



FOR SUBLEASE

±110,400 SF

Industrial · Distribution · Manufacturing

4923 W. 78th Street

Indianapolis, Indiana 46268

Park 100 Business Park · Building 91



THE OFFERING

Conditioned industrial space, ready now

±110,400 SF is available for sublease at Park 100 Building 91 — a fully conditioned, ESFR-protected industrial facility with 27' clear height, 19 dock doors, and a turnkey office, conference and training build-out already in place.

For a user that needs climate control across the entire footprint — print and packaging, e-commerce fulfillment, light assembly, medical or food-adjacent product — this is space the new-construction market does not deliver on a sublease basis.



±110,400

SQUARE FEET

27'

CLEAR HEIGHT

19 + 1

DOCKS + DRIVE-IN

ESFR

FIRE PROTECTION



SPECIFICATIONS

The space

Available	±110,400 SF
Clear height	27'
Dock doors	19
Drive-in doors	1
Sprinkler	ESFR
Conditioning	Full premises — heat + air
Bay spacing	40' x 40'
Year built / renovated	1996 / 2019
Total building	±196,800 SF
Park	Park 100 — Building 91

COMPETITIVE ADVANTAGES

Why this space

■ **Conditioned end to end**

Heat and air across the full ±110,400 SF — not just the office. Protects temperature-sensitive product and improves labor retention.

■ **ESFR fire protection**

Early Suppression Fast Response throughout, supporting high-piled rack storage without in-rack sprinklers.

■ **27' clear height**

Cube for four to five levels of selective rack — real storage capacity, not just footprint.

■ **19 docks plus a drive-in**

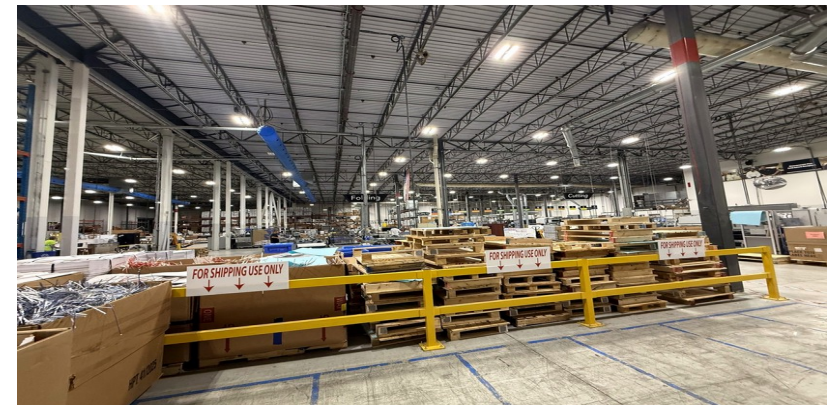
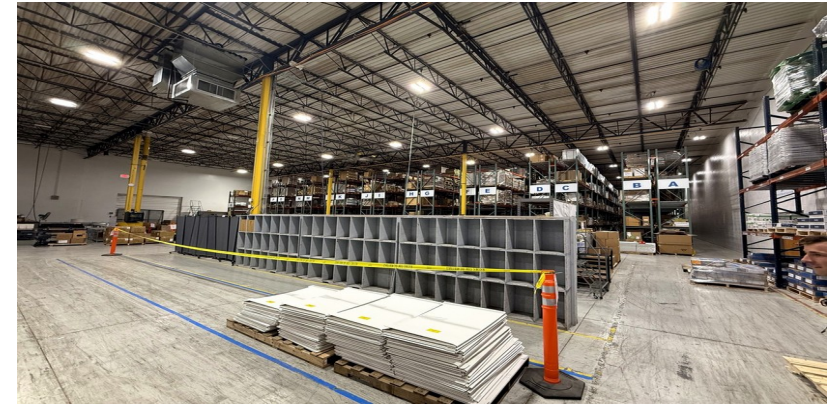
Roughly one dock per 5,800 SF, with grade-level access for oversize freight and equipment.

■ **Office already built**

Reception, customer lounge, three conference rooms, two training rooms, lunch rooms and a fitness room in place.

