



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

4113 Vincennes: 3,442 SF

One Dock, Ramped Drive in

Land: 4.36 Acres

Zoning: CS

Parking: ~3/1,000 Parking Ratio

Lease Rate: Contact Broker

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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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NNASC
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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 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.



**Andrew Follman, CCIM
Market President**

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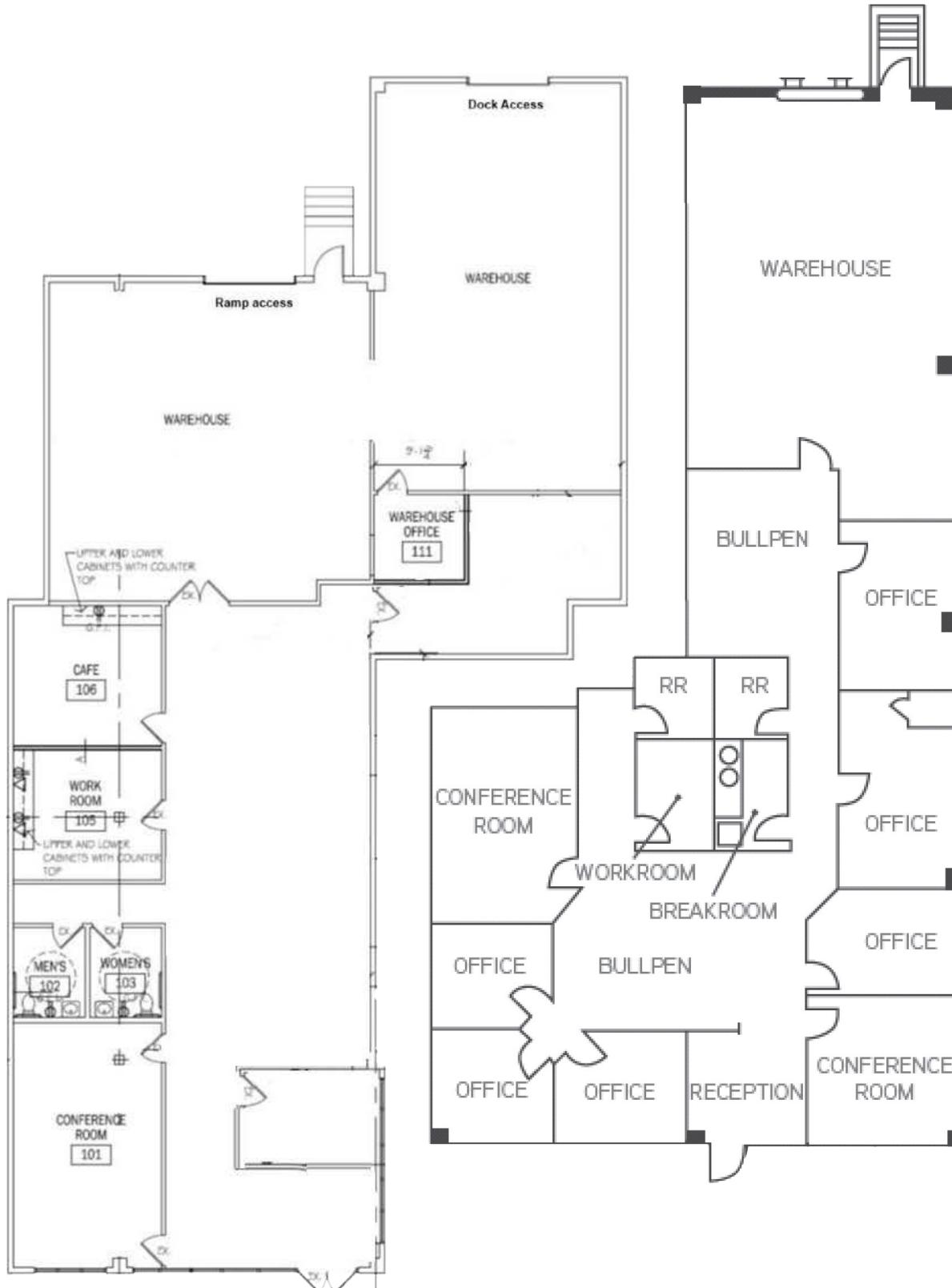
FLOOR PLANS

