

OFFICE/FLEX SPACE FOR LEASE

4005-4113 Vincennes Rd. | Indianapolis, IN 46268



Rare Flex Space Available Fortune Park 1 and 2

Building Size: 38,237 SF

Available: 8,642 SF (total contiguous)

4105 Vincennes: 5,200 SF
One Dock, Ramped Drive-in
Available 3Q26

4113 Vincennes: 3,442 SF
One Dock
Available Now

Land: 4.36 Acres

Zoning: CS

Parking: ~3/1,000 Parking Ratio

Lease Rate: Contact Broker

Details:

Currently available within Fortune Park, fully-conditioned throughout office/warehouse space suitable for many business types seeking mix of office and warehouse space.

Dock and ramped access affords loading flexibility, and 18' clear height to truss in the warehouse.





Within the amenity-rich 86th/Michigan submarket, Fortune Park and features excellent access (< 1 mile) to I-465.

The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

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NAI Cressy

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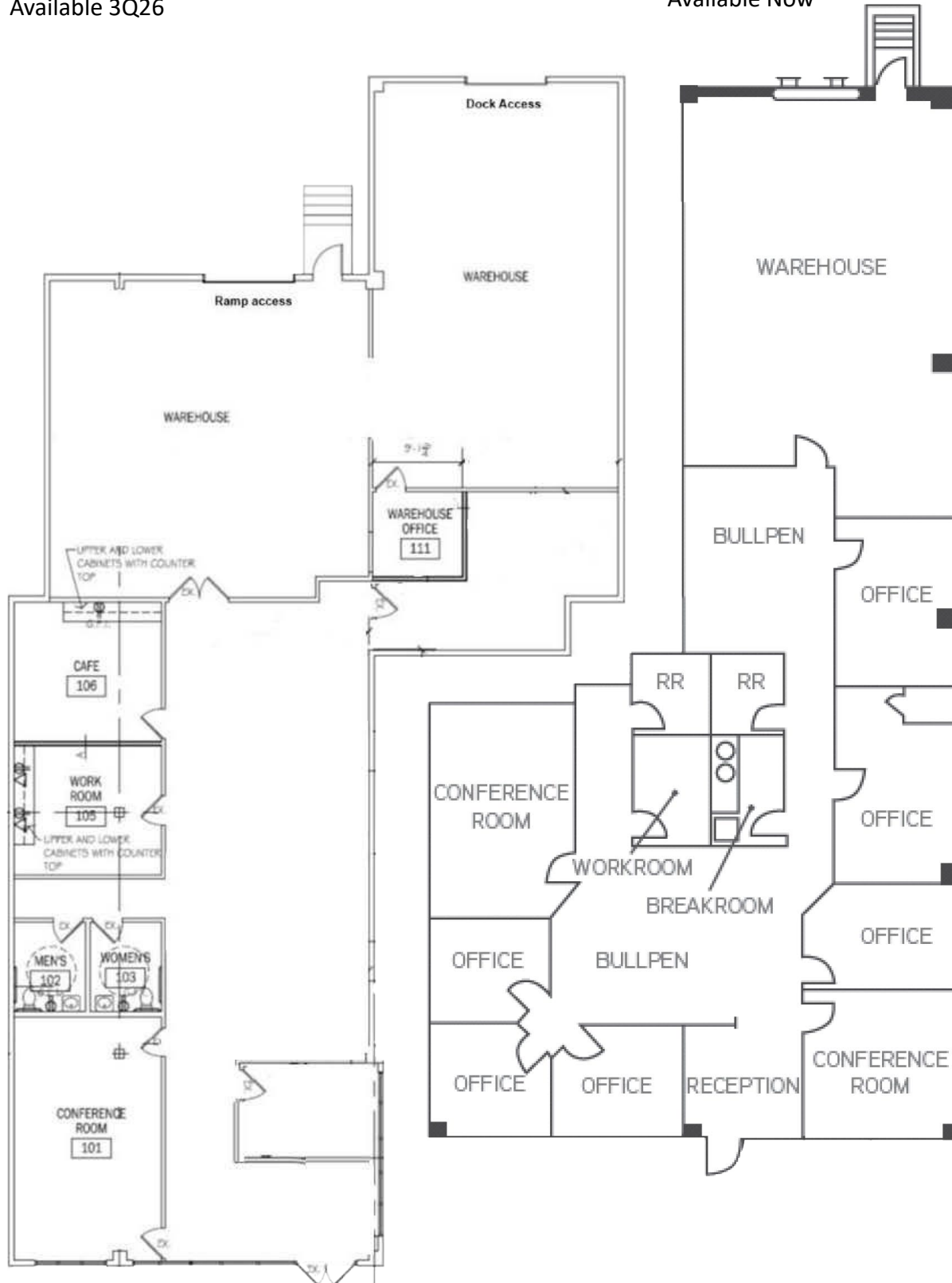
FLOOR PLANS

