

Strategic Ownership Opportunity in Fortville Business Park

5,000SF MODERN MIXED USE, FOR LEASE
250 BUSINESS PARK DRIVE

FORTVILLE, IN 46040

Price:
\$900,000

Breeden
COMMERCIAL

RYAN BRAND
Broker
(812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

PROPERTY SUMMARY

250 BUSINESS PARK DRIVE | FORTVILLE, IN 46040

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Property Summary

Lease Rate:	\$15
Available SF:	5,000
Frontage:	396'
Year Built:	2015
Parking:	20
Lot Size:	3.22 Acres
Zoning:	Industrial Office

Property Overview

Located at 250 Business Park Dr, Fortville, IN 46040, this \pm 5,000 SF industrial office building sits on 3.216 acres within the thriving Fortville Business Park. Zoned for Industrial Office use, this property offers a flexible open floor plan, making it ideal for office, production, or light industrial operations. The modern interior features high ceilings, polished concrete floors, and an efficient layout with private offices and collaborative workspaces. Outside, the property boasts ample paved parking, accommodating both employees and visitors with ease. Strategically positioned for business growth, it provides convenient access to major highways and key commercial hubs. Well-maintained and move-in ready, this space is an excellent opportunity for businesses seeking a high-quality industrial office setting in a dynamic and expanding commercial district.

Location Overview

This property is ideally situated in Fortville, Indiana, a thriving community just 2 minutes from downtown, offering a variety of restaurants, retail stores, and local businesses. It is only 5 minutes from McCordsville, a rapidly expanding suburb with new residential and commercial developments. The property is also conveniently located 15 minutes from Fishers, a major commercial hub known for its high-end retail, dining, and corporate offices, as well as Greenfield, the county seat of Hancock County, which features industrial parks and a strong business presence. Additionally, downtown Indianapolis is just 30 minutes away, providing access to Fortune 500 companies, major entertainment venues, and global business connections.

In terms of transportation and accessibility, the property is 2 minutes from State Road 67 / Pendleton Pike, 10 minutes from Interstate 70, and 15 minutes from Interstate 69, allowing seamless travel throughout the region. For national and international business needs, Indianapolis International Airport (IND) is just 40 minutes away, ensuring convenient air travel and logistics solutions.

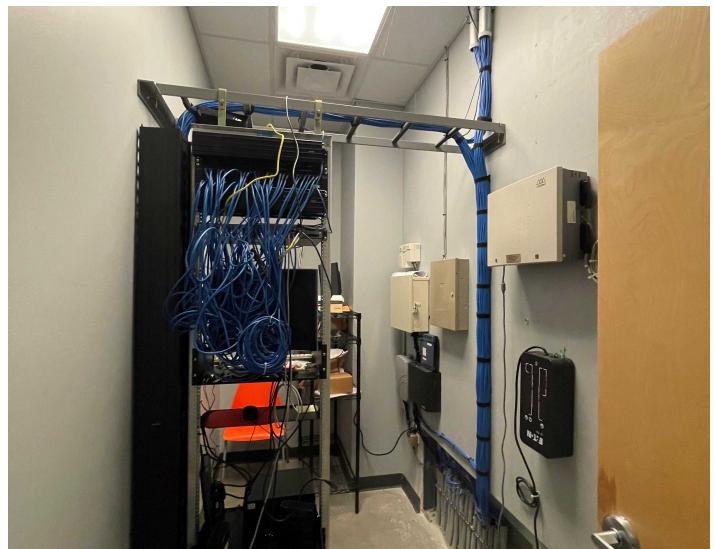
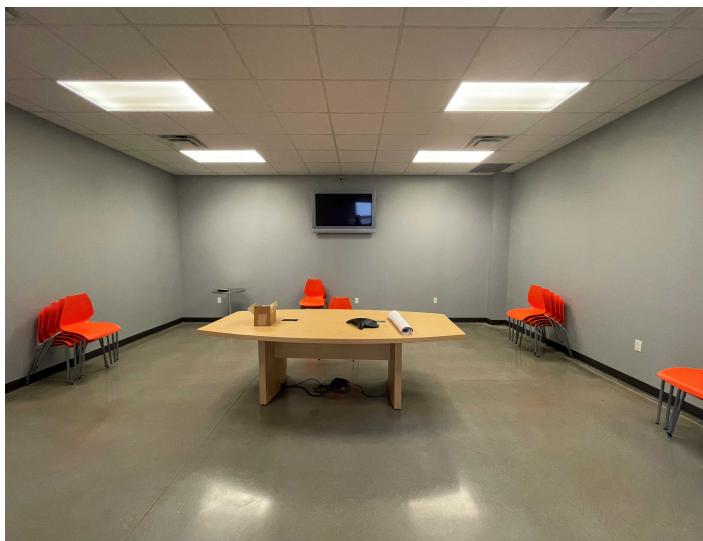
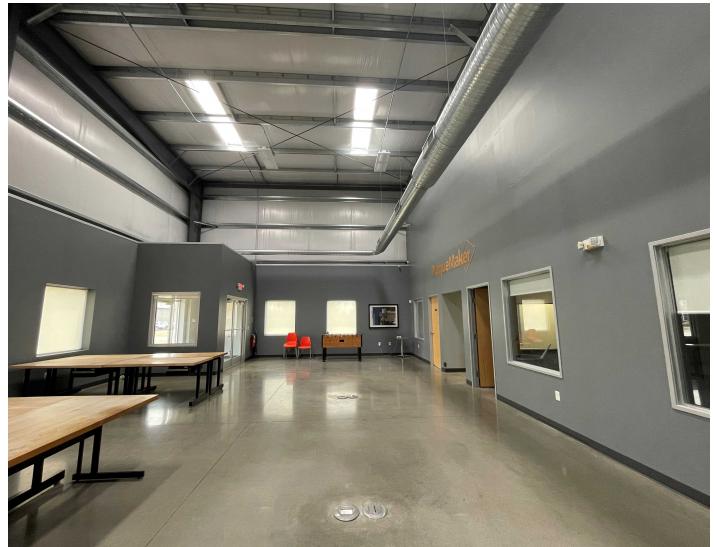
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PROPERTY PHOTOS

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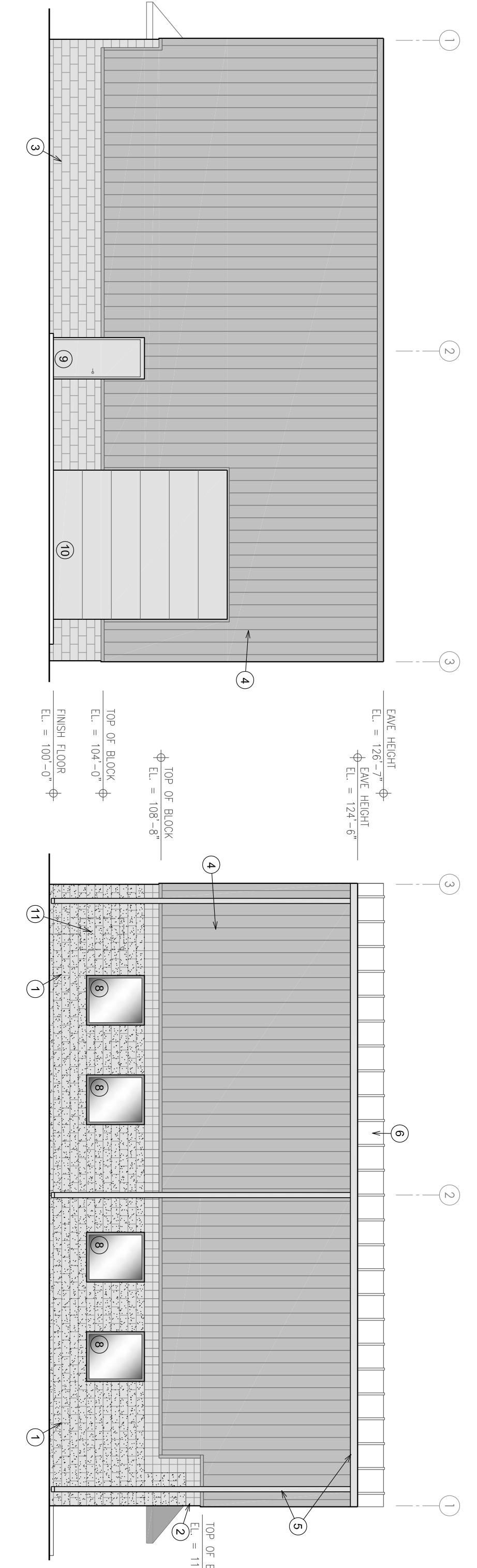
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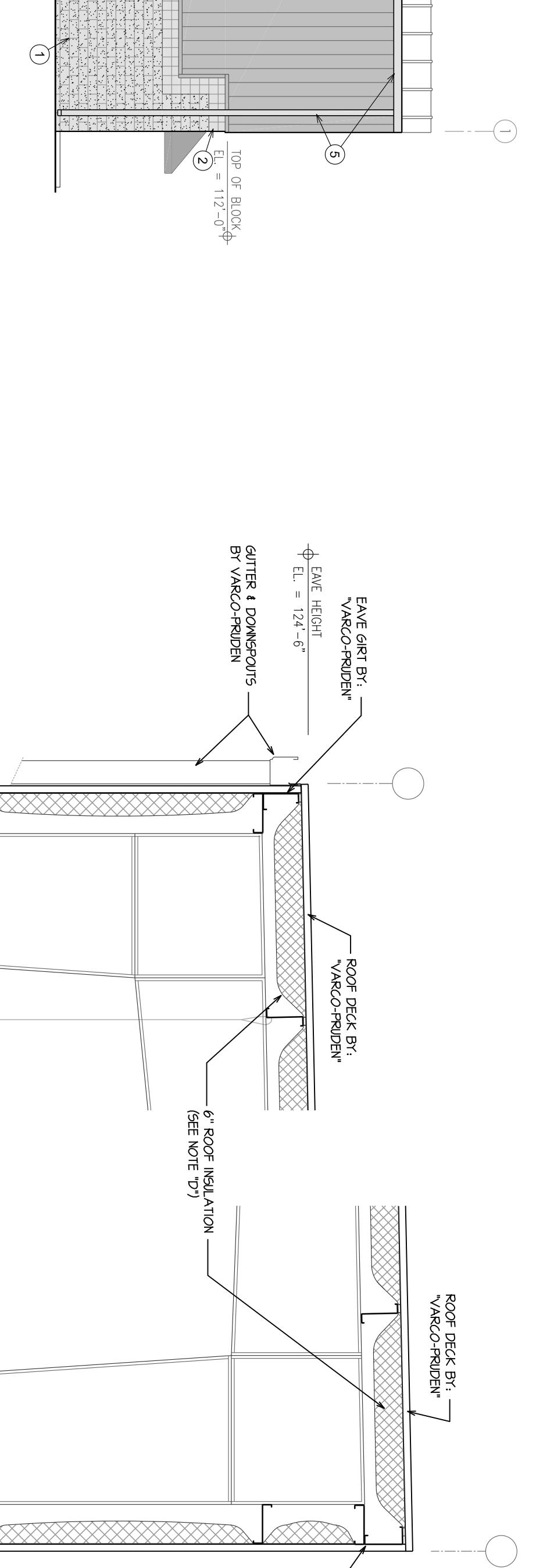
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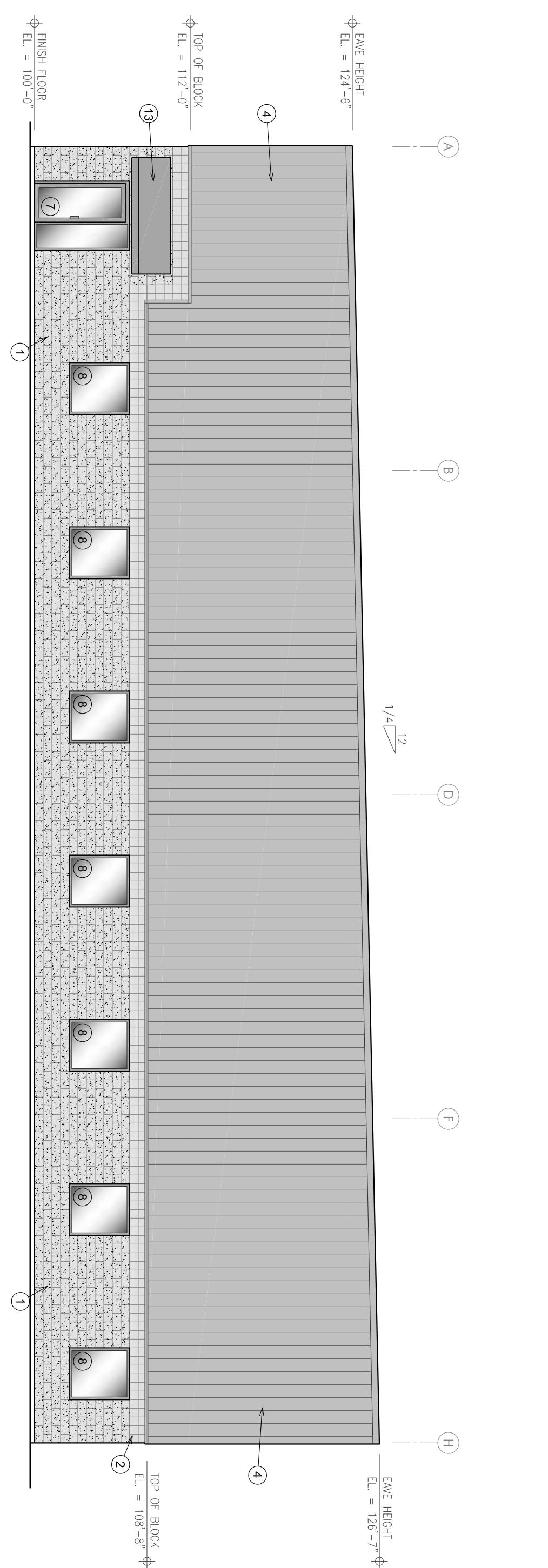
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



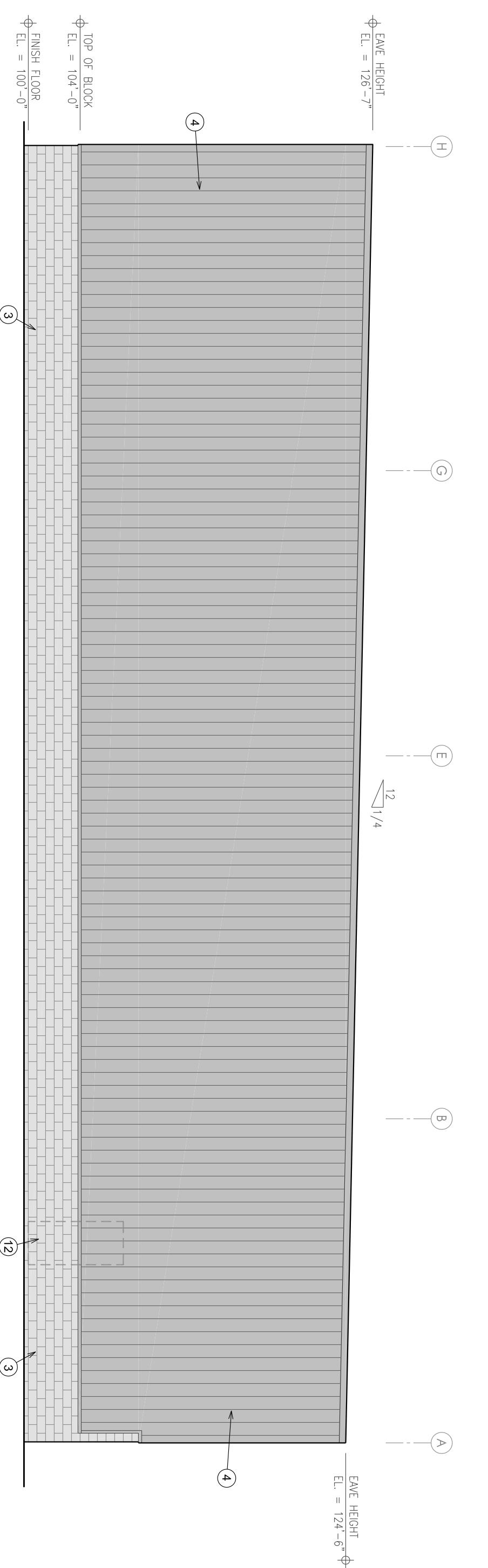
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



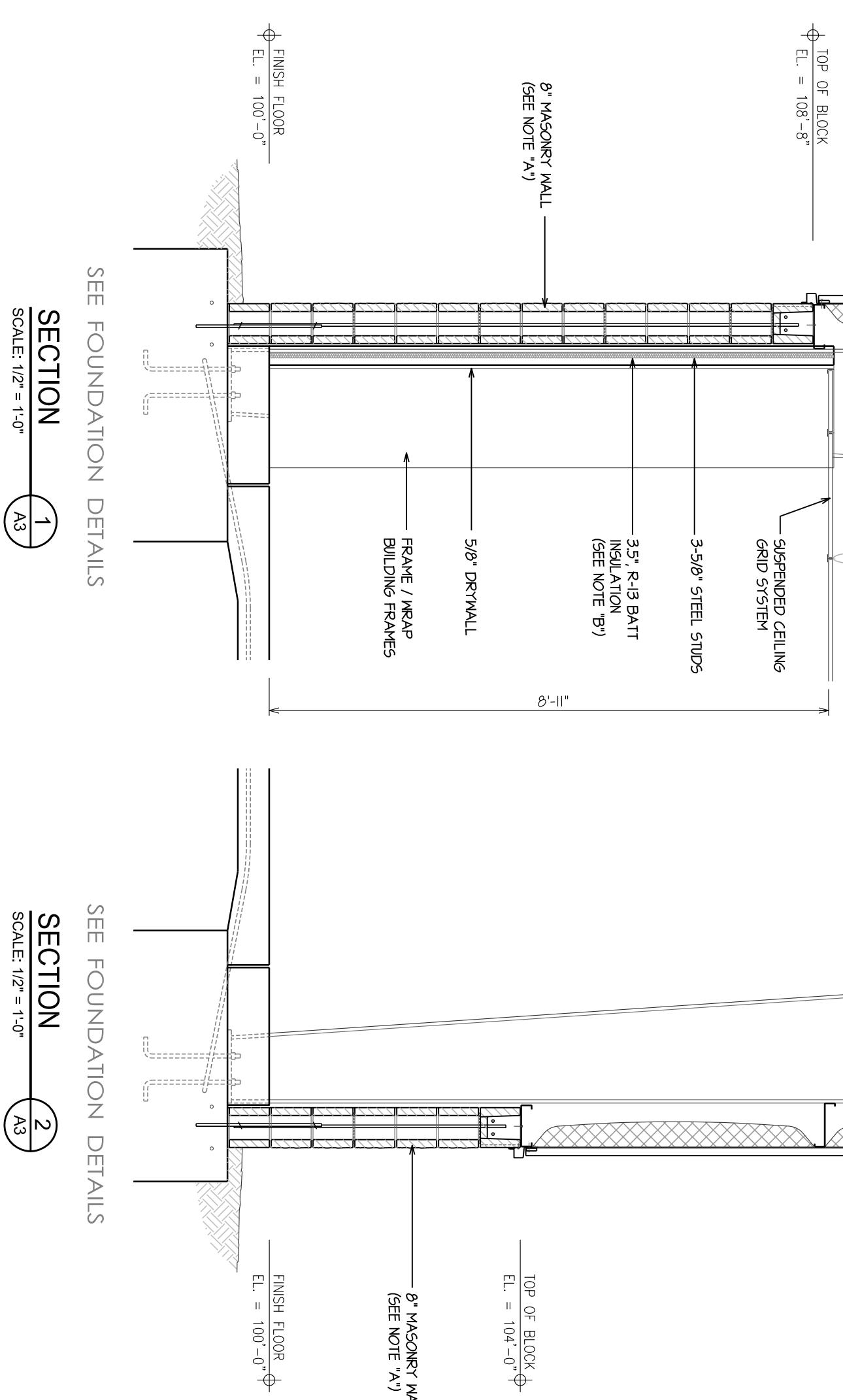
EAST ELEVATION

SCALE: 1/8" = 1'-0"



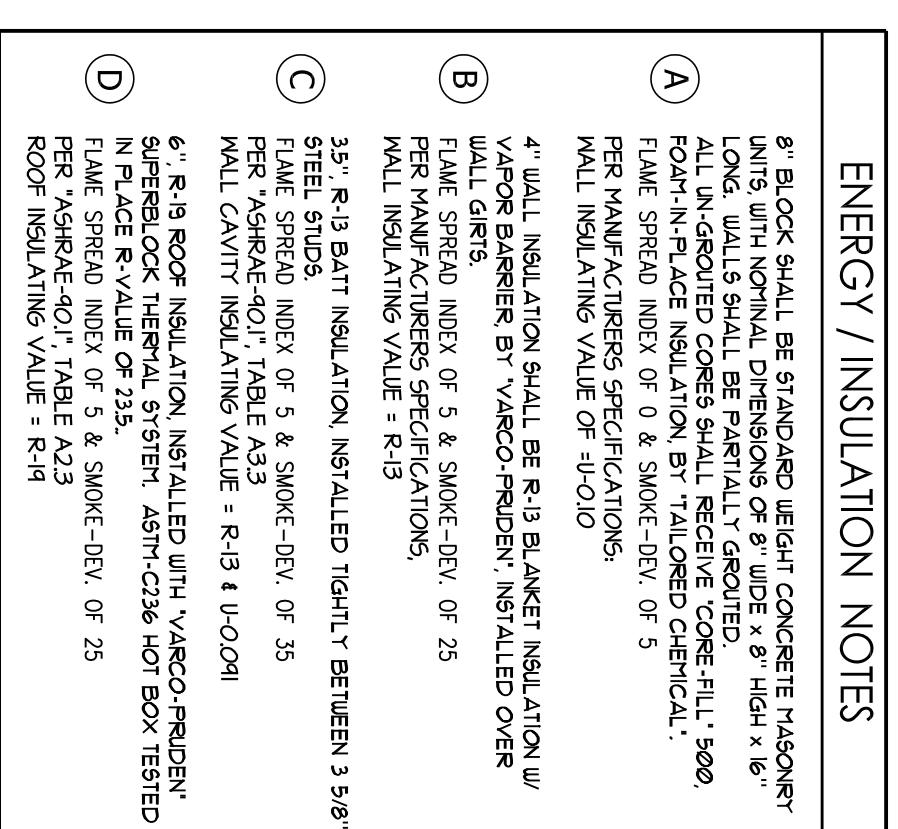
WEST ELEVATION

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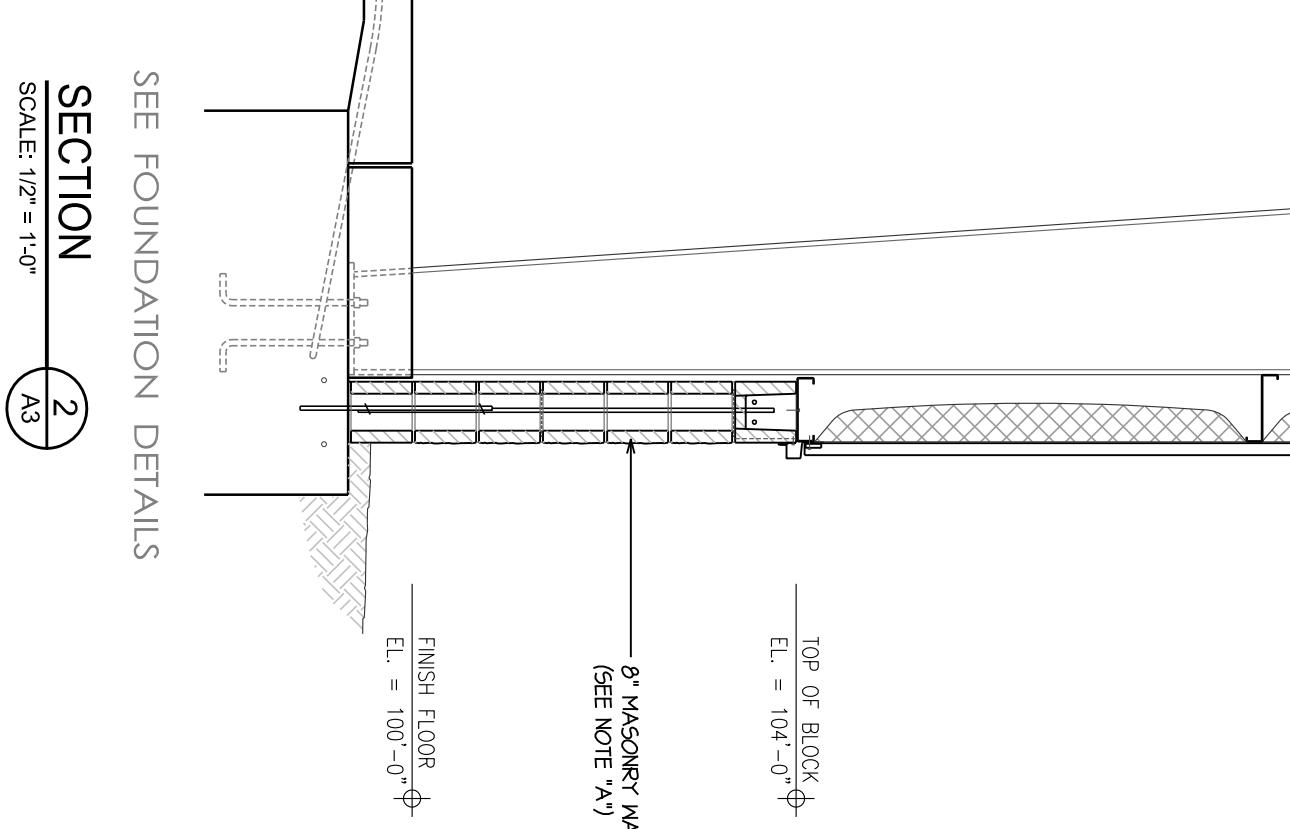
SEE FOUNDATION DETAILS

SECTION



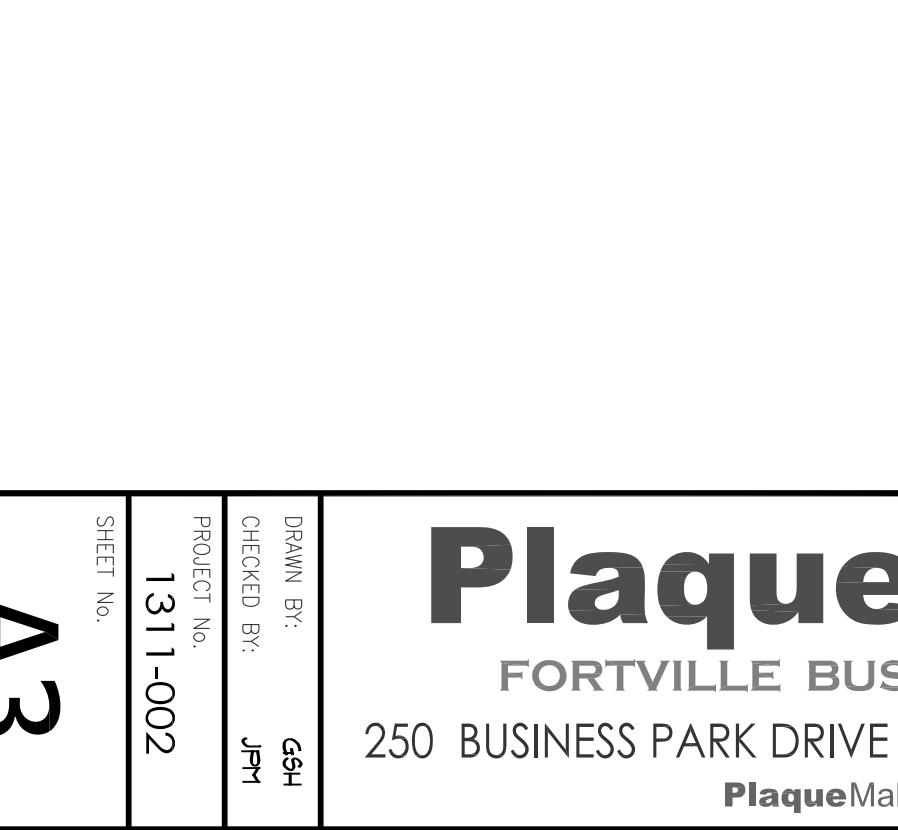
ENERGY / INSULATION NOTE

ENERGY / INSULATION



SECTION 2

SECTION 2
A3



PlaqueMaker

FORTVILLE BUSINESS PARK

10 BUSINESS PARK DRIVE : FORTVILLE, INDIANA

PlaqueMaker.com



9150 HARRISON PARK COURT
SUITE A
INDIANAPOLIS, IN 46216

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FX. 317-546-8300

www.systemsbuilders.com

KEELER-WEBB ASSOCIATES

Consulting Engineers-Planners-Surveyors



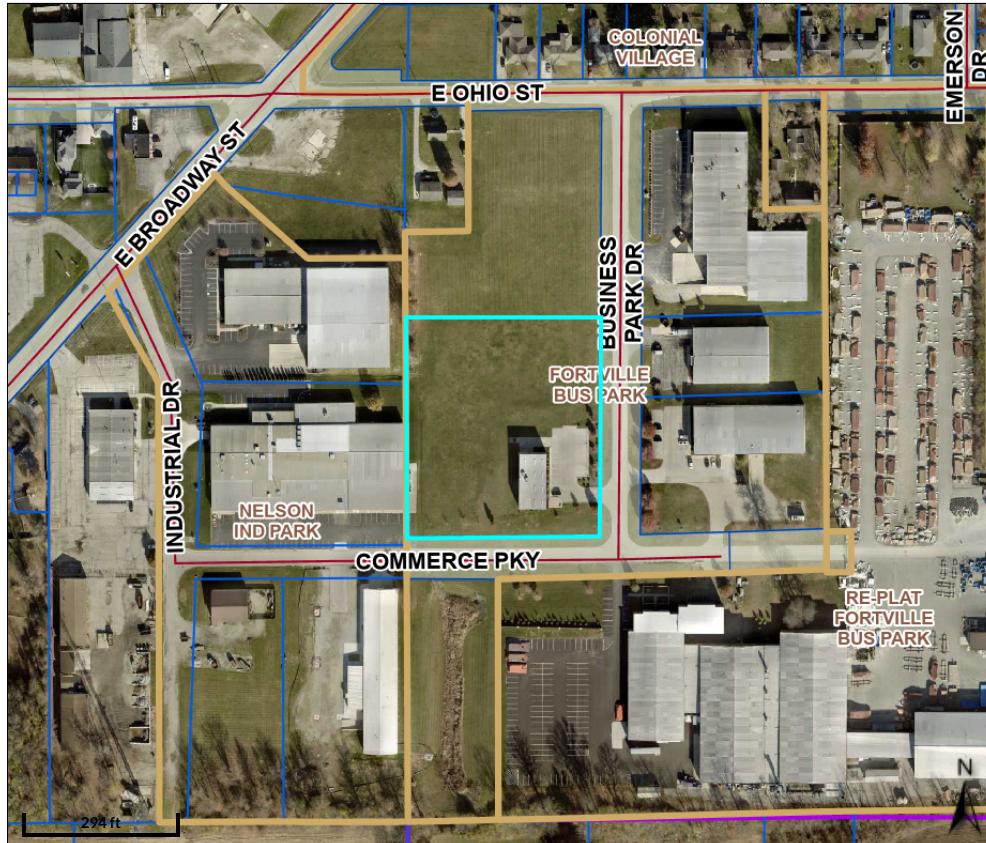
DATE	ISSUE
11-18-13	REVISED FOR APPROVAL
11-25-13	REVISED FOR APPROVAL
11-26-13	REVISED FOR APPROVAL
12-17-13	FINAL APPROVAL
12-26-13	STATE APPROVAL

GIS INFORMATION

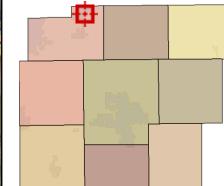
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 **Beacon™** Hancock County, IN



Overview



Legend

Roads	
	PRIVATE
	PRIVATE
	I, PUBLIC
	S, PUBLIC
	U, PUBLIC
	<all other values>
Subdivisions	
	Subdivisions
Rights of Way	
	Rights of Way
Parcel Search	
	Parcel Search
Corporate Limits Boundary	
	Corporate Limits Boundary

Parcel ID 30-02-10-301-001.002-017
 Sec/Twp/Rng n/a
 Property Address 250 BUSINESS PARK DR
 FORTVILLE

Alternate ID 30-02-10-301-001.002-017
 Class Industrial Office
 Acreage 3.216

Owner Address Kyle Sherman Property LLC
 289 Business Park Dr
 Fortville, IN 46040

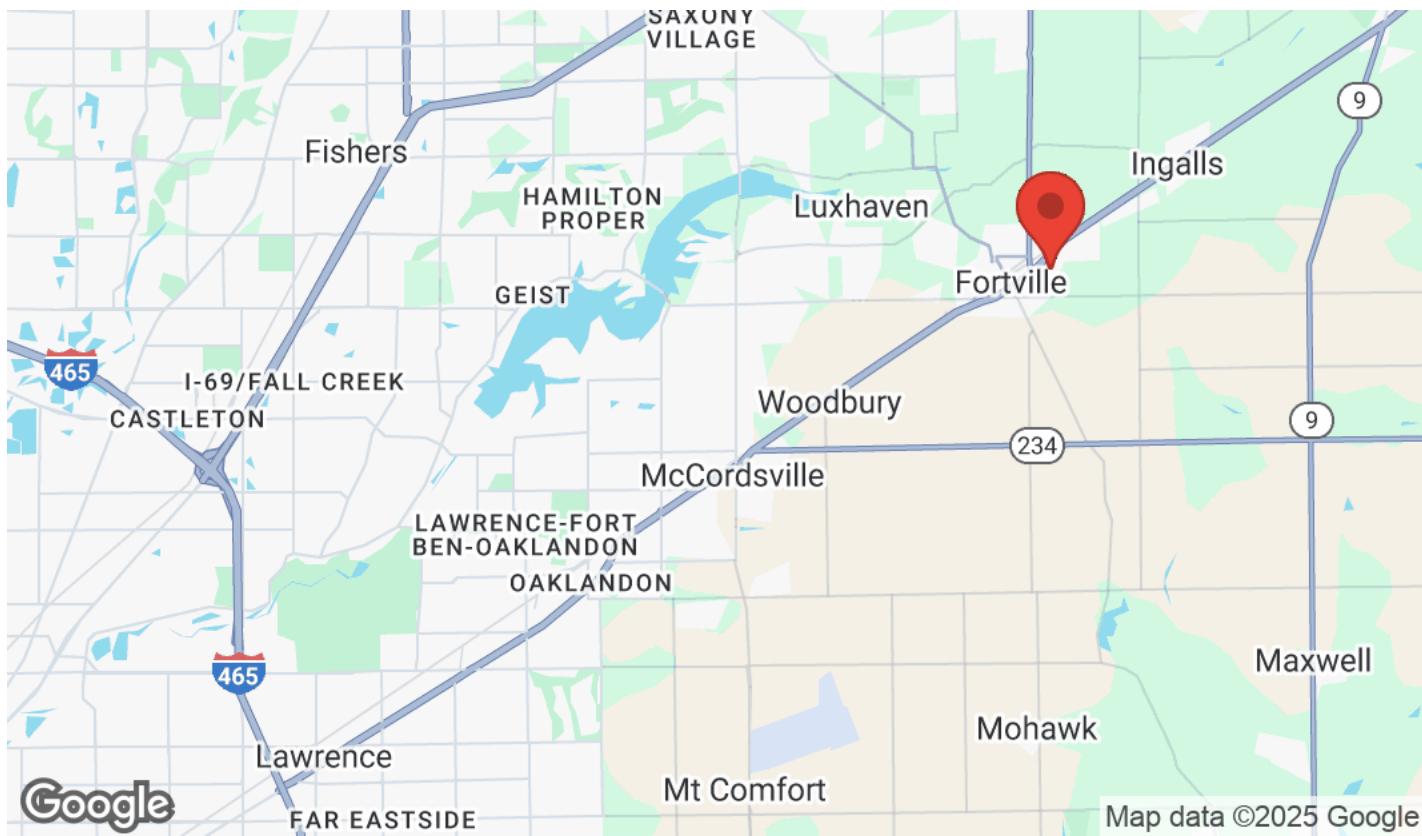
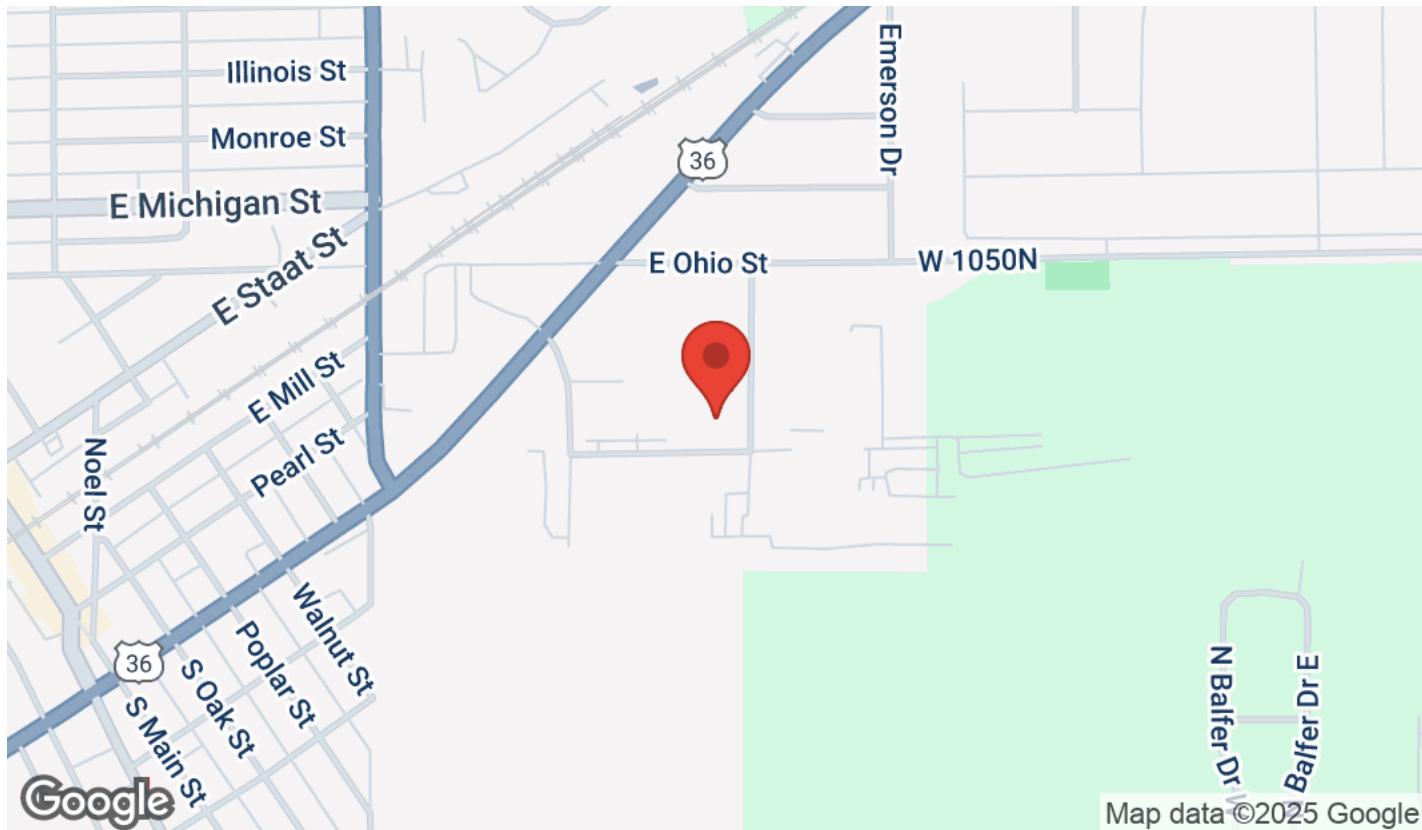
District FORTVILLE TOWN
 Brief Tax Description REPLAT L1 IN FORTVILLE BUSINESS PARK L1B 3.216AC
 (Note: Not to be used on legal documents)

Date created: 3/4/2025
 Last Data Uploaded: 3/4/2025 12:28:25 PM

Developed by 

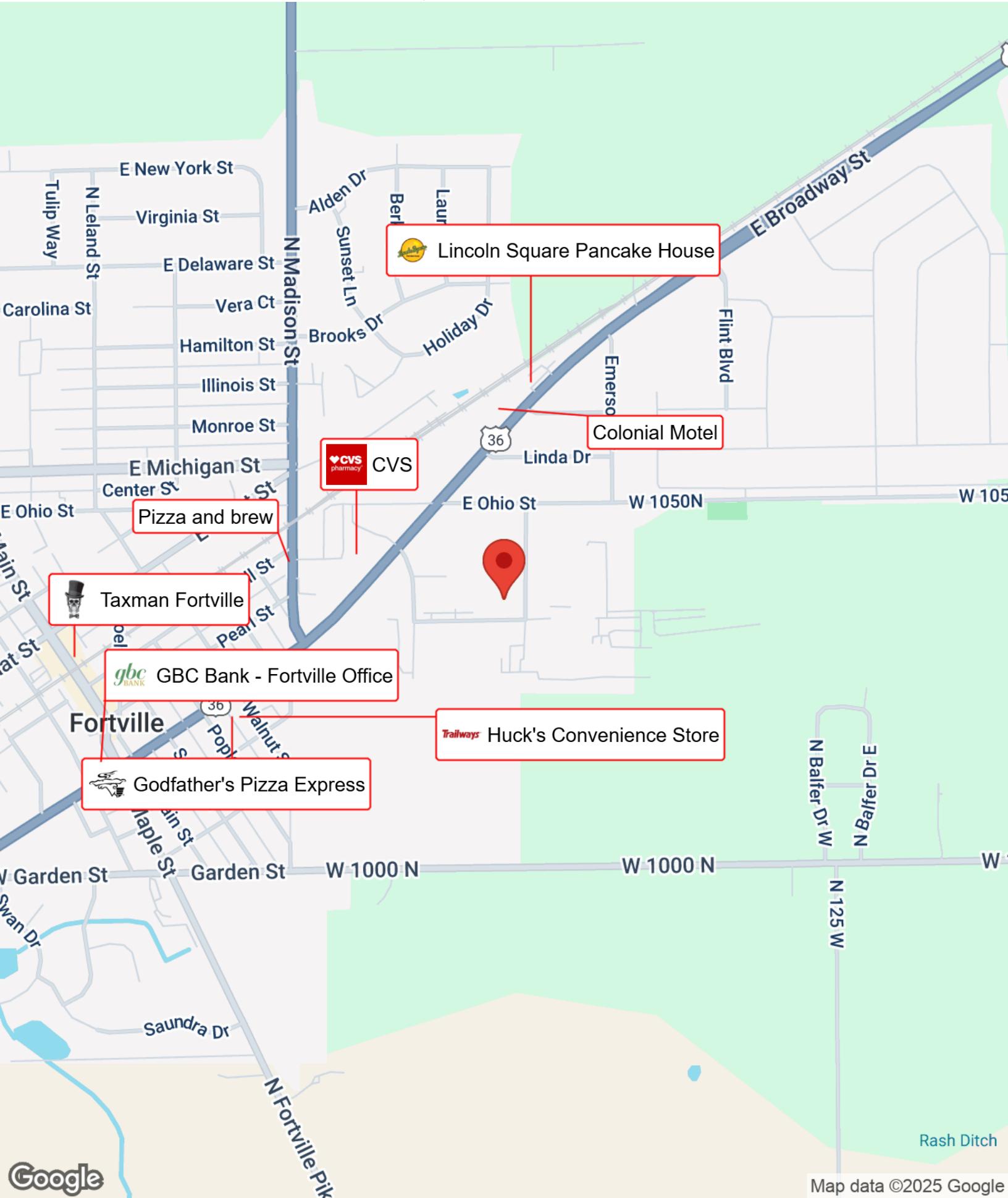
LOCATION MAPS

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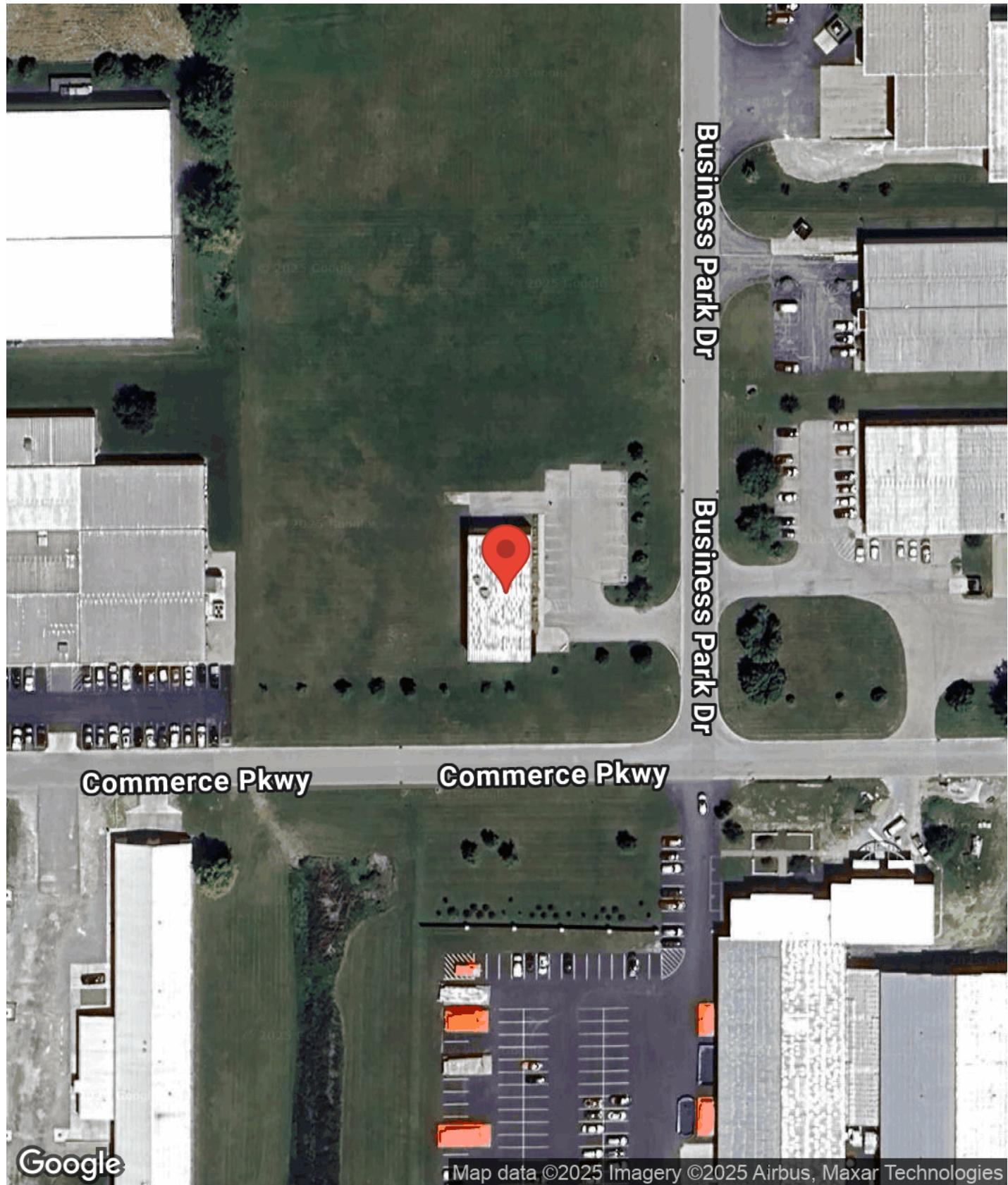
BUSINESS MAP

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AERIAL MAP

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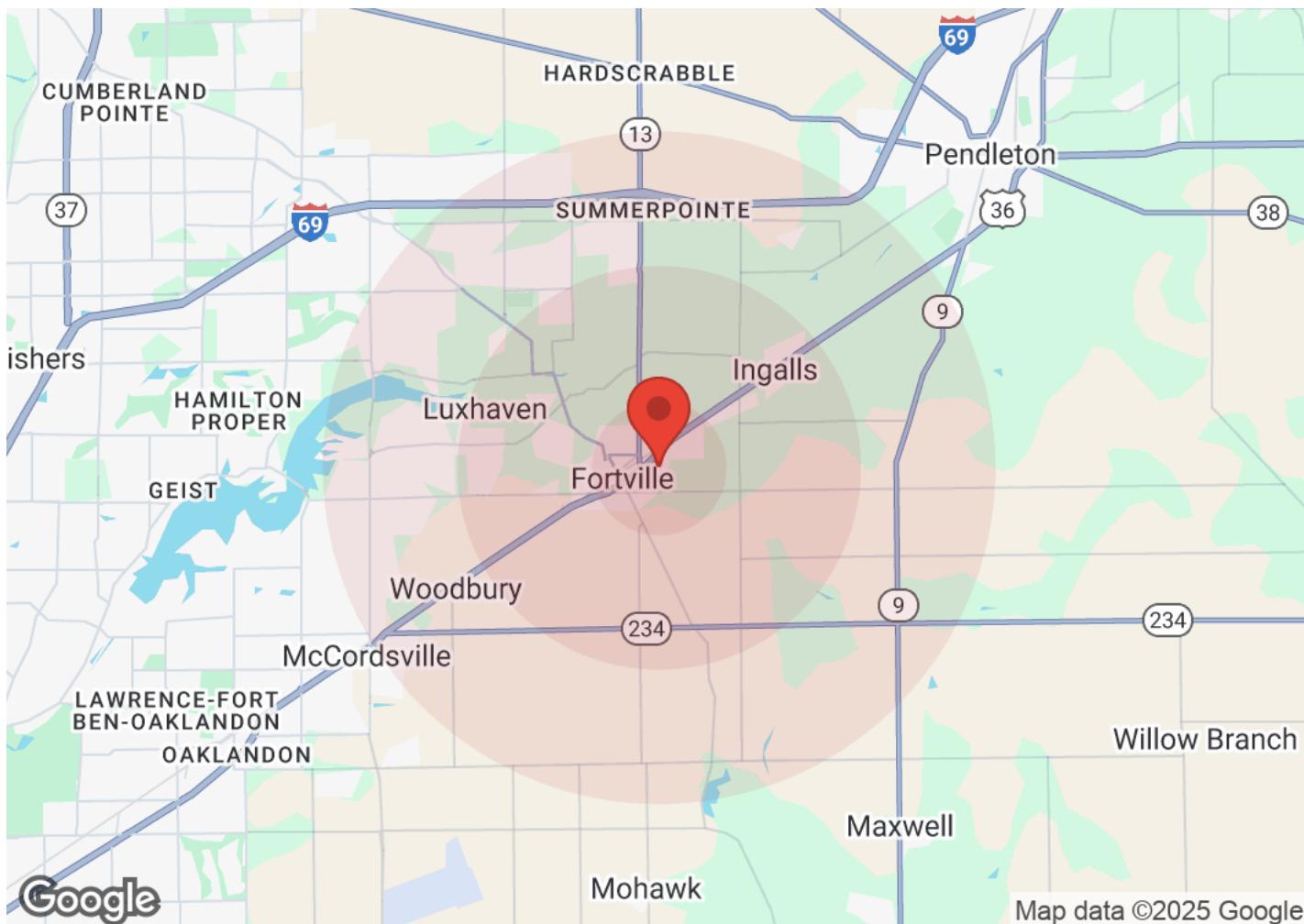


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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,460	7,726	24,522
Female	2,605	7,752	24,671
Total Population	5,065	15,478	49,193

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,002	3,287	10,714
Ages 15-24	638	1,964	5,660
Ages 25-54	2,111	6,481	20,902
Ages 55-64	597	1,786	5,043
Ages 65+	716	1,962	6,873

Race	1 Mile	3 Miles	5 Miles
White	4,459	13,161	39,512
Black	193	721	3,444
Am In/AK Nat	6	20	44
Hawaiian	3	6	10
Hispanic	177	627	2,253
Asian	98	593	2,838
Multi-Racial	124	345	1,063
Other	5	6	25

Income	1 Mile	3 Miles	5 Miles
Median	\$91,816	\$111,632	\$134,344
< \$15,000	N/A	106	446
\$15,000-\$24,999	100	203	288
\$25,000-\$34,999	170	303	620
\$35,000-\$49,999	106	323	835
\$50,000-\$74,999	427	844	1,959
\$75,000-\$99,999	367	748	1,654
\$100,000-\$149,999	500	1,105	3,806
\$150,000-\$199,999	150	763	2,729
> \$200,000	280	1,286	4,714

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,226	6,048	18,152
Occupied	2,101	5,680	17,053
Owner Occupied	1,463	4,657	14,996
Renter Occupied	638	1,023	2,057
Vacant	125	368	1,100

PROFESSIONAL BIO

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Ryan is a native to Columbus Indiana and its wonderful culture and architecture. After the sale of their family owned building material business, Ryan spent the next 5 years developing new markets both regionally and nationally for one of the largest contingent staffing agencies in the country. Looking for a fresh start and a return to serve clients in his home of Columbus, Ryan completed his real estate course work, licensing and joined the Breeden Commercial team.

Ryan has a long history of commitment to his community and giving back. Ryan served on the Columbus City Council from 2012 through 2015. During this time Ryan held positions on the Columbus Plan Commission, Columbus Area Arts Council, and the Columbus Parks Board. Ryan understands the importance of clear communication, transparency and negotiating. He applies these principles to every transaction.

Believing that every client and property is unique, Ryan spends time building relationships and learning the details of each piece of real estate. Ryan utilizes a wide variety of marketing and research tools for his clients to build a strategy for success. His understanding of the Columbus market and strong network of community leaders and business owners positions him to make great connections for his clients.

DISCLAIMER

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