



**CLC COUNTY LINE
COMMERCE**

INDIANAPOLIS, INDIANA

REACH NEW HEIGHTS

Supply chain and logistics soar at County Line Commerce, an exciting new industrial project that is set to reach new heights in Indianapolis, Indiana. Strategically located at the intersection of County Line Road and I-65, this prime location offers unparalleled access to major transportation routes, making it ideal for logistics and distribution businesses. County Line Commerce is poised to become a premier destination for companies looking to establish a strong presence in the thriving Indianapolis market, offering build-to-suit facilities and a dynamic business environment. County Line Commerce is set to redefine industrial excellence in Indianapolis, Indiana.



Class A, build-to-suit opportunities



Superior logistics location



4 buildings in Phase I with an option for a 6 building layout



Excellent visibility from I-65 (+186,000 vpd) and County Line Road (+21,000 vpd)



Easy access with planned improvements to Arlington Avenue and the intersection of Arlington Avenue and County Line Road



Casey's General Store and additional retail at the corner of County Line Road & Arlington Avenue



THE PLANS: BUILT TO SUIT YOU

Building 1

±344,100 SF
(310' X 1,110')

Building 2

Leased

Building 3

±572,850 SF
(570' X 1,005')

Building 4

±102,060 SF
(210' X 486')

