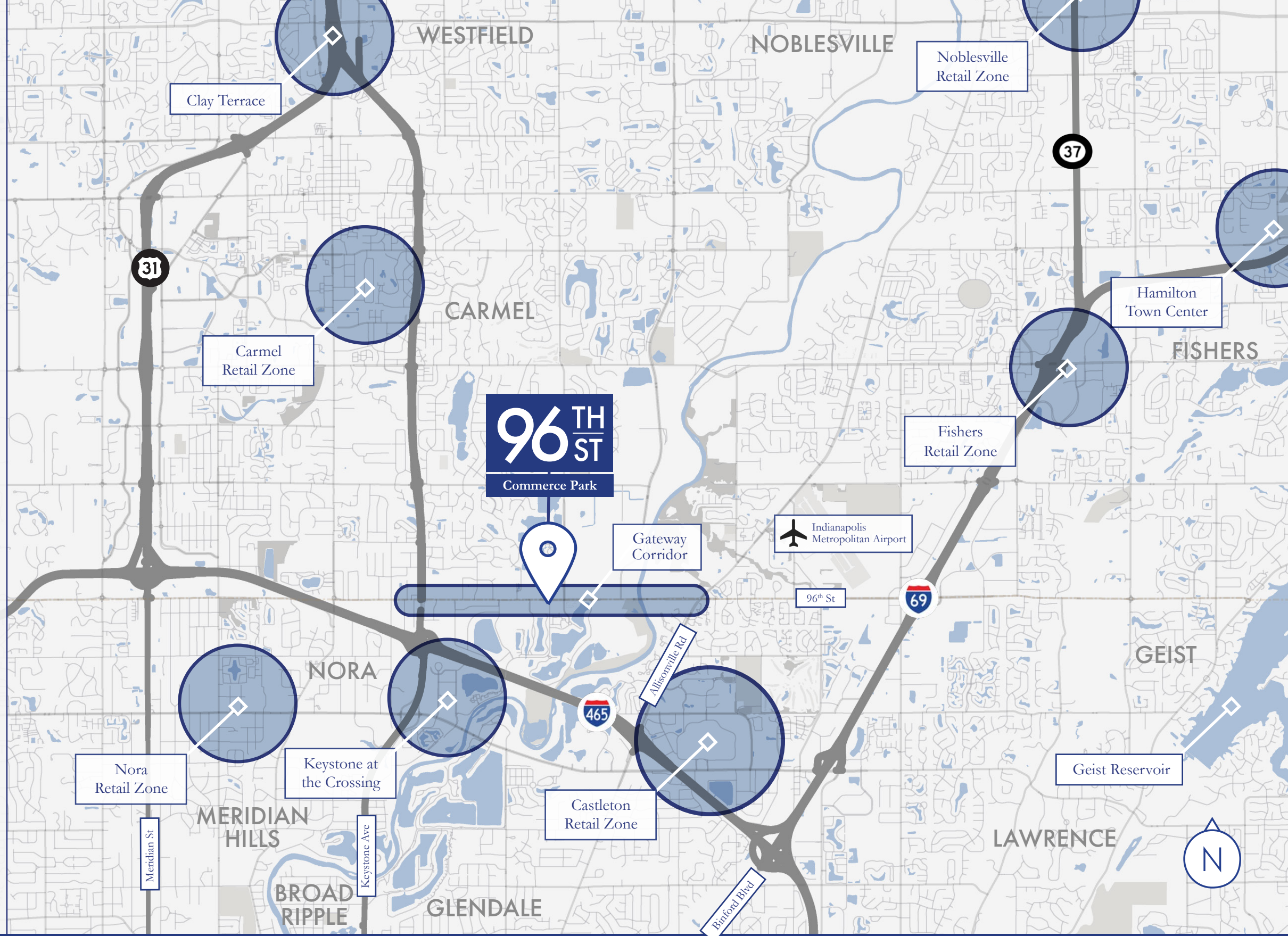
2.86% ↑ Projected Avg HH Income over next 5 yrs (15 mi radius)

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.

96TH ST

Commerce Park

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developed, owned & managed by:

