

# 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  
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

[CLICK TO VIEW PROPERTY ONLINE](#)

### 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.*



P 317.875.8888 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US!    

3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.



**Andrew Follman, CCIM**  
**Market President**

D 317.566.5614 | [afollman@cressy.com](mailto:afollman@cressy.com)

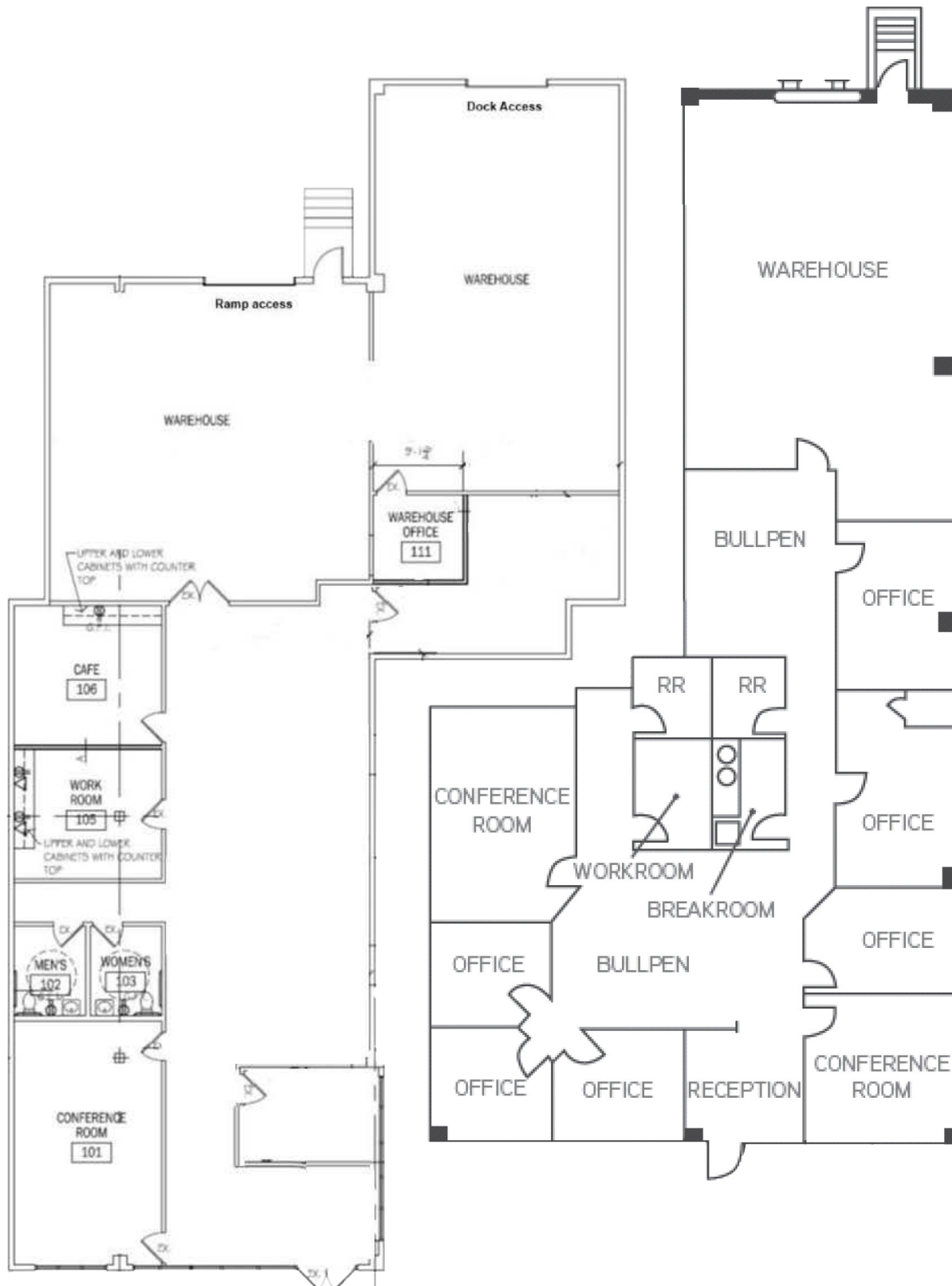