THE SITE

Download Site Plan



UTILITIES



ELECTRIC AES



GAS
Citizens



WATER Citizens

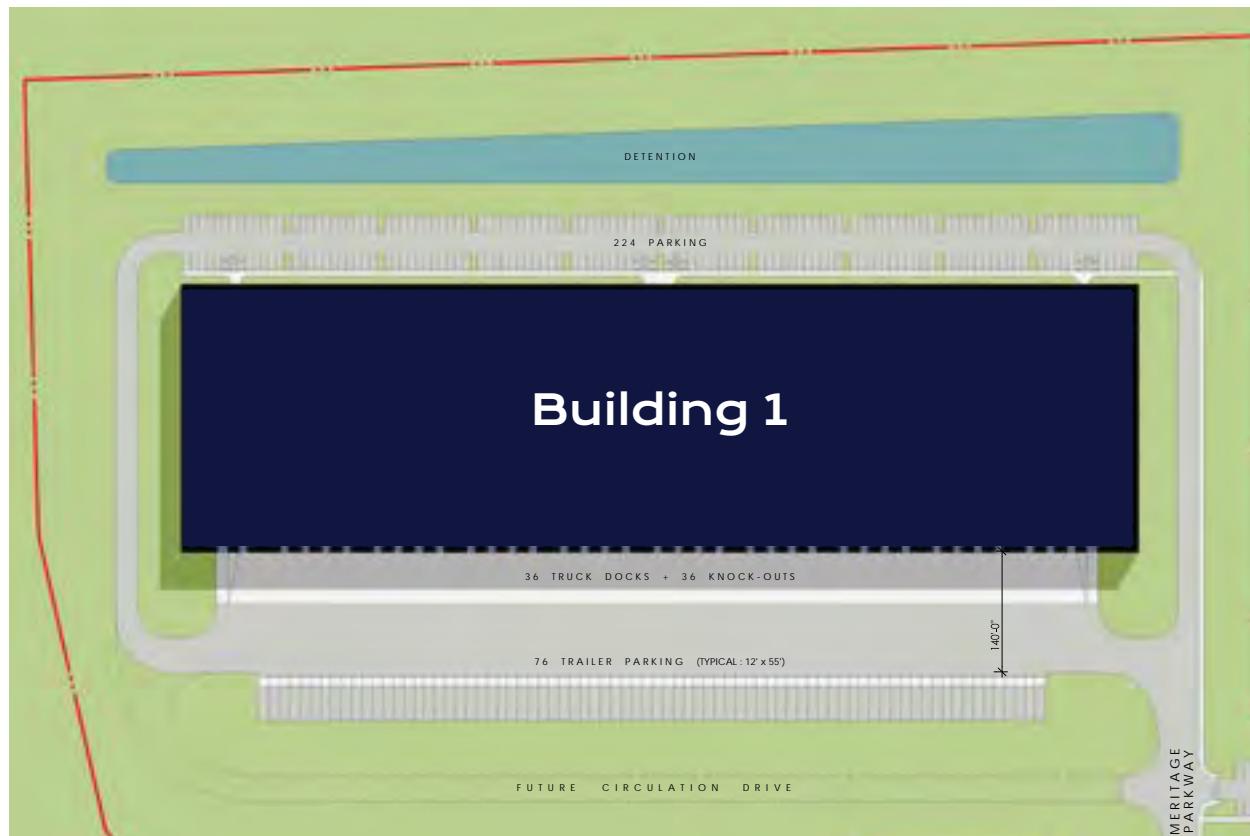


TELECOM AT&T



SEWER Citizens

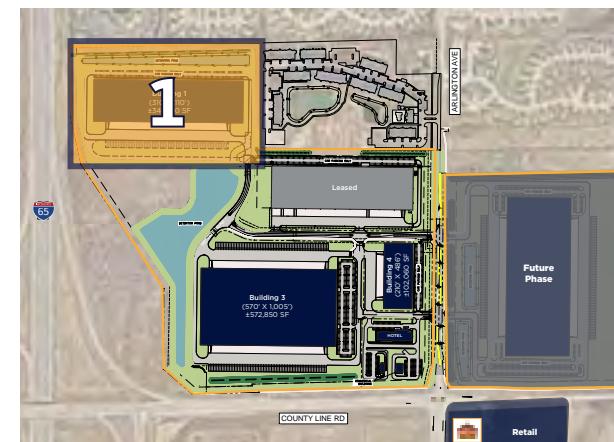
BUILDING 1



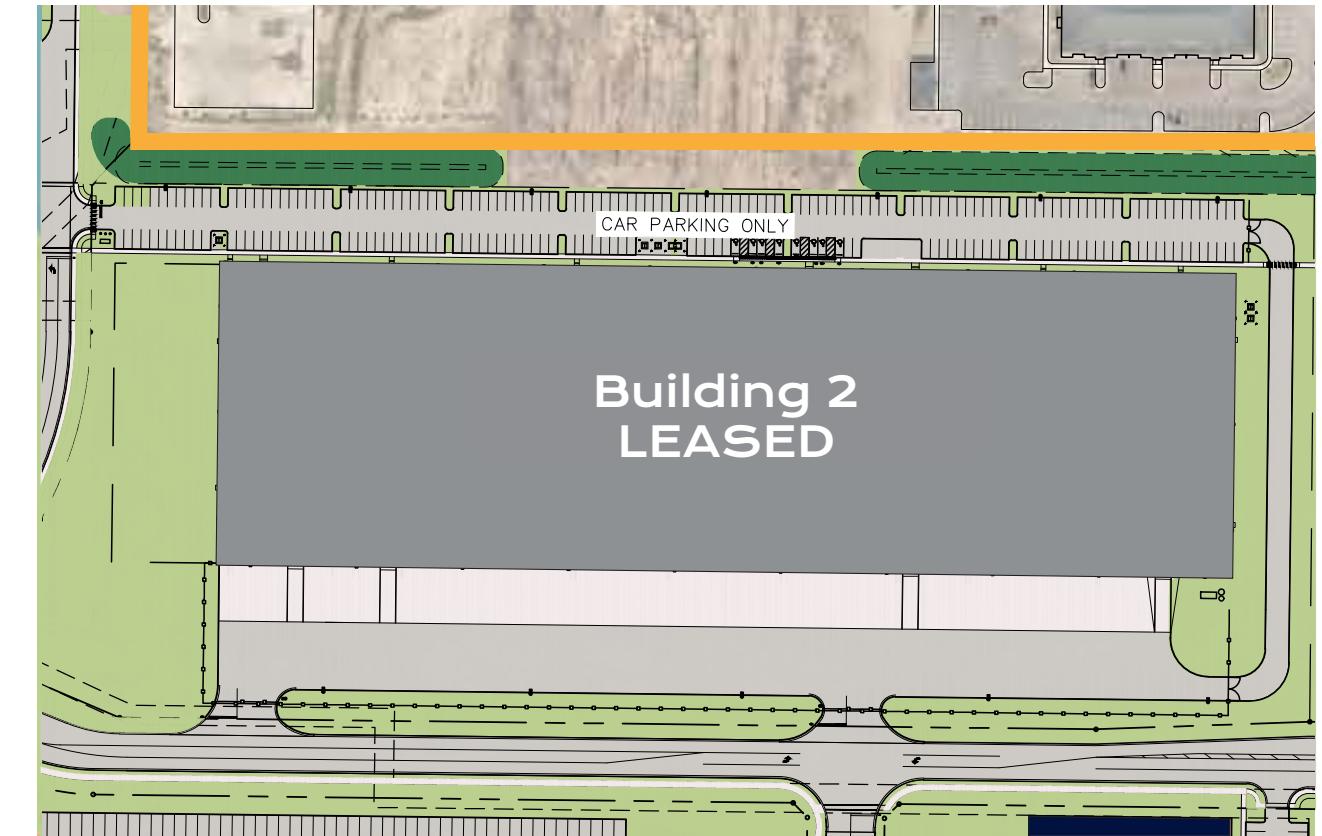
Building 1

Building SF	344,100 SF
Acreage	±27.06
Building Dimensions	310' x 1,100'
Clear Height	32'-36'
Column Spacing	54' x 50' 54' x 60' speed bay
Dock Doors	36
Dock Package	35,000lb levelers, bumpers, seals & lights
Future Dock Door Knock-outs	36
Drive-in Doors	2 (12' x 14') motorized
Auto Parking	224
Trailer Parking	76
Truck Court Depth	140'
Roof	Mechanically attached .45" white TPO roof system
Lighting	30 FC LED
Sprinkler	ESFR
Exterior Walls	Insulated precast panels
Windows	Abundant office glass

**344,100 SF
310' X 1,100'**



BUILDING 2



**Building 2
LEASED**

Building SF	324,880 SF
Acreage	±18.77
Building Dimensions	310' x 1,048'
Clear Height	BTS
Column Spacing	54' x 50' 54' x 60' speed bay
Dock Doors	BTS
Dock Package	35,000lb levelers, bumpers, seals & lights
Future Dock Door Knock-outs	BTS
Drive-in Doors	BTS
Auto Parking	BTS
Truck Court Depth	130'
Roof	Mechanically attached .45" white TPO roof system
Lighting	30 FC LED
Sprinkler	ESFR
Exterior Walls	Insulated precast panels
Windows	Abundant office glass