OFFICE/FLEX SPACE FOR LEASE

4005-4113 Vincennes Rd. | Indianapolis, IN 46268

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

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



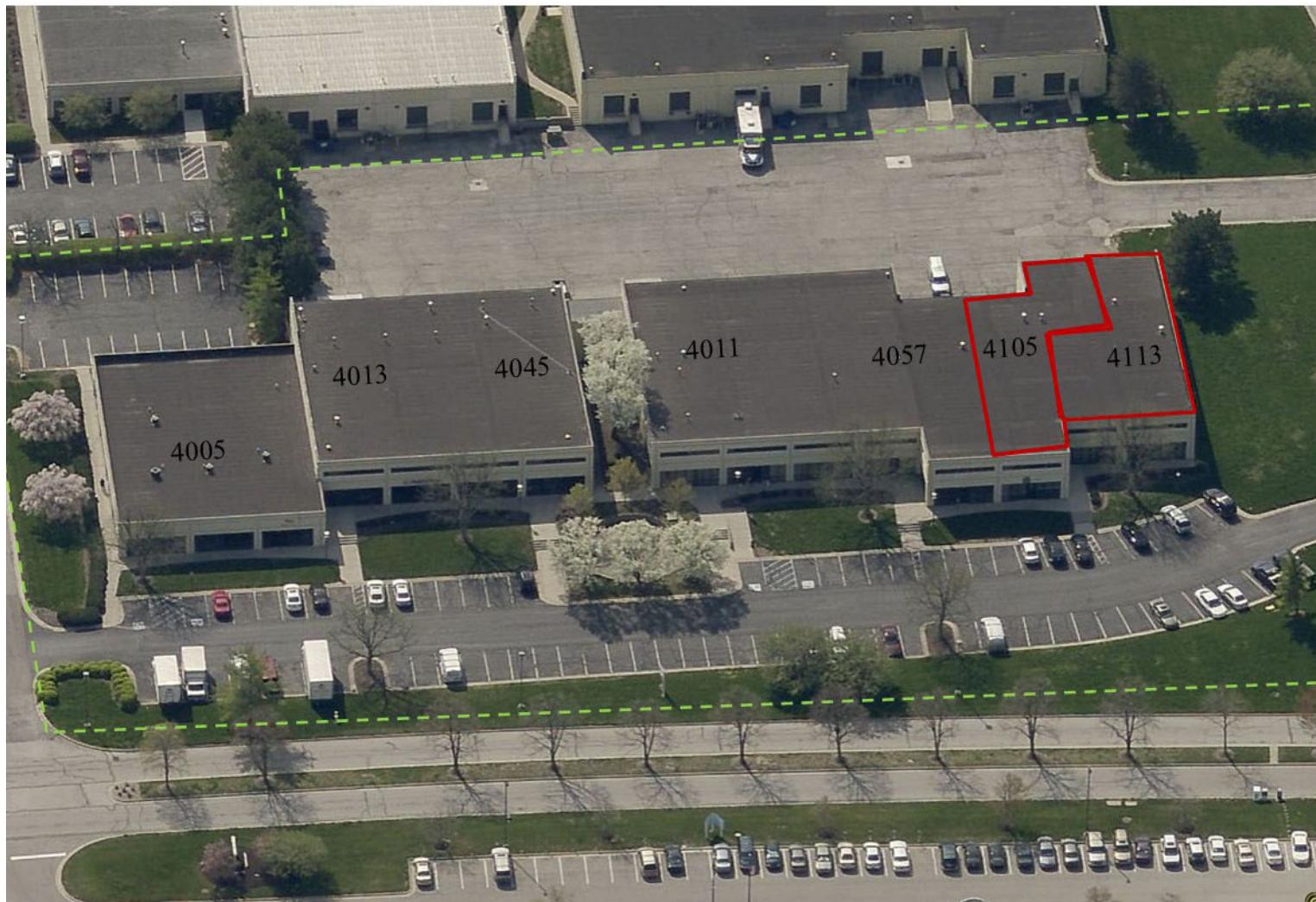
SITE PLAN

OFFICE/FLEX SPACE FOR LEASE

4005-4113 Vincennes Rd. | Indianapolis, IN 46268

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

OFFICE/FLEX SPACE FOR LEASE

4005-4113 Vincennes Rd. | Indianapolis, IN 46268

