

PARK 69

Ingalls, IN

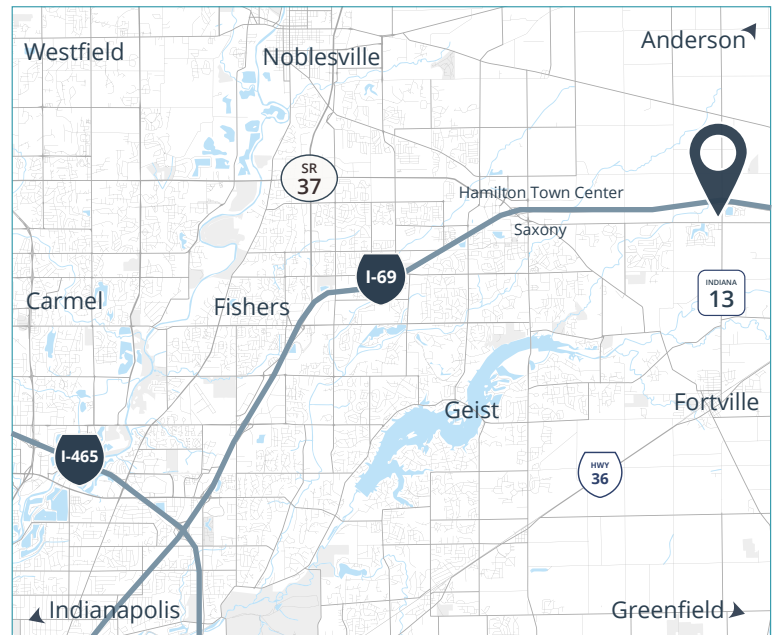


*November 6th, 2025 - Building 1 (23,850 SF)

Modern Industrial Park - Coming Soon!

FOR LEASE

- **Building 1: ±23,850 SF - Leased & Available for Occupancy Q4 2026**
- Flexible building options ranging from ±23,850 SF to ±180,000 SF
- 10 year tax abatement approved
- ±23.1 acres total
- Industrial outdoor storage permitted
- Direct access to I-69
- Strong and expanding labor pool supported by nearby new multifamily housing
- Excellent amenity base with restaurants, shopping & hotels nearby
- Ideally situated on the Hamilton & Madison County border - two key growth communities



Located along I-69 adjacent to Fishers & Noblesville



AVAILABLE

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PARK 69 WEBSITE



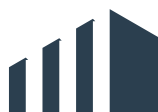
BUILDING 1 - 23,850 SF

CR W 800 S / E 136th St



Park 69 sits adjacent to I-69 in close proximity to Fishers, Noblesville & Hamilton Town Center, Saxony and Innovation Mile.

SURROUNDING BUSINESSES & AMENITIES



PRIME LOCATION

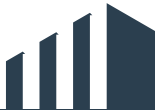
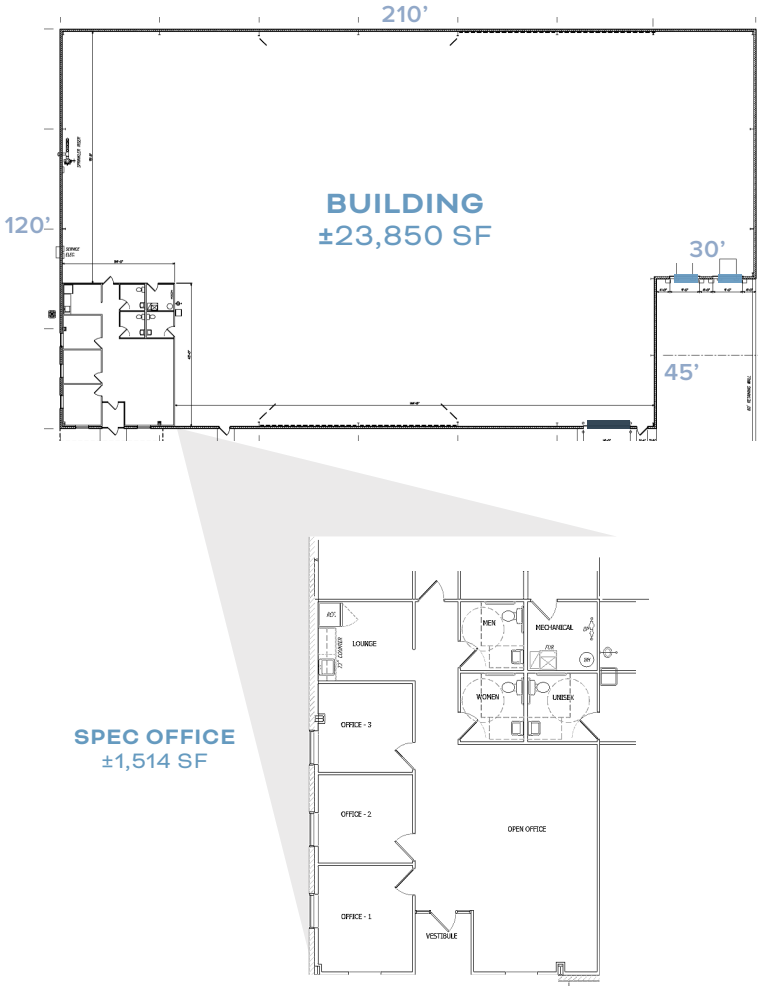
CONCEPTUAL
SITE PLAN

LEASED
Available
Q4 2026

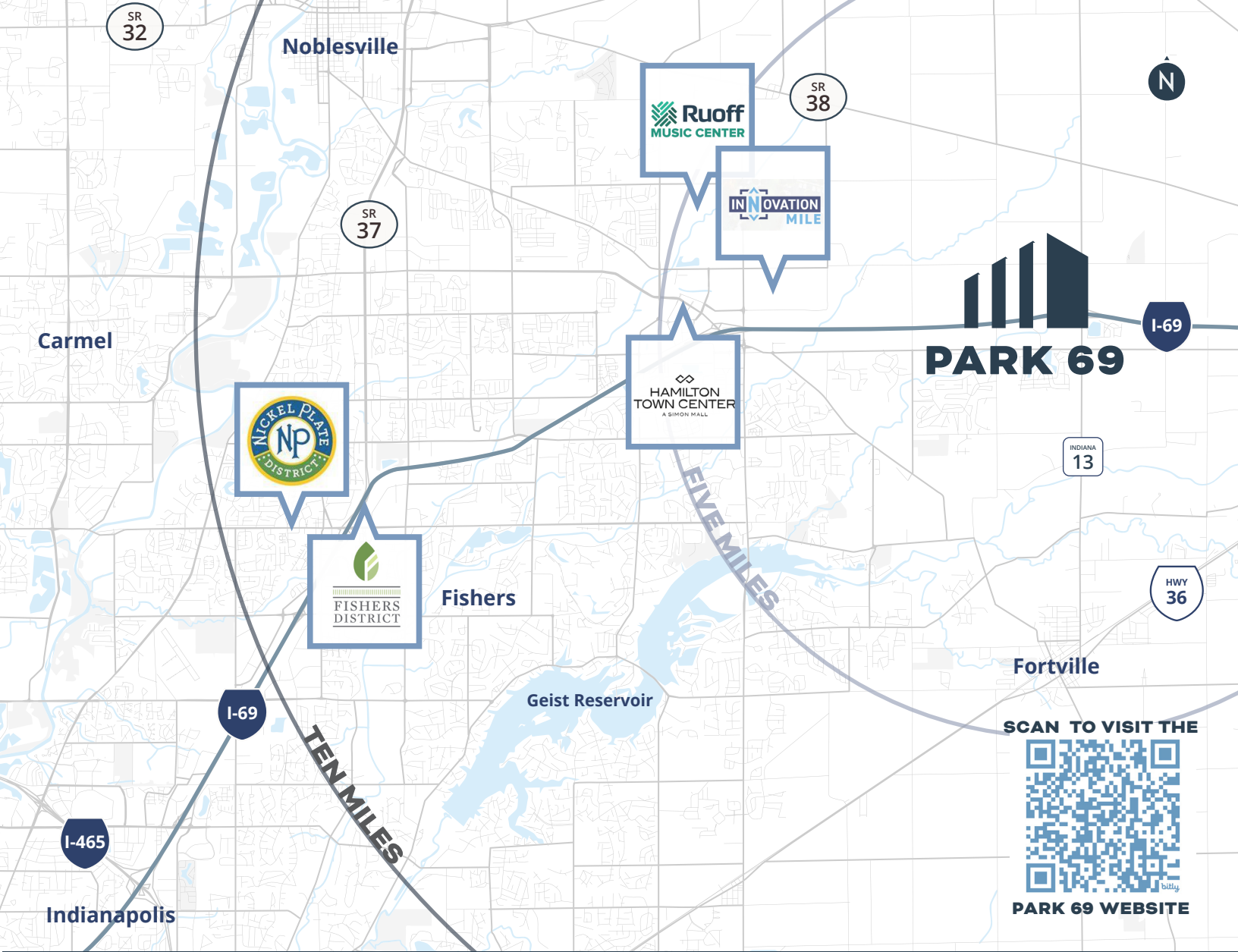


BUILDING 1 - LEASED - AVAILABLE Q4 2026

Total Building Area	±23,850 SF
Office Space	±1,514 SF
Clear Height	24'
Dock Doors	(2) 9' x 10' w/ 35,000 lb. levelers
Drive-in Doors	(1) 14' x 14'
Fire Protection	ESFR
Electrical Service	400 amps 120/208V 3-phase
Warehouse Lighting	LED w/ motion sensors (30 F.C.)
HVAC	4-ton split system (office) Rack systems ER 142-400 (warehouse)
Truck Court	130'
Auto Parking	23 spaces
Construction	Pre-engineered steel
Site Area	±2.164 AC (expandable)
Zoning	Industrial (Outdoor storage permitted)



SITE PLAN & SPECS



NEARBY CITIES

Fishers, IN	9.9 mi
Carmel, IN	15.6 mi
Indianapolis, IN	26.8 mi
Cincinnati, OH	115 mi
Louisville, KY	131 mi
Columbus, OH	165 mi
Chicago, IL	198 mi
Detroit, MI	258 mi

INTERSTATE ACCESS

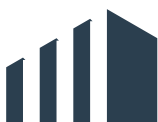
I-69	0.7 mi
I-70	15 mi
I-465	17 mi
US-31	23 mi
I-74	27 mi
I-65	28 mi
MT COMFORT AIRPORT	25 mi
ANDERSON MUNICIPAL	43 mi
INDIANAPOLIS INT'L	43 mi

CROSSROADS OF AMERICA

8 interstate systems **connect** Indiana to the country

40⁺ major metropolitan areas within an **8-hr drive**

75[%] U.S. + Canada population within a **1-day drive**



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Developed by:

Podell
PARTNERS