OFFICE/FLEX SPACE FOR LEASE

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4105 Vincennes: 5,200 SF
(~3,400 office, ~1,800 Warehouse)
Available 3Q26

4113 Vincennes: 3,442 SF
(~2,542 office, ~900 Warehouse)
Available Now



SITE PLAN

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4105 Vincennes: 5,200 SF (~3,400 office, ~1,800 Warehouse) 1 dock, 1 ramp

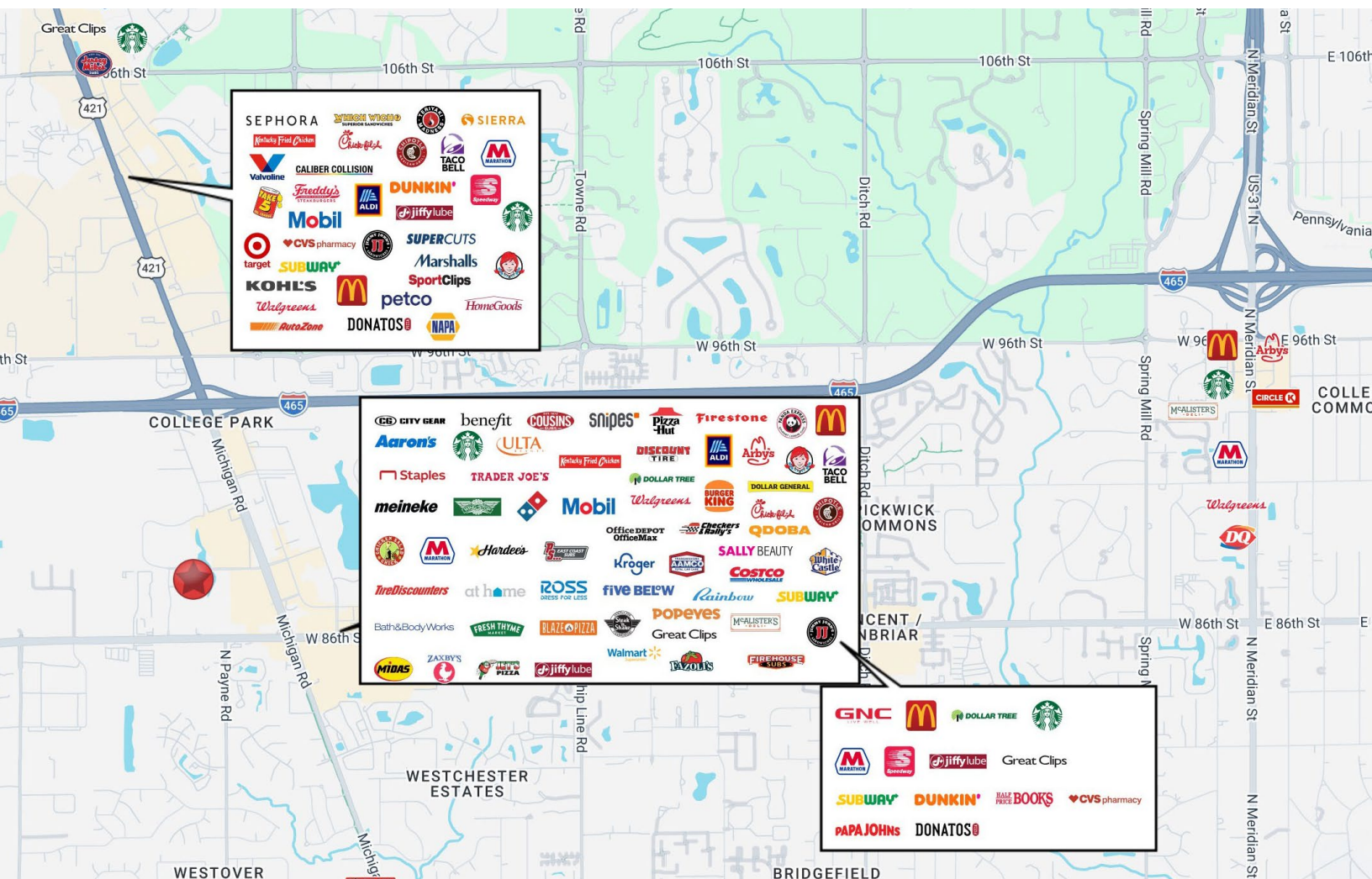
4113 Vincennes: 3,442 SF (~2,542 office, ~900 Warehouse) 1 dock