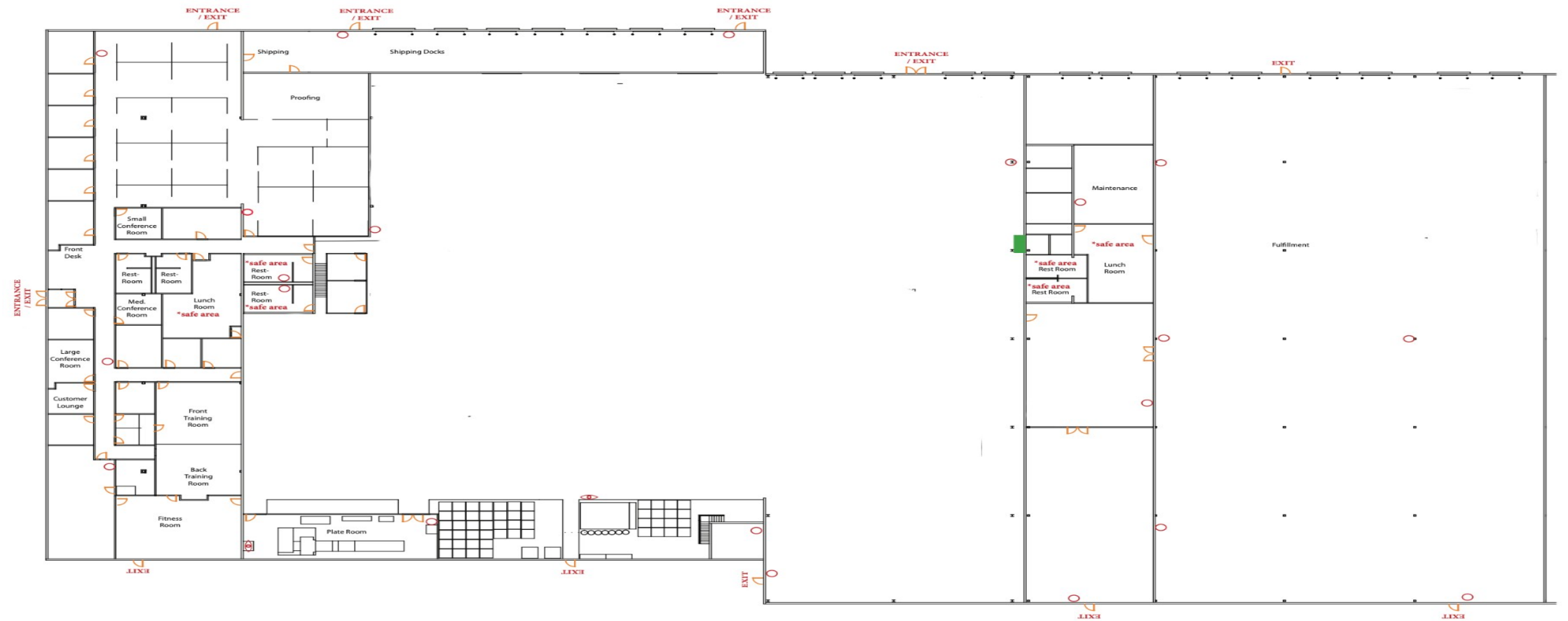
PROPERTY PHOTOS

Warehouse & production



FLOOR PLAN

Existing layout



LOCATION & ACCESS

Park 100 — Northwest Indianapolis

Building 91 sits inside Park 100, one of Indianapolis' most established office/industrial parks, with both I-465 and I-65 reached from the 71st Street interchanges just south of the property.

I-465 interchange — 71st Street	2.2 miles	4 min
I-65 interchange — 71st Street	3.6 miles	7 min
Downtown Indianapolis	11.8 miles	23 min
I-70 via I-465	14.0 miles	16 min
Indianapolis International Airport (IND)	20.0 miles	32 min

TRANSACTION SUMMARY

Terms

Premises	±110,400 SF
Address	4923 W. 78th Street
City	Indianapolis, Indiana 46268
Building	Park 100 — Building 91
Loading	19 docks + 1 drive-in

Structure	Sublease
Term expiration	December 31, 2028
Availability	Negotiable
Rental rate	Contact broker
Consent	Subject to landlord consent

■ Sublease or direct — we are open to structure.
Term beyond December 31, 2028 may be available. Bring us the requirement and we will structure to it.

EXCLUSIVE LISTING TEAM

Let's get a tour on the calendar.

Tours available on request. Cooperating brokers welcome and protected.

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Information herein has been obtained from sources believed reliable but is not guaranteed. All measurements, specifications and availability are approximate and subject to change, prior sublease, or withdrawal without notice. Any sublease is subject to landlord consent.