



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 | 20' clear height
- 62,618 SF available (divisible)
- Twelve (12) 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
- Great location for fenced in truck court

96TH ST

Commerce Park

For Lease



developed, owned & managed by:



<< Keystone Ave/I-465

96th St

Allisonville Rd >>

Sold
2.76 acres

Sold
1.18 acres

Building 3
Leased
78,273 SF

Building 2
Leased
89,703 SF

Leased
82,505 SF

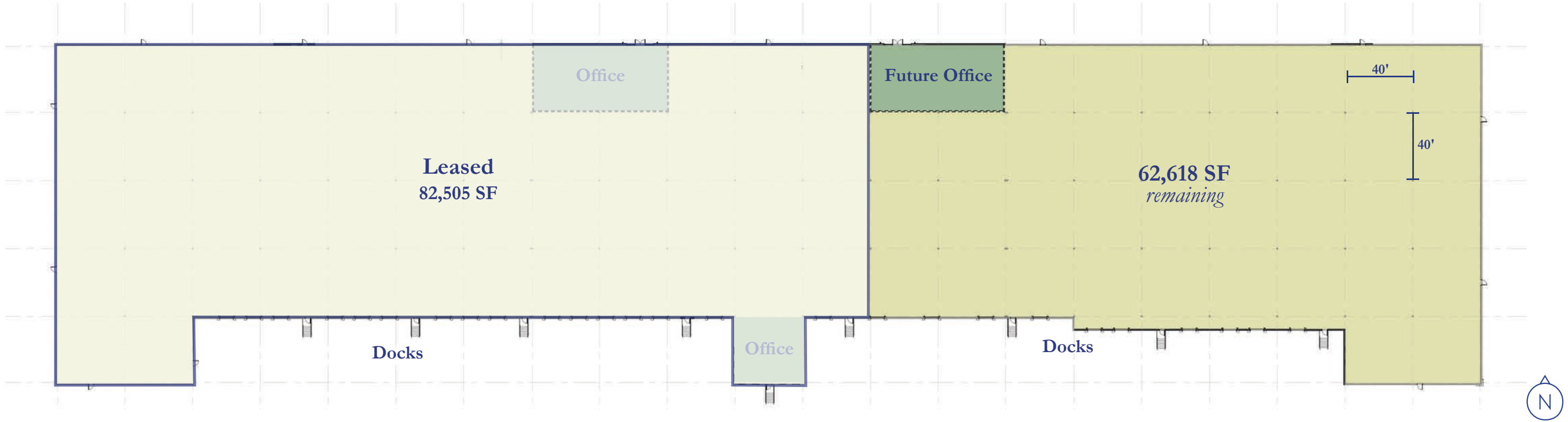
Building 1
62,618 SF
remaining

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	12 (8' x 9' Doors)
Available	62,618 SF	Dock Package	25,000 lb dock levelers, bumpers & seals
Exterior	Insulated precast panels	Sprinkler System	Wet Pipe (Convertible to ESFR)
Office	Build to suit	Flooring	6" Concrete Slab
Column Spacing	40' x 40'	Electrical	400 to 800A Service 480v 3 phase
Clear Height	20'	Lighting	30 FC LED high bay light fixtures w/ occupancy sensors
Roof	Ballasted EPDM Roof		



DEMOGRAPHICS

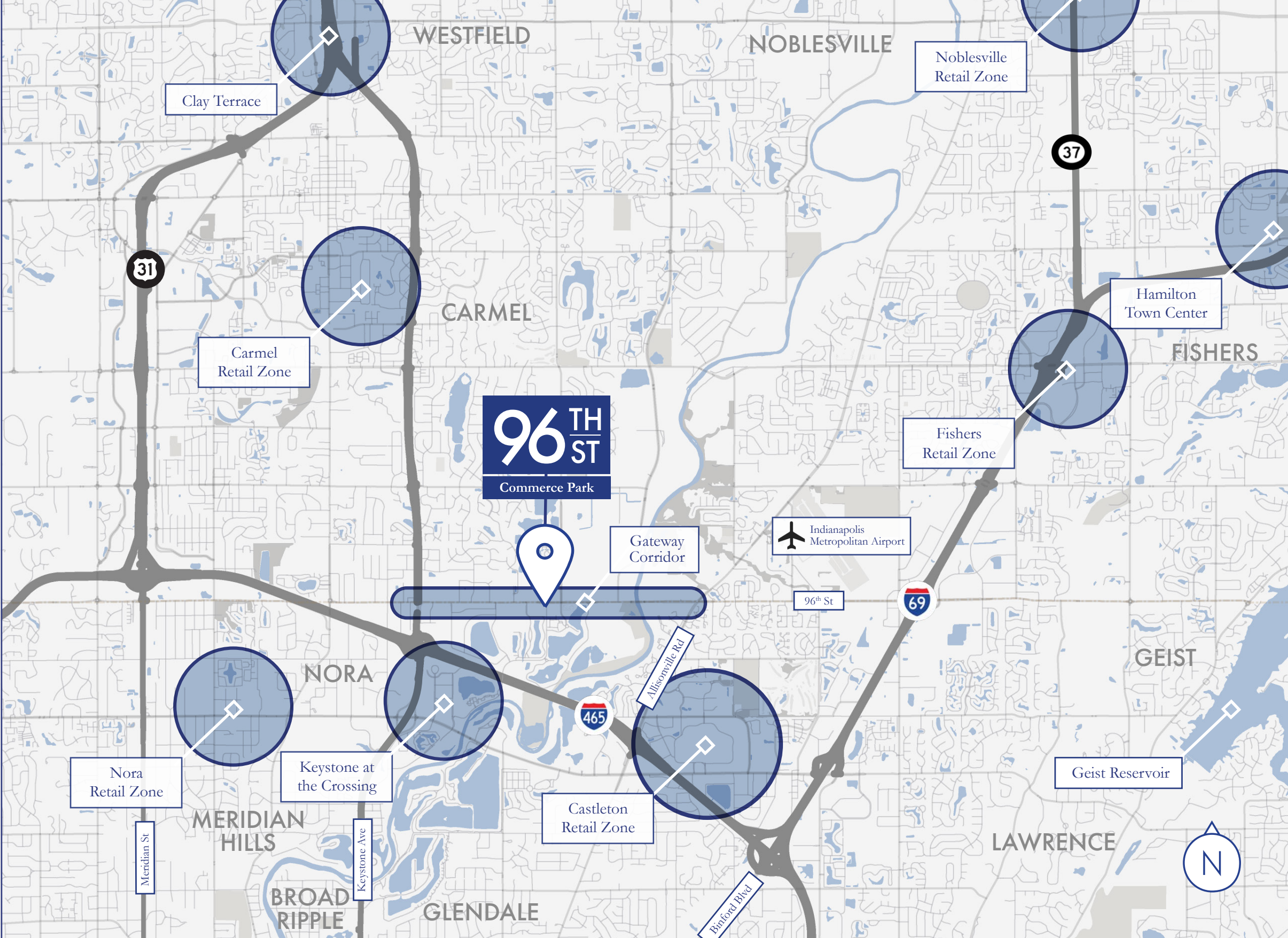
2.86% ↑ Projected Avg HH Income over next 5 yrs (15 mi radius)

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 marque location for doing business.



96TH ST

Commerce Park

Jimmy Cohoat SIOR

317.713.2124

jimmy.cohoat@colliers.com

Tyler Wilson SIOR

317.713.2137

tyler.wilson@colliers.com



developed, owned & managed by:

