



Building 3
4141 E 96th St

96th St Commerce Park Building 3

4141 E 96th St Indianapolis, IN 46240

- 78,273 SF Total Building (12,133 - 30,333 SF Available) | 19' clear height
- Thirteen (13) 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
- Extremely rare, last-mile industrial product, strategically located on Indianapolis' north side near Keystone at the Crossing

96TH ST

Commerce Park

For Lease



developed, owned & managed by:

<< Keystone Ave/I-465

96th St

Allisonville Rd >>

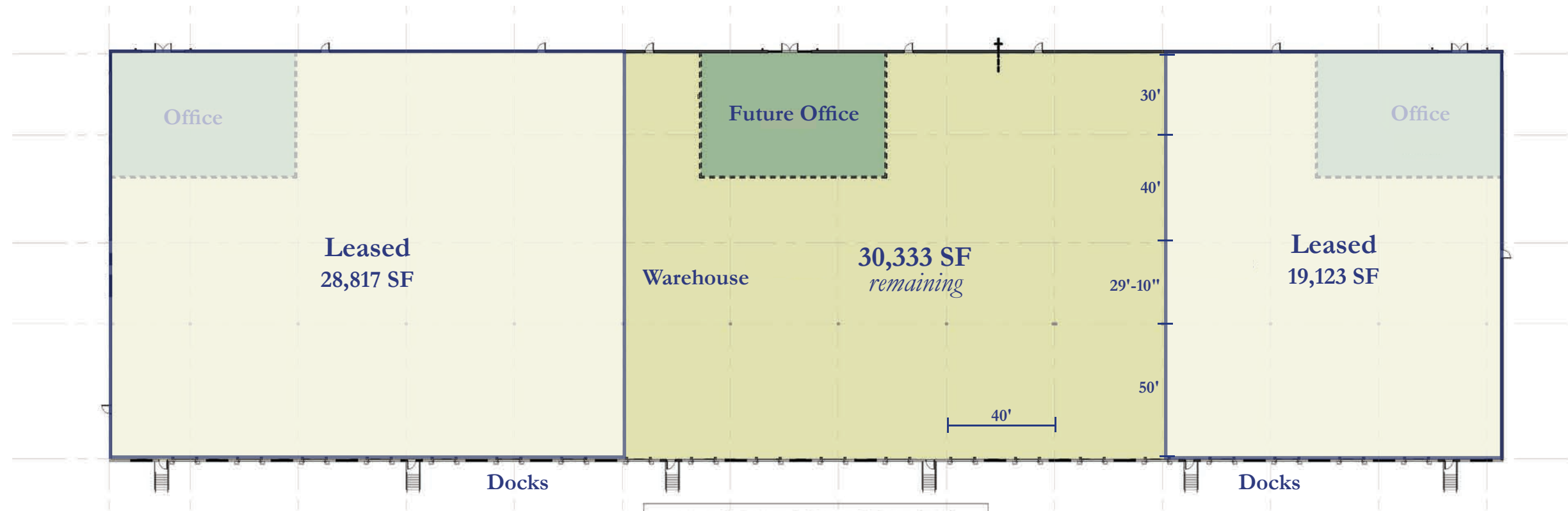