**324,880 SF
310' X 1,048'**

BUILDING 3

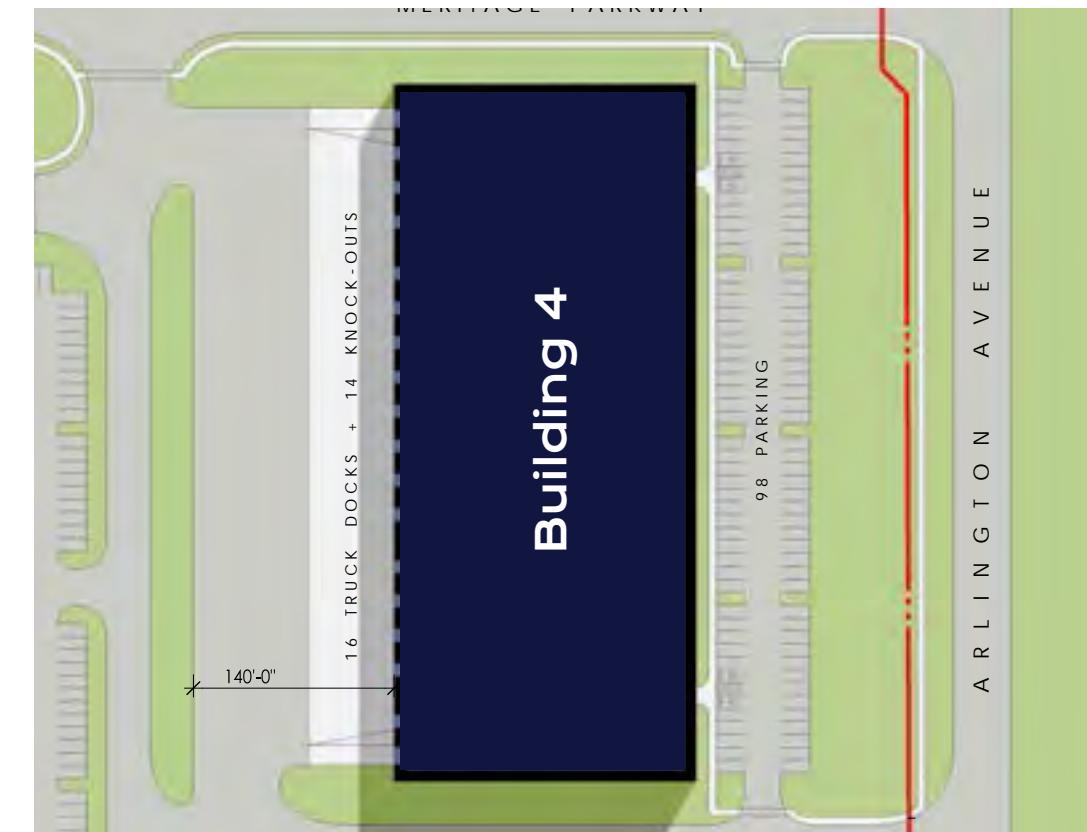


Building SF	572,850 SF
Acreage	±30.56
Building Dimensions	570' x 1,005'
Clear Height	40'
Column Spacing	54' x 50' 54' x 60' speed bay
Dock Doors	56
Dock Package	35,000lb levelers, bumpers, seals & lights
Future Dock Door Knock-outs	54
Drive-in Doors	4 (12' x 14') motorized
Auto Parking	250
Trailer Parking	124
Truck Court Depth	140'
Roof	Mechanically attached .45" white TPO roof system
Lighting	30 FC LED
Sprinkler	ESFR
Exterior Walls	Insulated precast panels
Windows	Abundant office glass

572,850 SF
570' X 1,005'



BUILDING 4



Building SF	102,060 SF
Acreage	±5.98
Building Dimensions	210' x 486'
Clear Height	28'
Column Spacing	54' x 50' 54' x 60 speed bay
Dock Doors	16
Dock Package	35,000lb levelers, bumpers, seals & lights
Future Dock Door Knock-outs	14
Drive-in Doors	2 (12' x 14') motorized
Auto Parking	98
Truck Court Depth	140'
Roof	Mechanically attached .45" white TPO roof system
Lighting	30 FC LED
Sprinkler	ESFR
Exterior Walls	Insulated precast panels
Windows	Abundant office glass

102,060 SF
210' X 486'





Strategic location on the boundary of Indianapolis and Greenwood



Immediate access to I-65



High-growth industrial market



8 interstate systems connect Indiana to the country



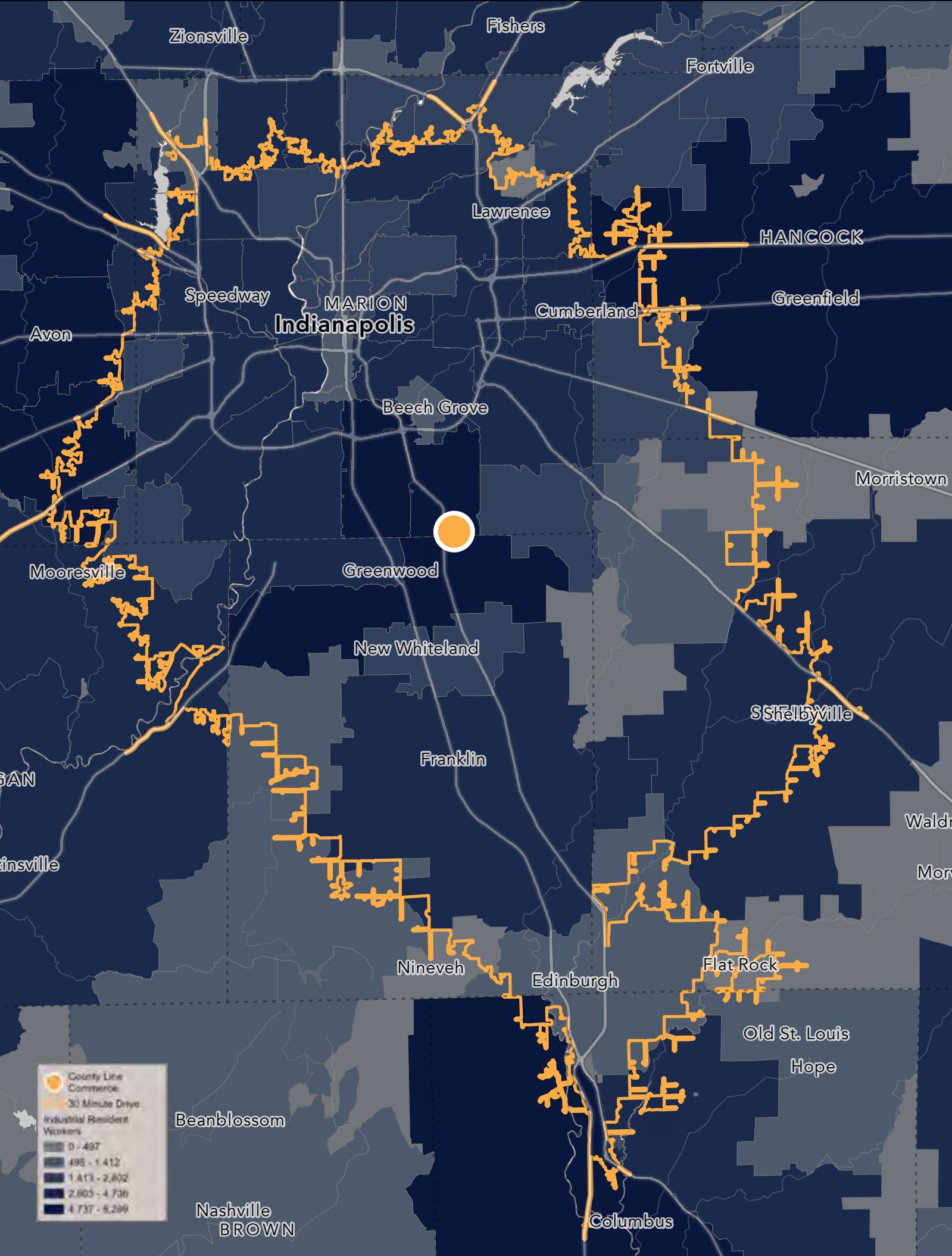
Last available sites at ideal intersection of I-65 & County Line Road



Neighboring companies include Amazon, FedEx, Cummins, and more



Surrounded by strong demographics and large labor pool



THE DEMOGRAPHICS

Industries



94,332

Industrial workers living and working within 30 min



96,074

Industrial workers working within 30 min

Population



865,101

Total population within 15 miles



455,680

Total labor force within 15 miles

Education



88.7%

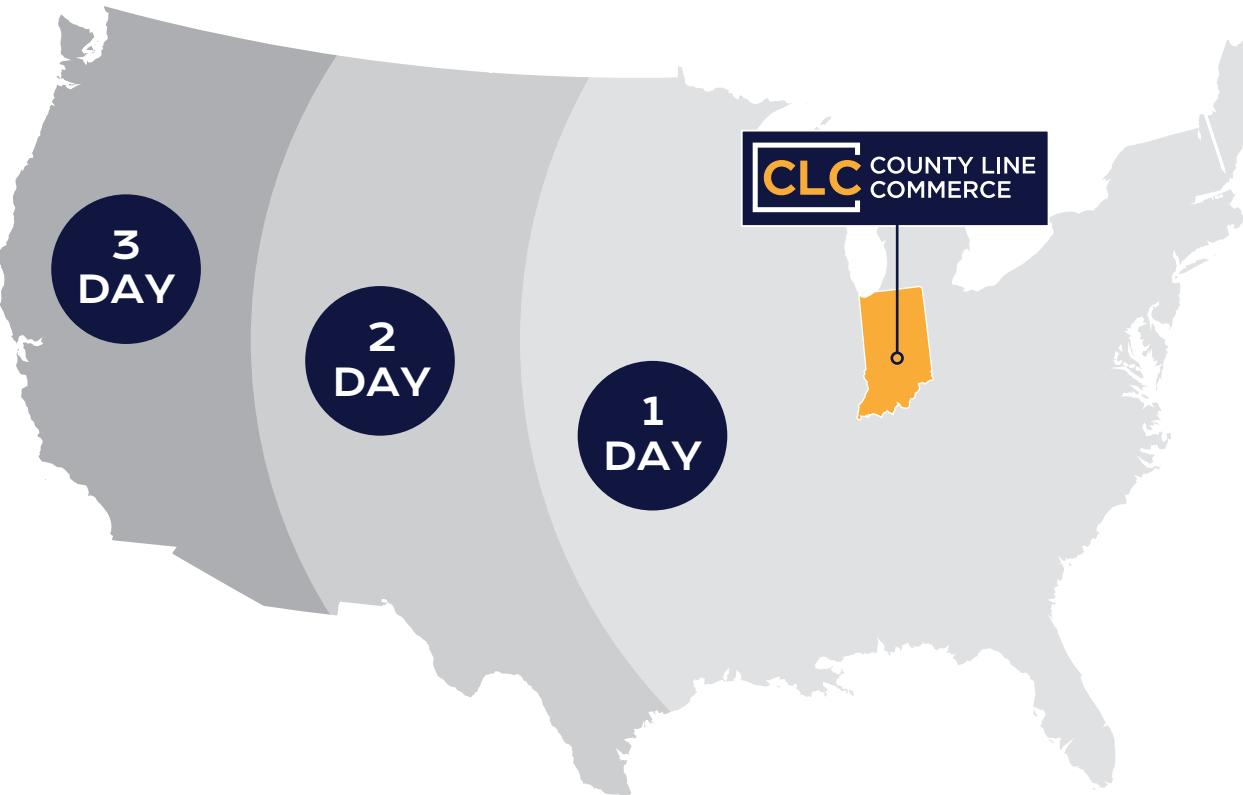
High school diploma/GED within 15 miles



39.0%

Associates degree or higher within 15 miles

THE CROSSROADS OF AMERICA



50%

Within one day's drive to more than 50% of the populations of U.S. and Canada



Home to more pass-through highways than any other state

2ND

Indianapolis FedEx hub is the 2nd largest nationally

#5

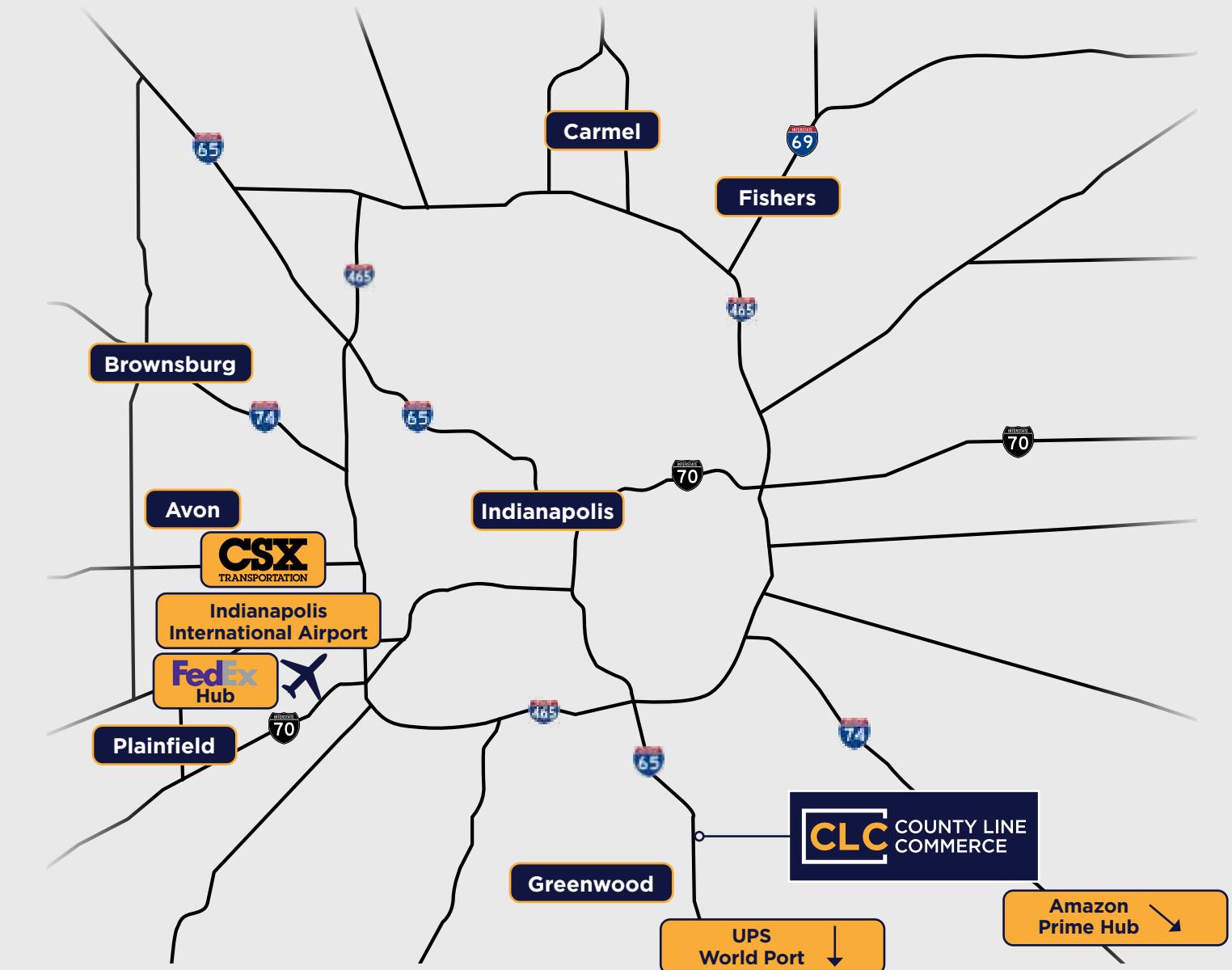
Indiana is ranked #5 in the U.S. for cost of doing business (CNBC Top States for Business)

#1

Indiana is ranked #1 in the U.S. for infrastructure (CNBC Top States for Business)

1.5B

1.5 billion tons of freight travel through Indiana yearly, making it the 5th busiest state for commercial freight traffic (INDOT)



DRIVE TIMES

Indianapolis International Airport/FedEx Hub	25 minutes
I-465	10 minutes
Indianapolis CBD	15 minutes
CSX Intermodal Terminal	45 minutes
Cincinnati CVG Airport (Amazon Prime Hub)	1 hour 45 minutes
Louisville (UPS Worldport)	1 hour 45 minutes



I-65 & County Line Rd.
Indianapolis, IN

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