LOCATION OVERVIEW

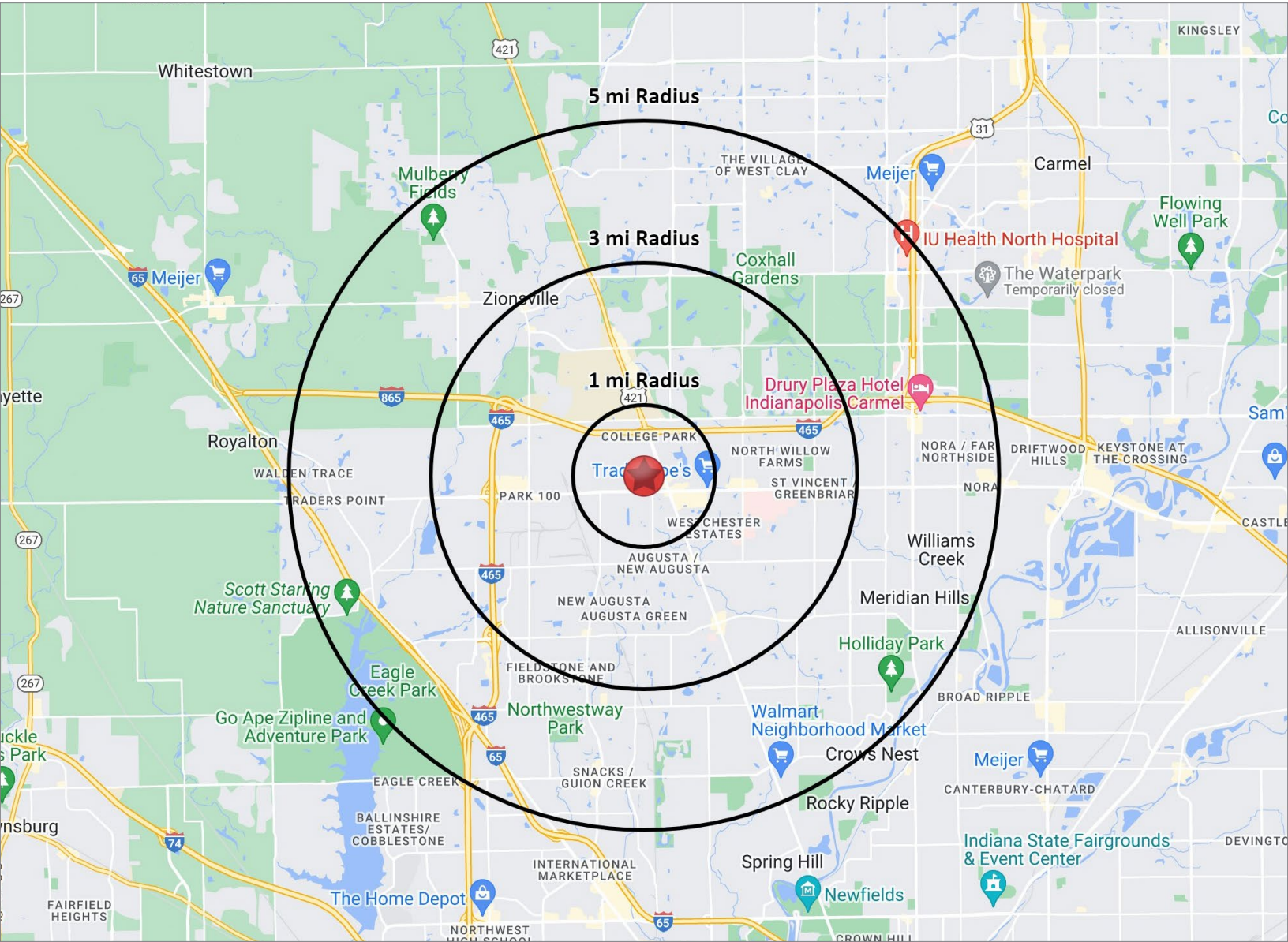
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- Located on the north side of Indianapolis with excellent access to the I-465 Interchange via 86th Street and Michigan Road.
- Surrounded by excellent amenities including restaurants, local and national retailers, hotels, and more.
- Located 9 miles from I-65 and 11 miles from downtown Indianapolis.





POPULATION

1 MILE	4,017
3 MILE	54,897
5 MILE	141,218



NUMBER OF HOUSEHOLDS

1 MILE	2,113
3 MILE	23,960
5 MILE	58,348



AVERAGE HOUSEHOLD INCOME

1 MILE	\$83,312
3 MILE	\$118,535
5 MILE	\$150,620



MEDIAN HOME VALUE

1 MILE	\$236,453
3 MILE	\$349,333
5 MILE	\$407,276