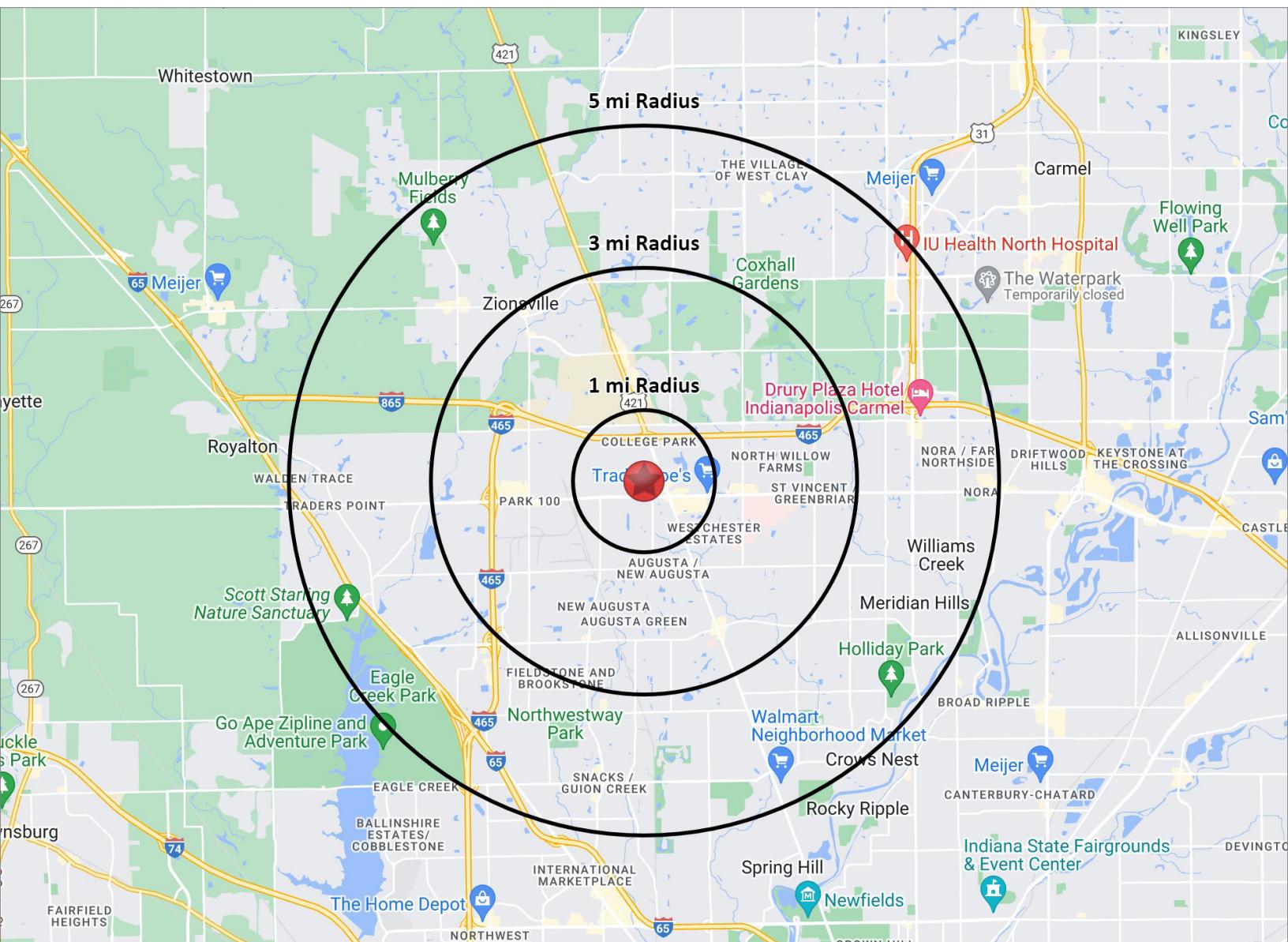


- Located on the north side of Indianapolis with excellent access to the I-465 Interchange via 86th Street and Michigan Road.
- Surrounded by excellent amenities including restaurants, local and national retailers, hotels, and more.
- Located 9 miles from I-65 and 11 miles from downtown Indianapolis.

2025 DEMOGRAPHICS

OFFICE/FLEX SPACE FOR LEASE

4005-4113 Vincennes Rd. | Indianapolis, IN 46268



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