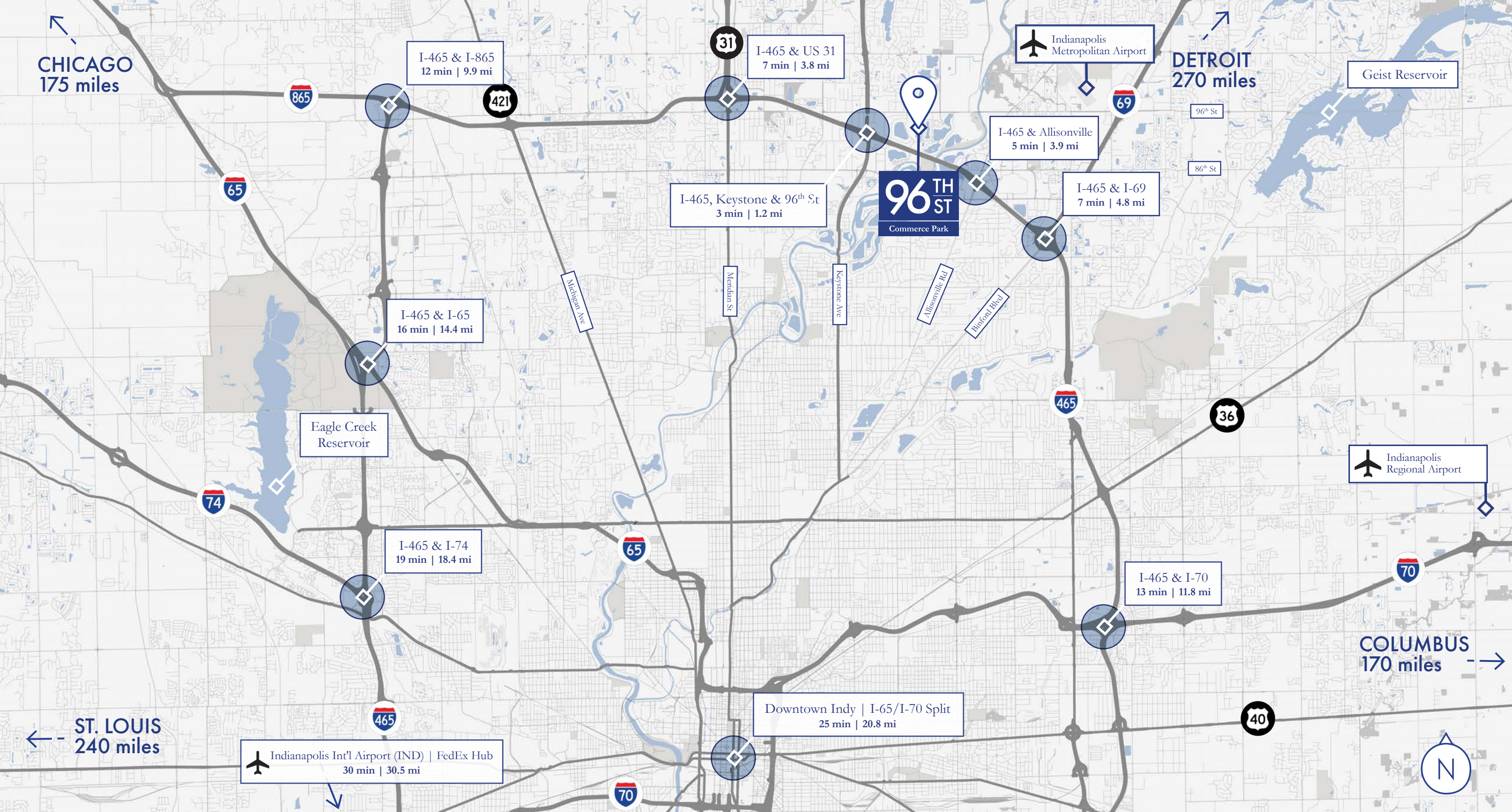
NOTHING LIKE IT

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	Docks	13 (8' x 9' Doors)
Building Size	78,273 SF (divisible)	Dock Package	25,000 lb dock levelers, bumpers & seals
Available SF	30,333 SF	Sprinkler System	Wet Pipe
Exterior	Insulated precast panels	Flooring	6" Concrete Slab
Office	Build to suit	Electrical	1800A Service 480v 3 phase
Column Spacing	50'x40', 30'x40' & 40'x40'	Lighting	30 FC LED high bay light fixtures w/ occupancy sensors
Clear Height	19'		
Roof	Ballasted EPDM		