# FLOOR PLANS

## 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



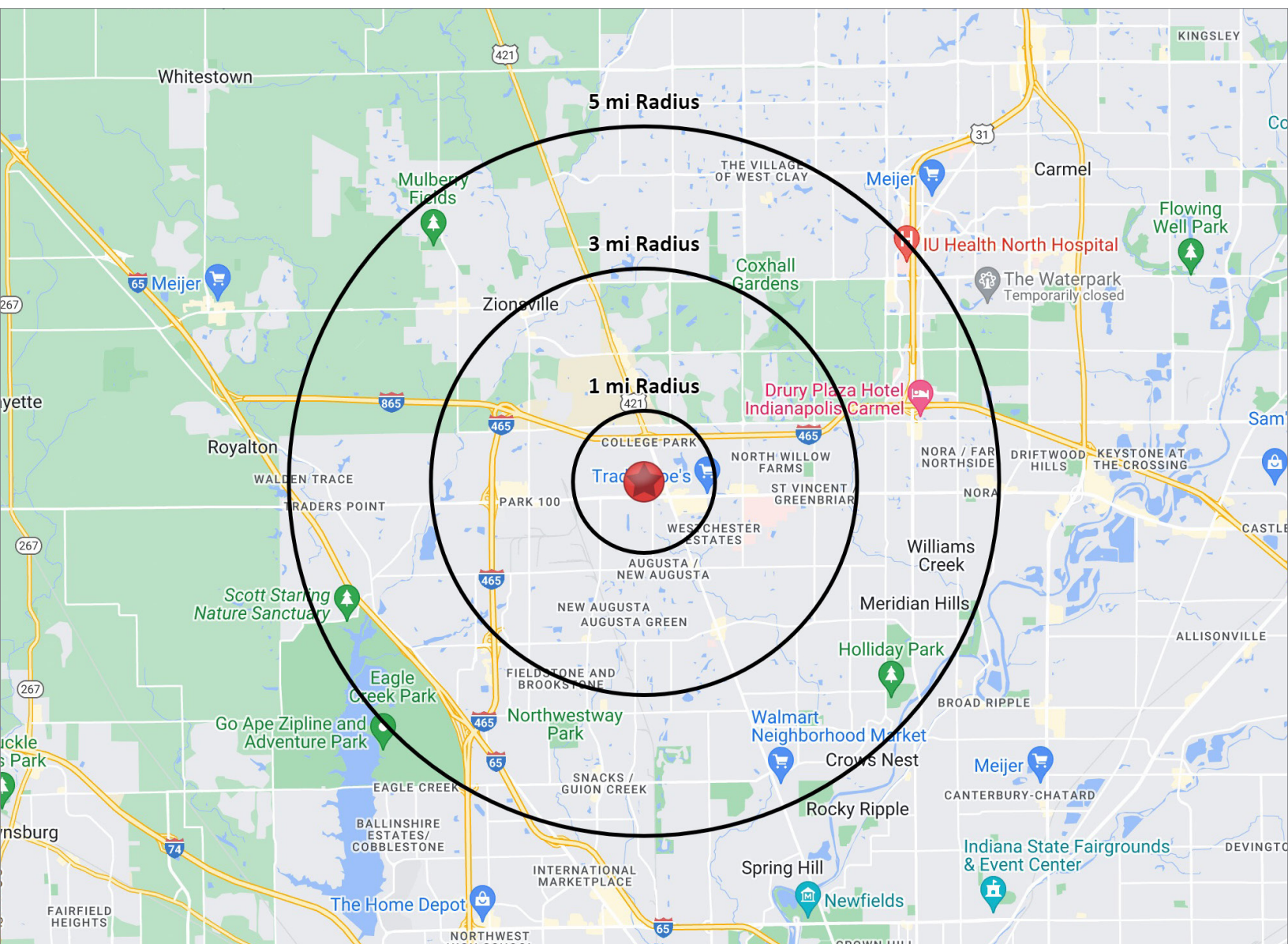
- Located on the north side of Indianapolis with excellent access to the I-465 Interchange via 86th Street and Michigan Road.
- Surrounded by excellent amenities including restaurants, local and national retailers, hotels, and more.
- Located 9 miles from I-65 and 11 miles from downtown Indianapolis.



# 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