



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



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

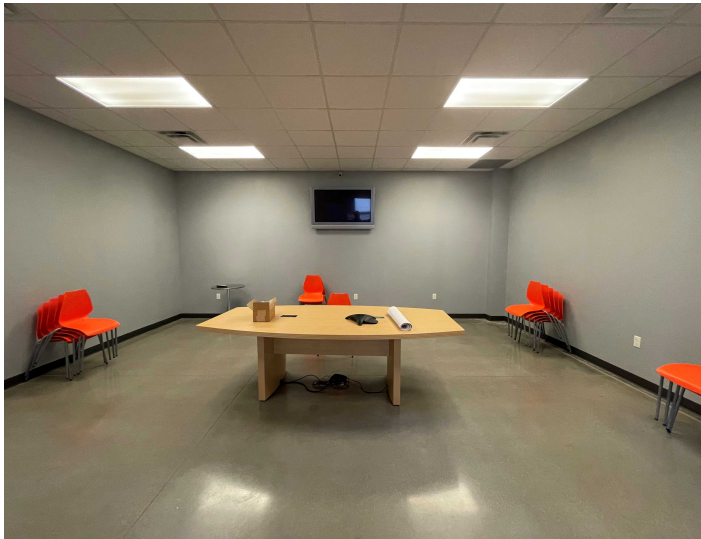
This property is ideally situated in Fortville, Indiana, a thriving community just 2 minutes from downtown, offering a variety of restaurants, retail stores, and local businesses. It is only 5 minutes from McCordsville, a rapidly expanding suburb with new residential and commercial developments. The 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.

PROPERTY PHOTOS

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WATER CLOSET & LAVATORY LAYOUT

30" min.

60" min.

48" min.

12" min.

18"

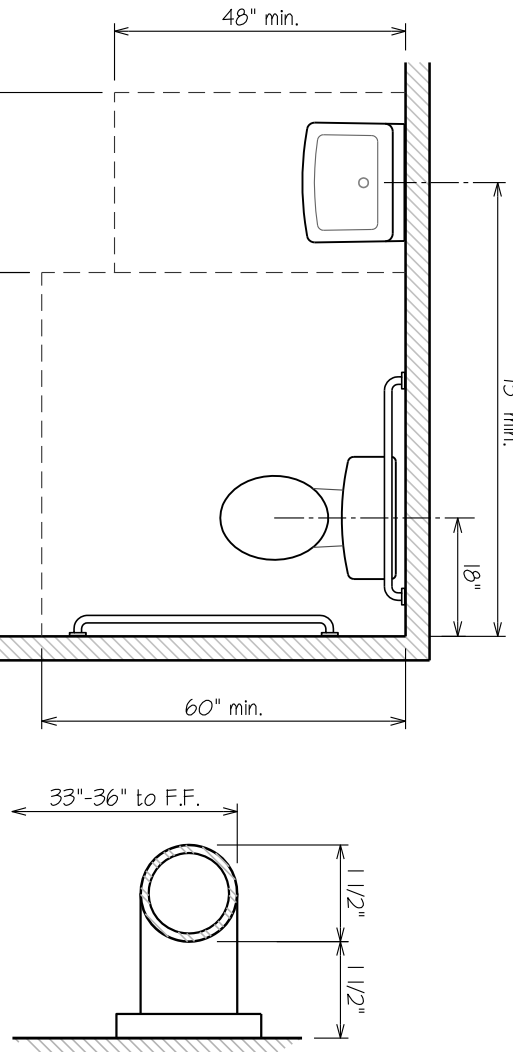
60" min.

GRAB BAR

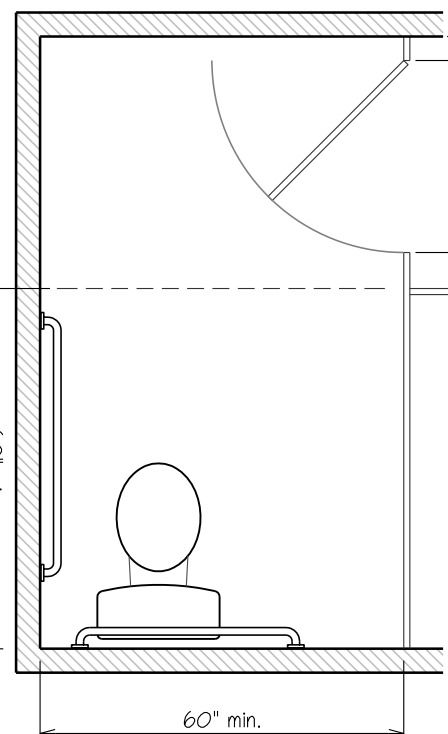
33"-36" to F.F.

1 1/2"

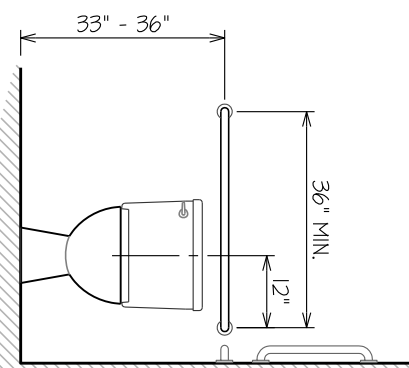
1 1/2"



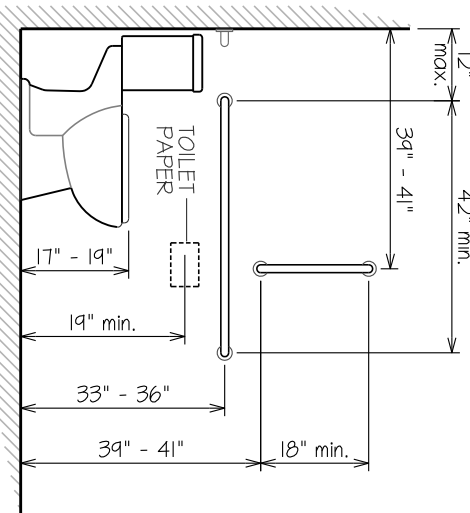
WATER CLOSET & LAVATORY LAYOUT



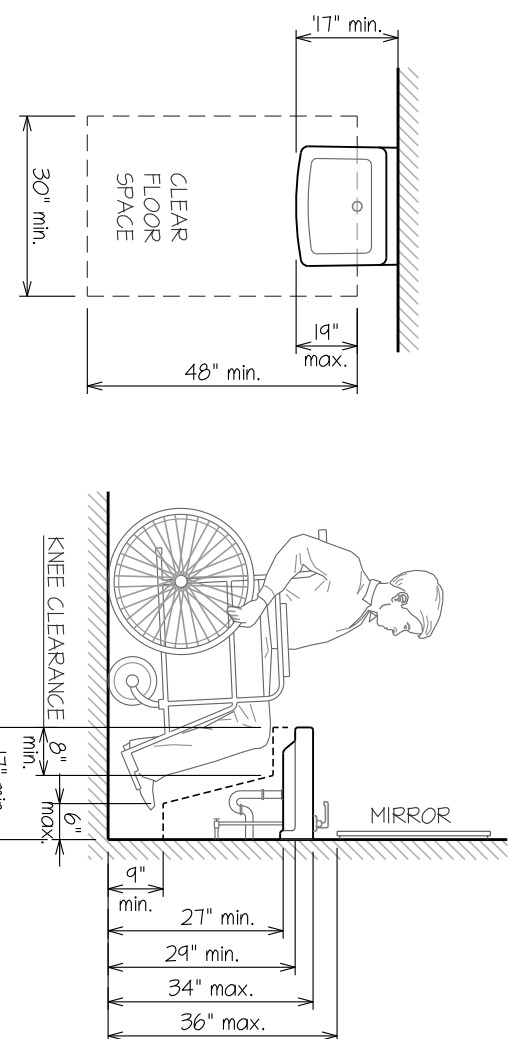
WATER CLOSET COMPARTMENT



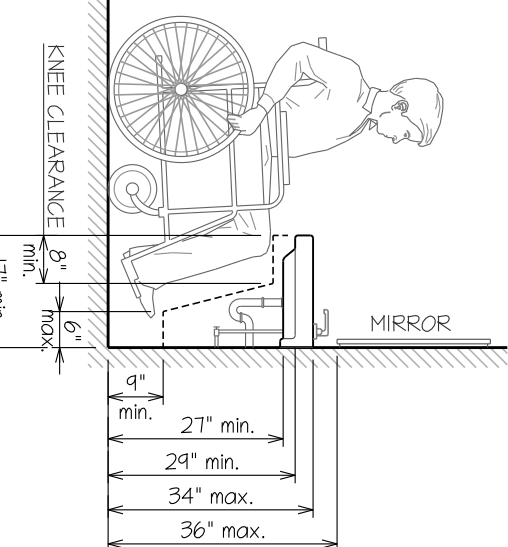
BACK WALL



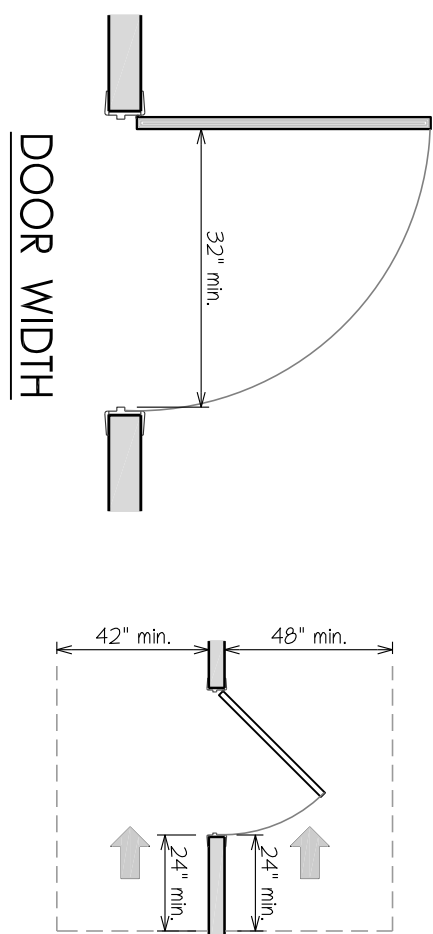
SIDE WALL



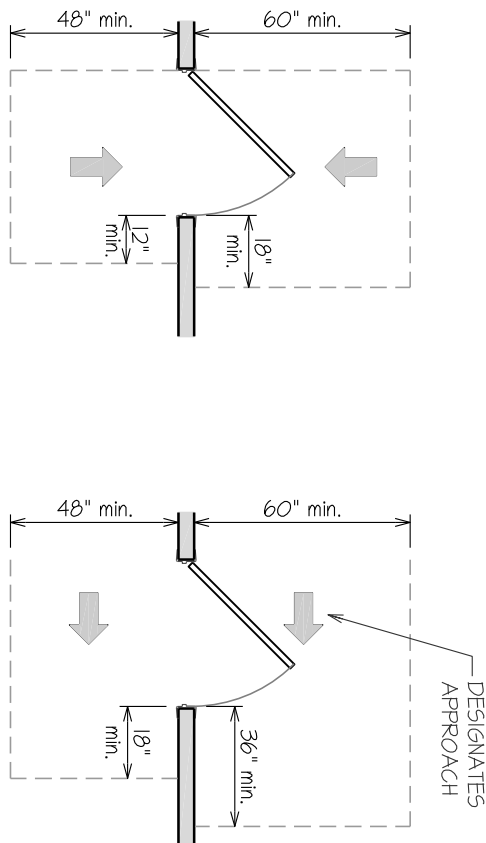
LAVATORY PLAN



LAVATORY CLEARANCES



DOOR WIDTH



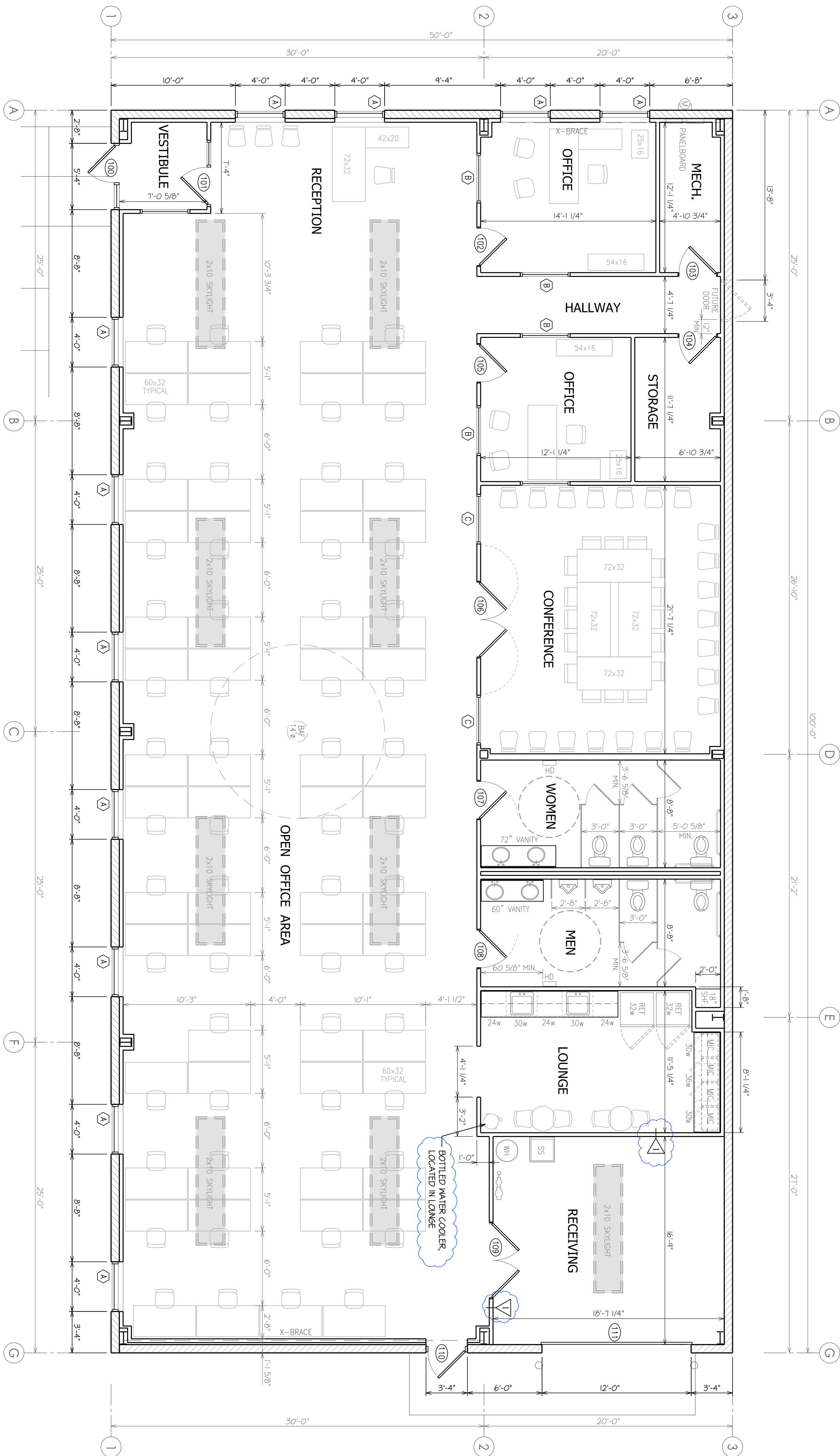
DOOR APPROACH REQUIREMENTS

ACCESSIBILITY NOTES

A.D.A. - 418.4 419.5 427.4
WATER CLOSET FLUSH CONTROLS AND LAVATORY FAUCETS SHALL BE LEVER OPERATED, ELECTRICALLY PUSH OR AUTOMATIC CONTROLLED MECHANISMS, OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRABBING, FINCHING, OR TWISTING OF THE WRIST. THE FORCE IS REQUIRED TO ACTIVATE CONTROL SHALL BE NO GREATER THAN 5 l.b.s. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44" ABOVE FINISH FLOOR.

A.D.A. - 4.9.4

HANDRAILS SHALL CONTINUE ALONG BOTH SIDES OF STAIRS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG STAIRS SHALL ALWAYS BE CONTINUOUS. IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 12" BEYOND THE TOP RISER AND AT LEAST 12" PLUS THE WIDTH OF THE TREAD BEYOND THE BOTTOM RISER. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL, OR POST. HANDRAILS SHALL NOT POVE OR ROTATE WITHIN THEIR FITTINGS.

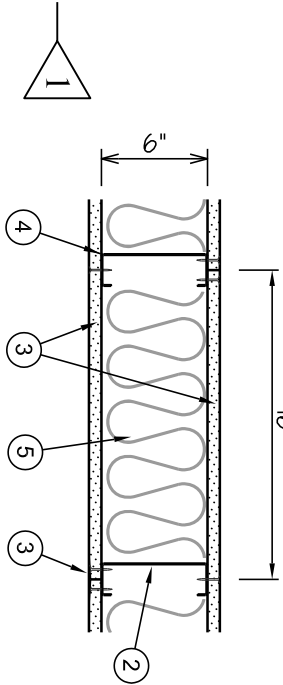


BUILDING FLOOR PLAN

SCALE: 3/16" = 1'-0"



1-HOUR FIRE RATING



NOTES:
COMPLETE WALL ASSEMBLY TO BE
CONTINUOUS FROM FINISH FLOOR TO
BOTTOM OF ROOF DECK.

- [illegible]

ARCHITECTURAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CORRELATING ALL WITH APPLICABLE CODES.
 2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING ANY WORK.
 3. CONTRACTOR TO COORDINATE WORK WITH ALL OTHER TRADES.
 4. DO NOT SCALE CELEMENTS. ALL FINISHES CLEARANCES, ETC. SHALL BE FIELD VERIFIED.
 5. CONTRACTOR TO COORDINATE ALL ROOM FINISHES, COLORS, ETC. WITH OWNER. INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAMMABILITY SPREAD RATING AS FOLLOWS:

VENTILABLE	A
RECEPTION / OPEN OFFICE	C
OFFICES & CONFERENCE	C
MECHANICAL & STORAGE	C
RESTROOMS & LOUNGE	C
RECEIVING	C
HALLWAY	B
 6. INTERIOR AND WALLS SHALL BE CONCRETE WITH 5/8" TYPE "X" DRYWALL. INSTALL MOISTURE RESISTANT DRYWALL ON RESTROOM SIDES OF WALLS.
- CONTRACTOR TO COORDINATE ANY/ALL ADDITIONAL REQUIREMENTS WITH OWNER.

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

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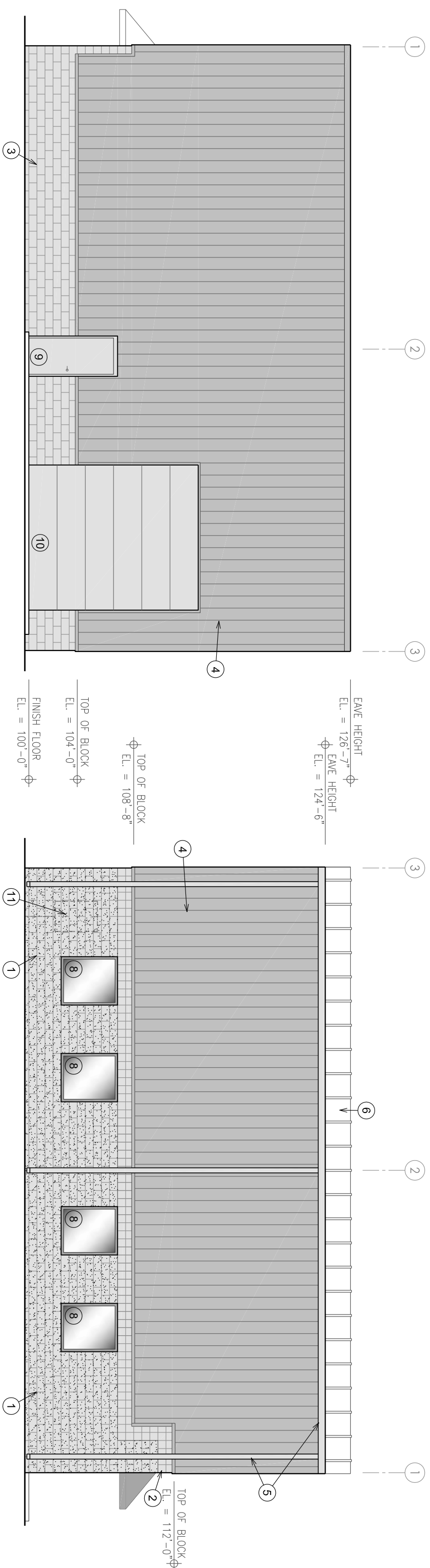


PlaqueMaker

250 BUSINESS PARK DRIVE : FORTVILLE, INDIANA
PlaqueMaker.com

CHECKED BY: JPM
PROJECT No. 1311-002
SHEET No.

A1

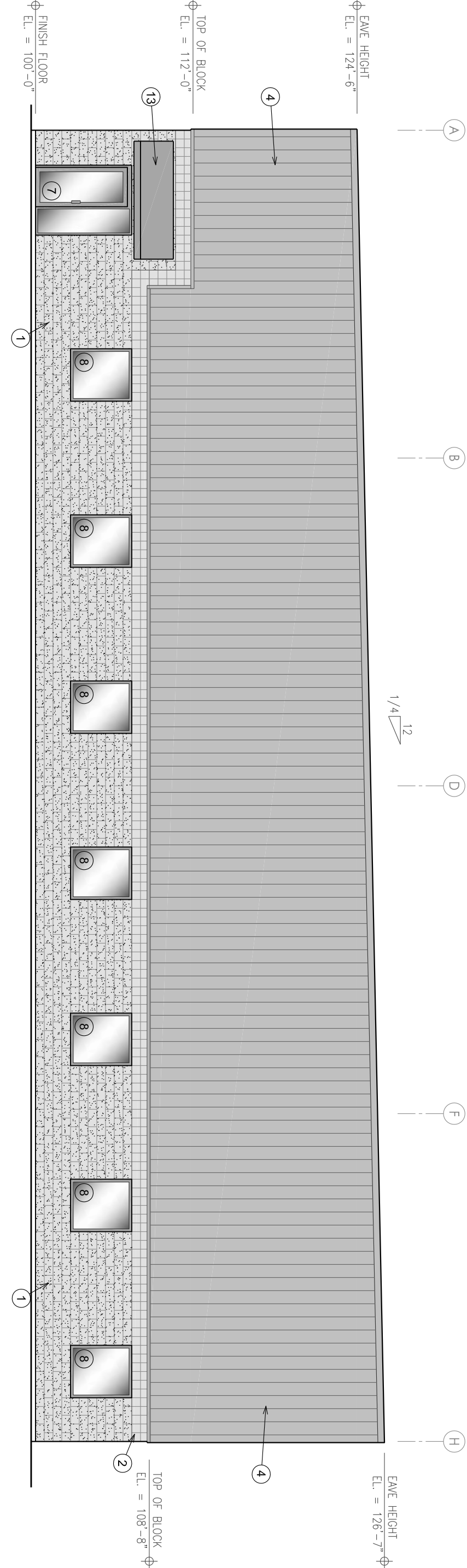


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

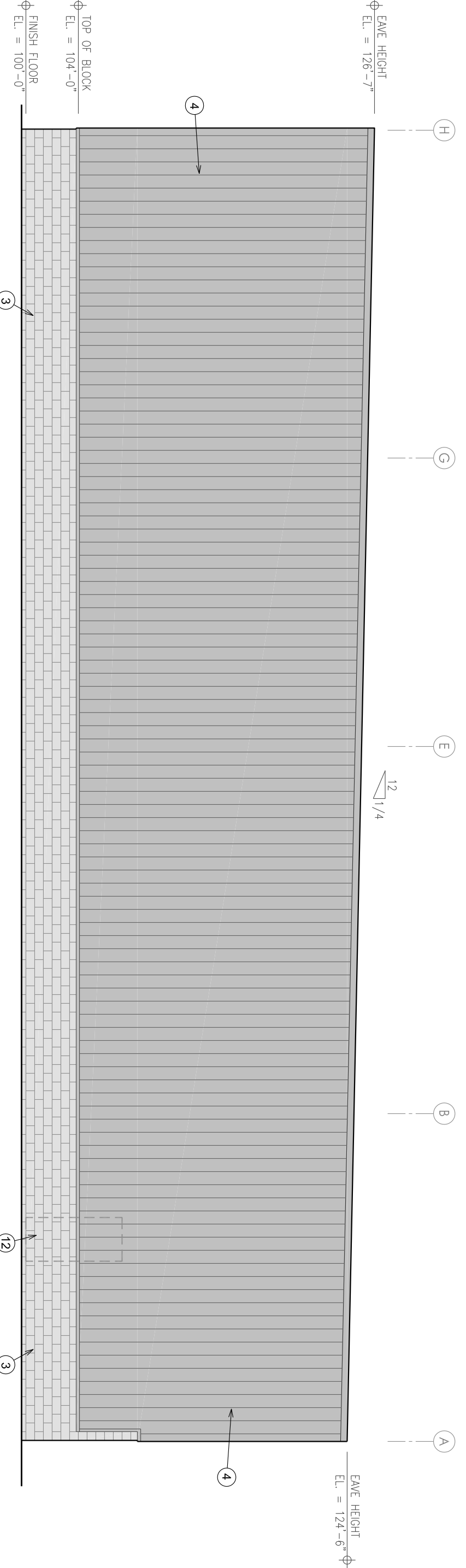
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

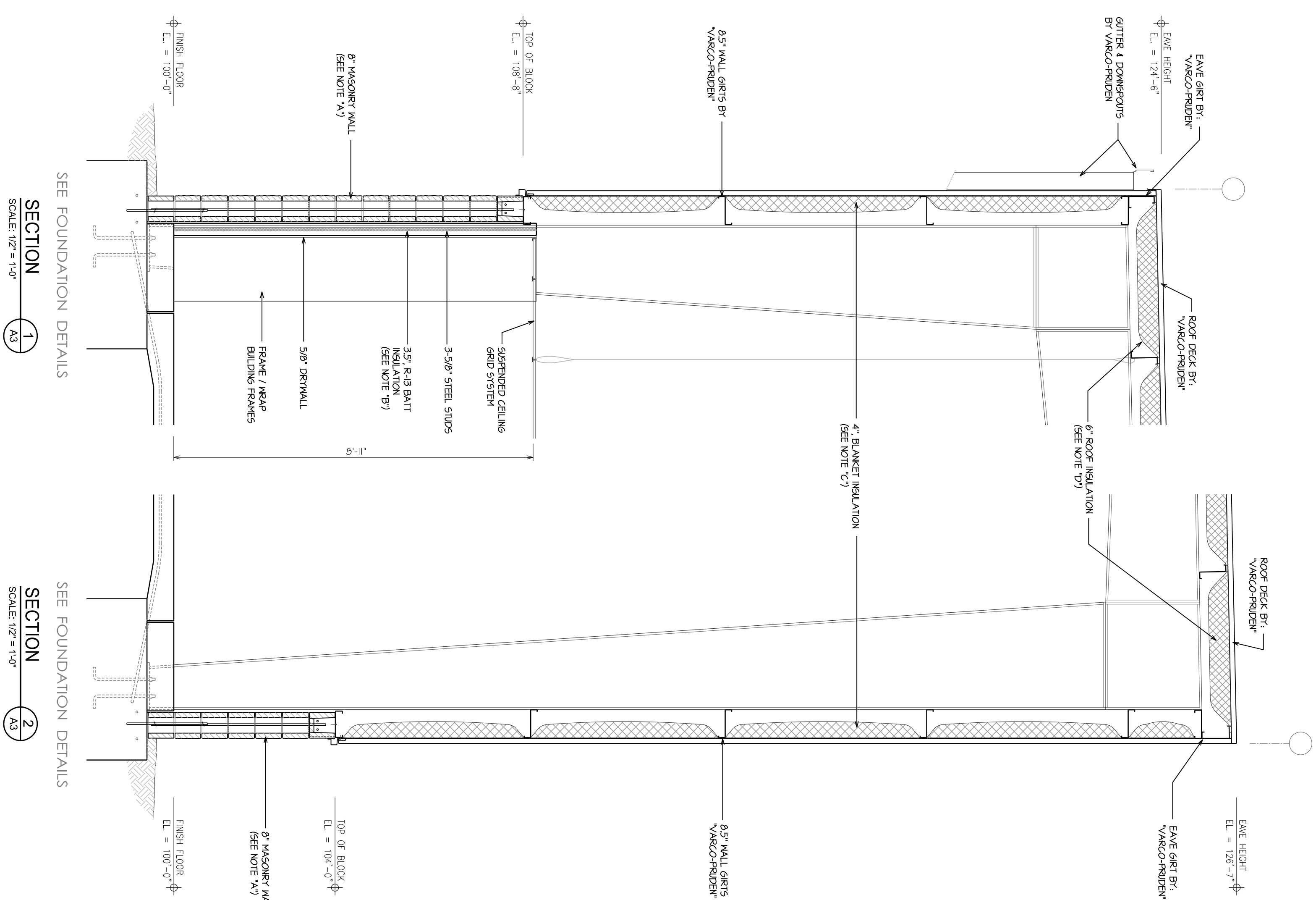
- 1 SPLIT-FACE MASONRY BLOCK
- 2 JOINTS OF SCORED-FACE MASONRY BLOCK
- 3 STANDARD MASONRY BLOCK
- 4 V-RIB METAL SIDING BY "VP"
- 5 METAL GUTTER & DOWNSPOUT BY "VP"
- 6 METAL ROOF SYSTEM BY "VP"
- 7 6'-0" x 8'-0" STOREFRONT ENTRY
- 8 48" x 54" WINDOW
- 9 3' x 1' HANDICAP
- 10 12' x 14' OVERHEAD DOOR
- 11 APPROX. LOCATION OF ELECTRICAL SERVICE (CCT CABINET)
- 12 FUTURE 3' x 1' HANDICAP
- 13 9'-0" FABRIC CANOPY



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



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

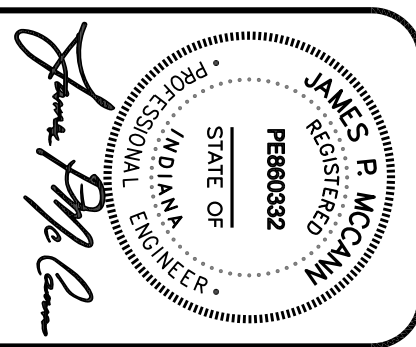


SECTION 1
SCALE: 1/2" = 1'-0"

SECTION 2
SCALE: 1/2" = 1'-0"

ENERGY / INSULATION NOTES

- A 8" BLOCK SHALL BE STANDARD WEIGHT CONCRETE MASONRY UNIT WITH NOMINAL DIMENSIONS OF 8" WIDE X 8" HIGH X 16" LONG. ALL UNGRADED CORES SHALL RECEIVE "CORE-FILL" 1500 POUND-IN-PLACE INSULATION BY "TALORED CHEMICAL".
- B 4" WALL INSULATION SHALL BE R-13 BLANKET INSULATION W/ VAPOR BARRIER BY "VARCO-FRIEDEN" INSTALLED OVER PER MANUFACTURERS SPECIFICATIONS.
- C 3.5" R-13 BATT INSULATION INSTALLED TIGHTLY BETWEEN 3 5/8" STEEL STUDS.
- D 6" R-13 ROOF INSULATION INSTALLED WITH "VARCO-FRIEDEN" IN PLACE R-VALUE OF 23.5. 1500-2250 HOT BOX TESTED PER "VARCO-FRIEDEN" TABLE A23.



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
02-04-14	REVISED PER STATE

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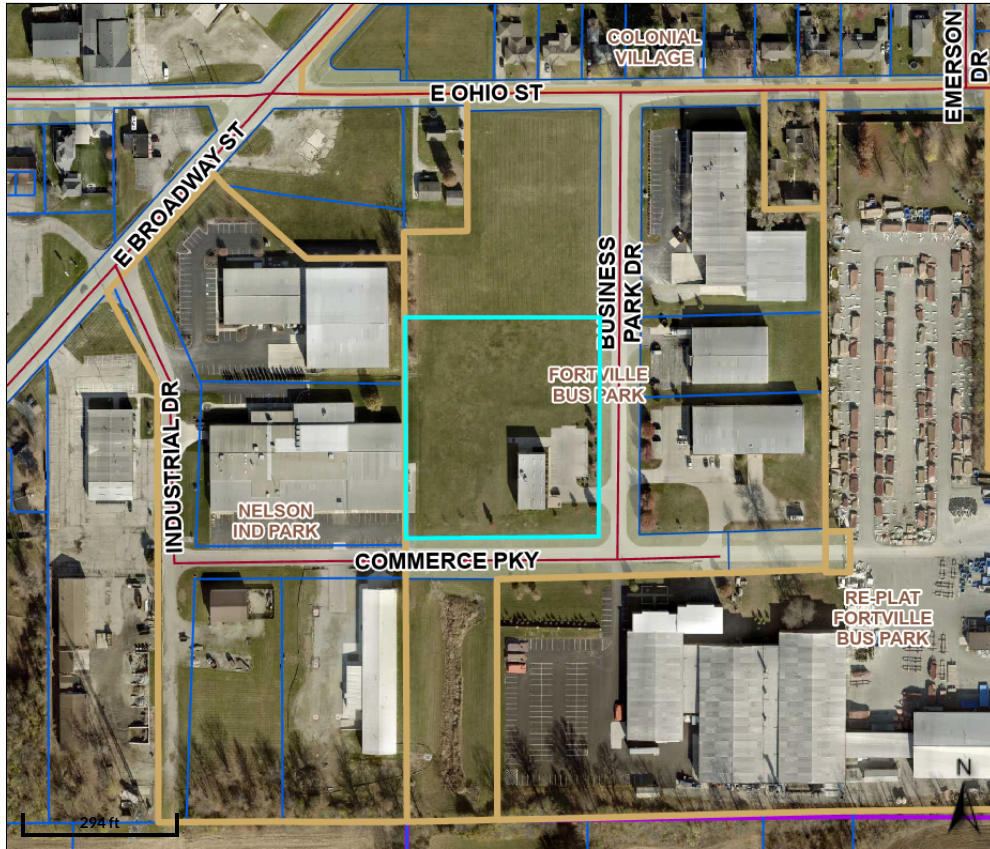
DRAWN BY: GSH
CHECKED BY: JPH
PROJECT NO: 1311-002
SHEET NO: A3

GIS INFORMATION

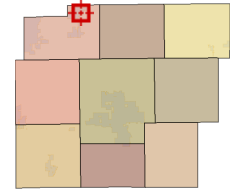
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 **Beacon**TM Hancock County, IN



Overview



Legend

Roads

- , PRIVATE
- , PRIVATE
- I, PUBLIC
- S, PUBLIC
- U, PUBLIC
- <all other values>

Subdivisions

Rights of Way

Parcel Search

Corporate Limits Boundary

Parcel ID	30-02-10-301-001.002-017	Alternate ID	30-02-10-301-001.002-017	Owner Address	Kyle Sherman Property LLC
Sec/Twp/Rng	n/a	Class	Industrial Office		289 Business Park Dr
Property Address	250 BUSINESS PARK DR FORTVILLE	Acreage	3.216		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  **SCHNEIDER**
GEOSPATIAL

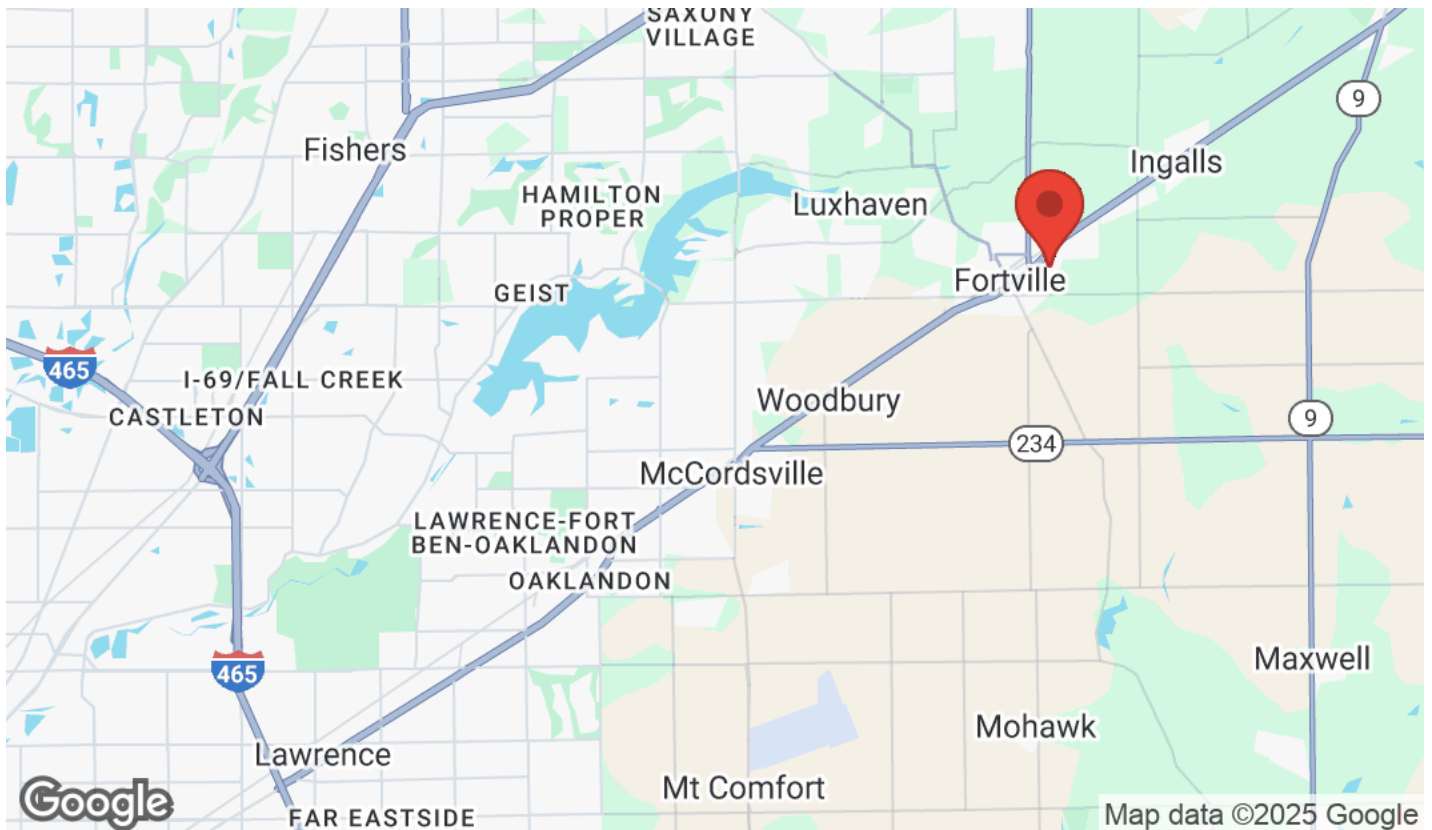
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LOCATION MAPS

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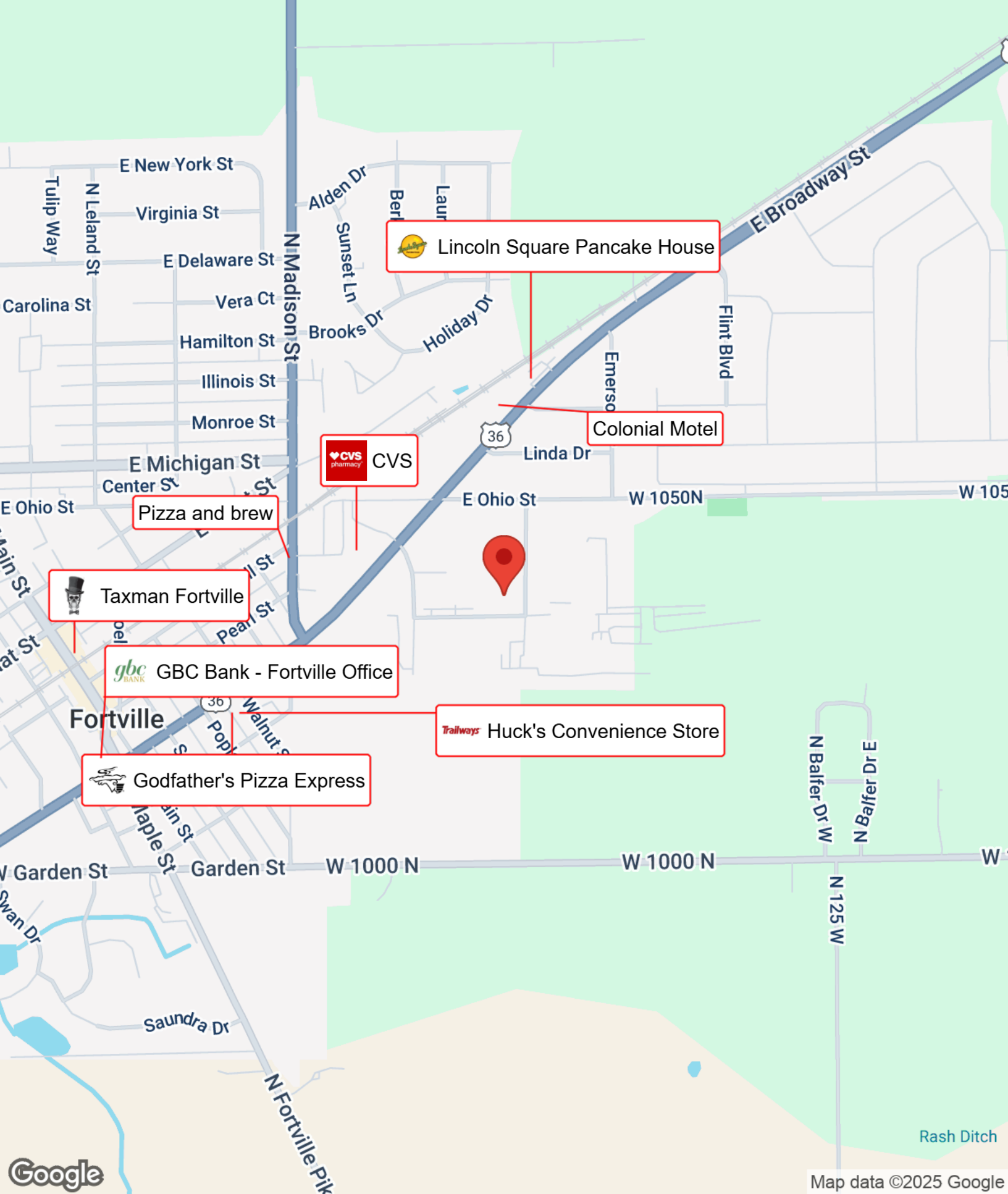


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BUSINESS MAP

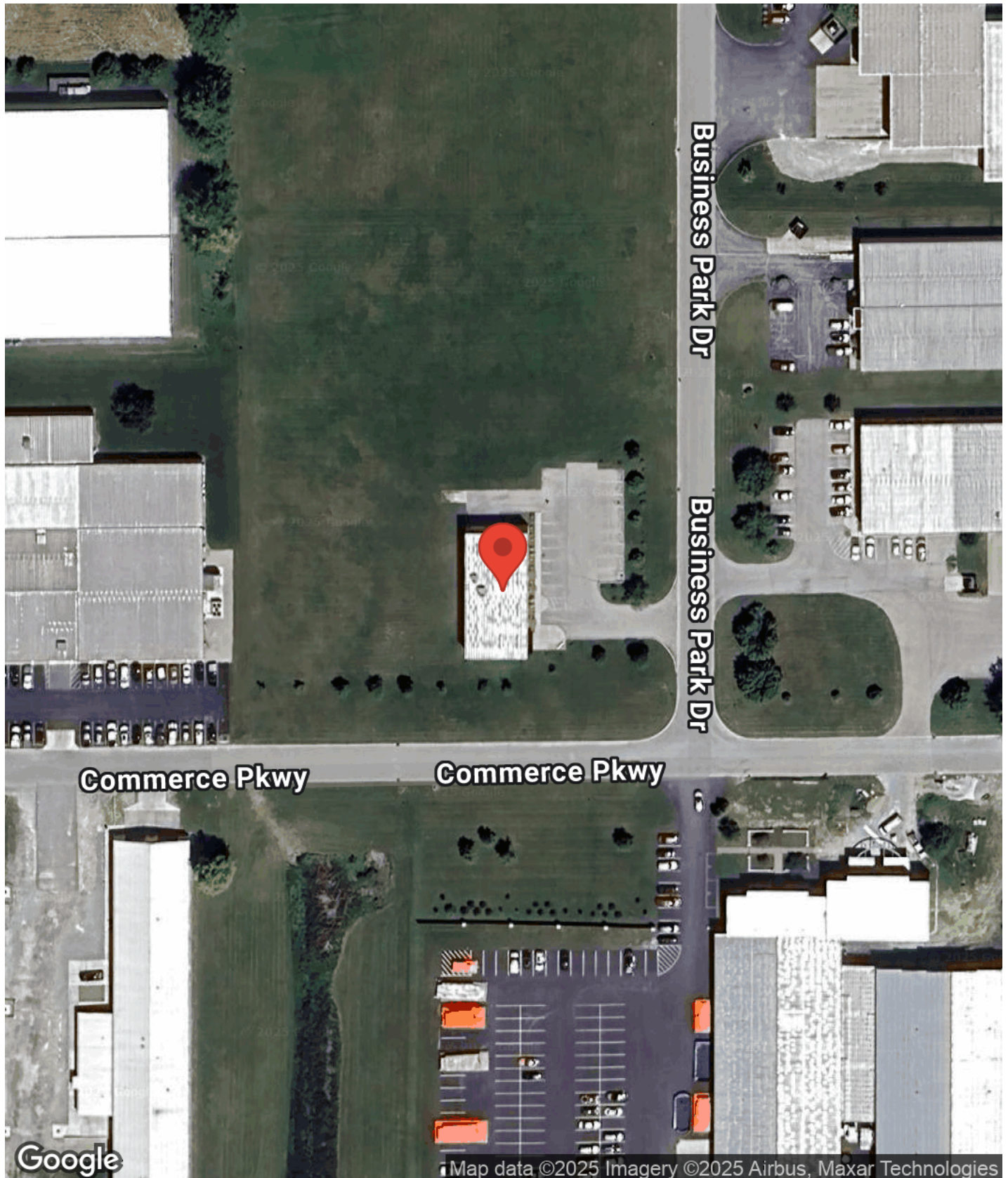
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AERIAL MAP

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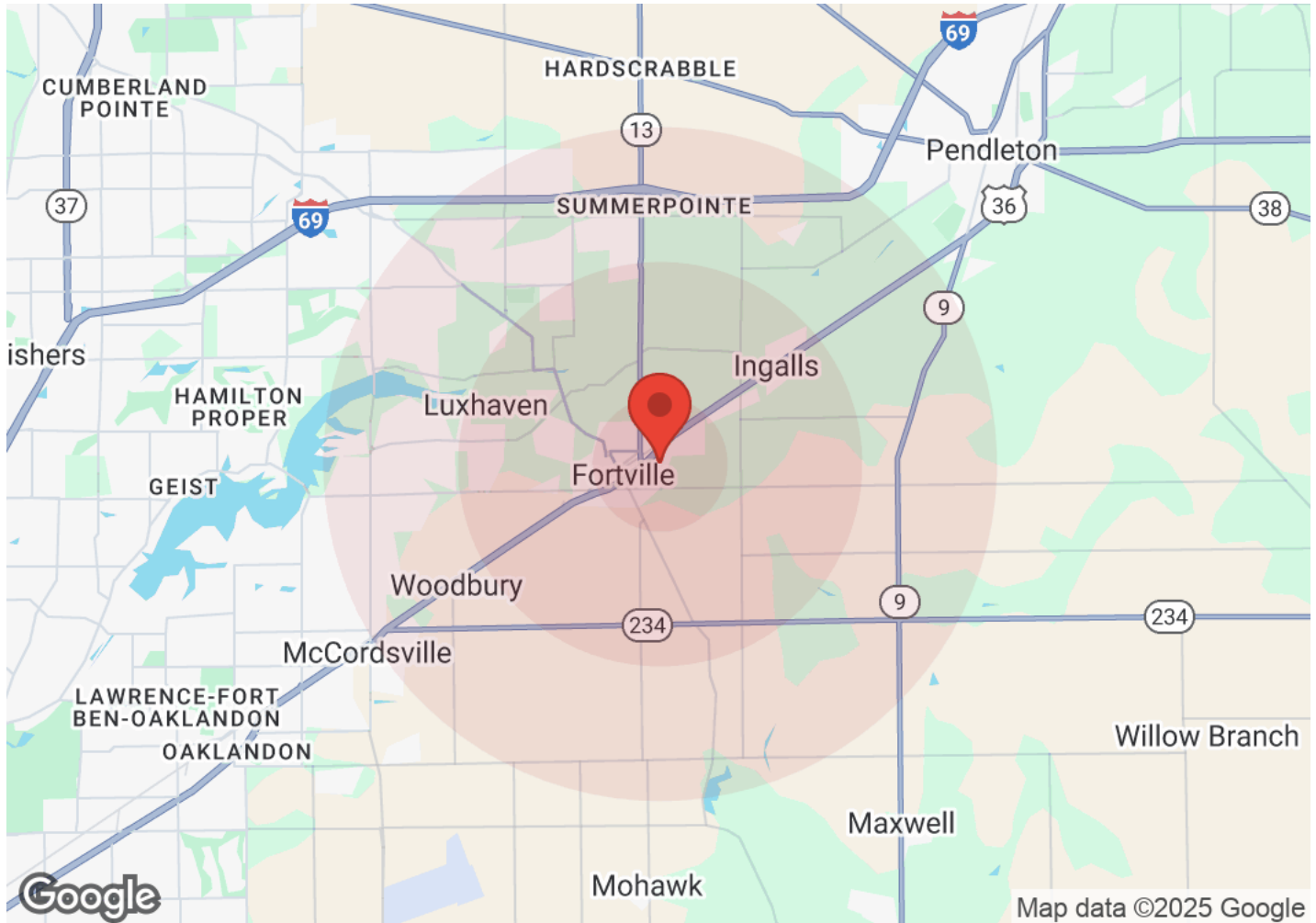


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DEMOGRAPHICS

250 BUSINESS PARK DRIVE | FORTVILLE, IN 46040



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,460	7,726	24,522	Median	\$91,816	\$111,632	\$134,344
Female	2,605	7,752	24,671	< \$15,000	N/A	106	446
Total Population	5,065	15,478	49,193	\$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
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,002	3,287	10,714	Total Units	2,226	6,048	18,152
Ages 15-24	638	1,964	5,660	Occupied	2,101	5,680	17,053
Ages 25-54	2,111	6,481	20,902	Owner Occupied	1,463	4,657	14,996
Ages 55-64	597	1,786	5,043	Renter Occupied	638	1,023	2,057
Ages 65+	716	1,962	6,873	Vacant	125	368	1,100
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				

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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

250 BUSINESS PARK DRIVE



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