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

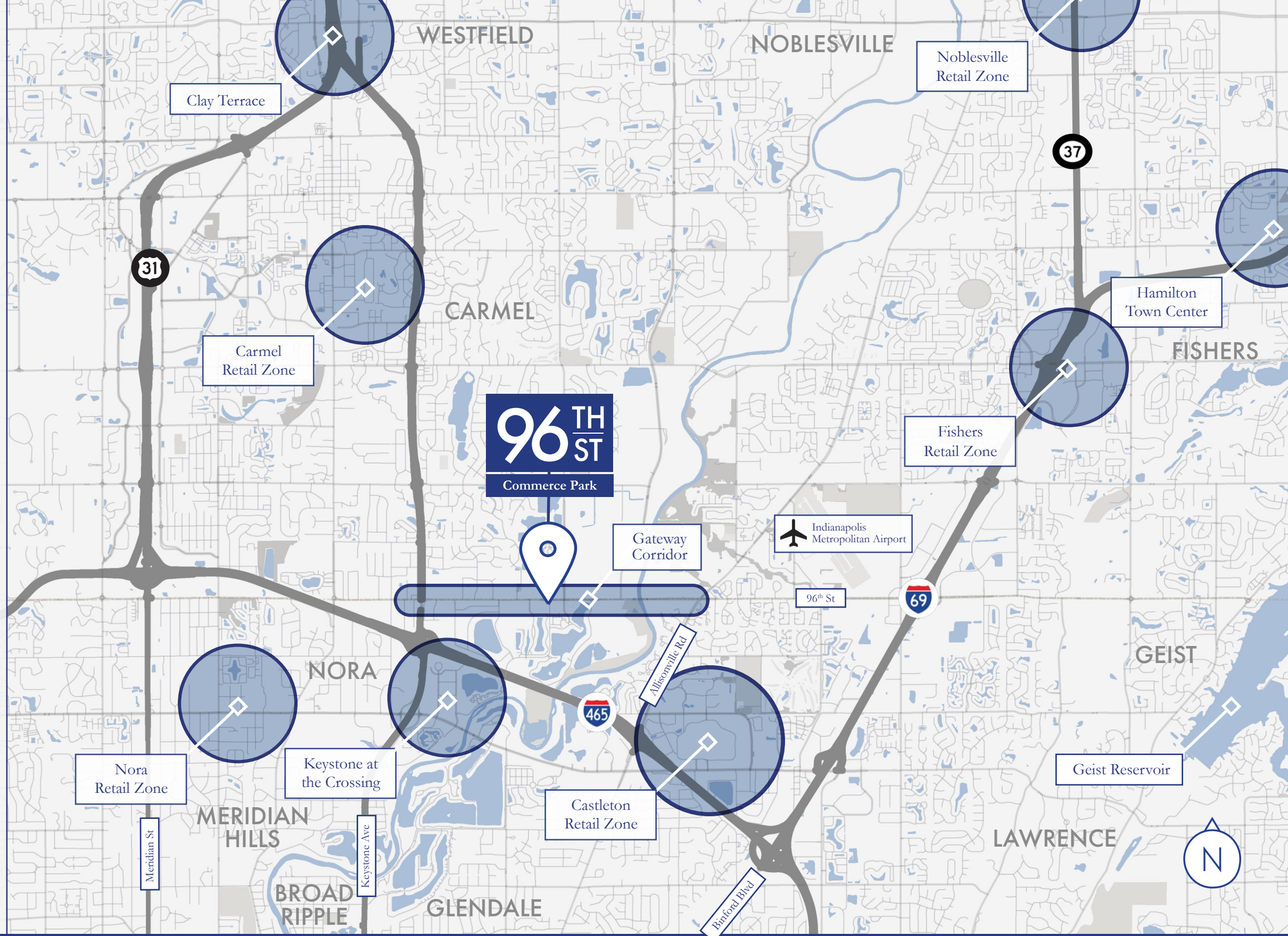
2.86% ↑ Projected Avg HH Income over next 5 yrs (15 mi radius)

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:

