

FOR LEASE

RETAIL / FLEX / INDUSTRIAL

Ronald Reagan Pkwy, Brownsburg, Indiana



FLEX / RETAIL 2,400 - 20,000 SF



INDUSTRIAL 20,000 SF - 200,000 SF



Twenty-six acres of new development offering a unique mix of Industrial, Flex Industrial, and Retail options. Located just outside the prestigious Lucas Oil Raceway Park. 2,600 feet of frontage on Ronald Reagan Parkway, Hendricks County's primary north-south corridor connecting major transportation routes I-74, SR 136, SR 36, SR 40, I-70, and SR 67, connecting Brownsburg, Avon, Plainfield, and Danville. Just 20 minutes to Indianapolis and Indianapolis International Airport. The development will feature versatile floor plans, modern amenities, and excellent visibility.



KW COMMERCIAL - G2 Real Estate Group

8555 N River Road, Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER, Director, Commercial Broker #RB18000445

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Each Office Independently Owned and Operated kwcommercial.com

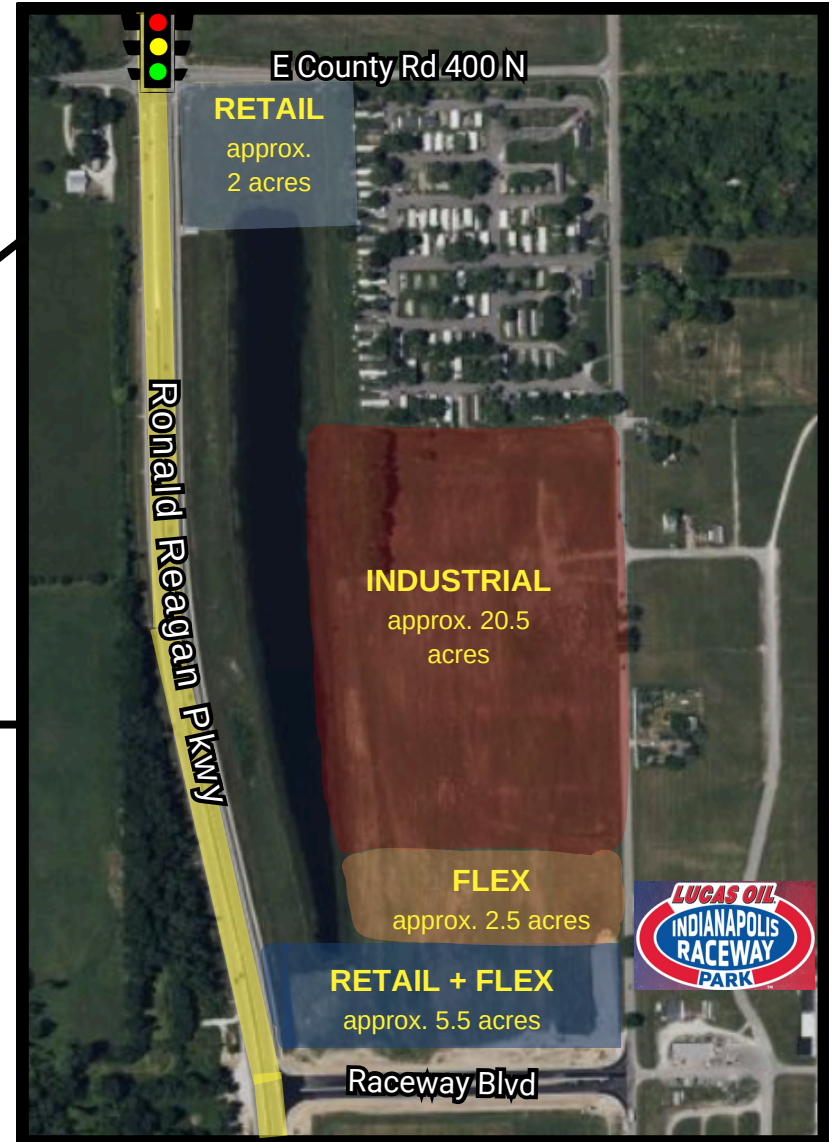
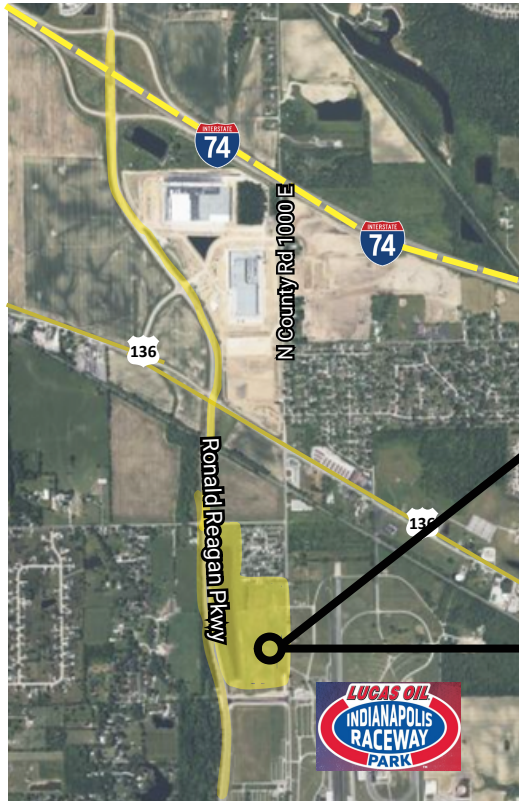
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LOCATION + CONCEPTUAL LAYOUT



SPACE + RATE OFFERINGS

RENTABLE SF

NNN RATE

Build To Suite	20,000 - 400,000	Negotiable
Industrial	20,000 - 400,000	\$12.50
Flex	3,000 - 100,000	Negotiable
Retail	3,000 - 100,000	Negotiable

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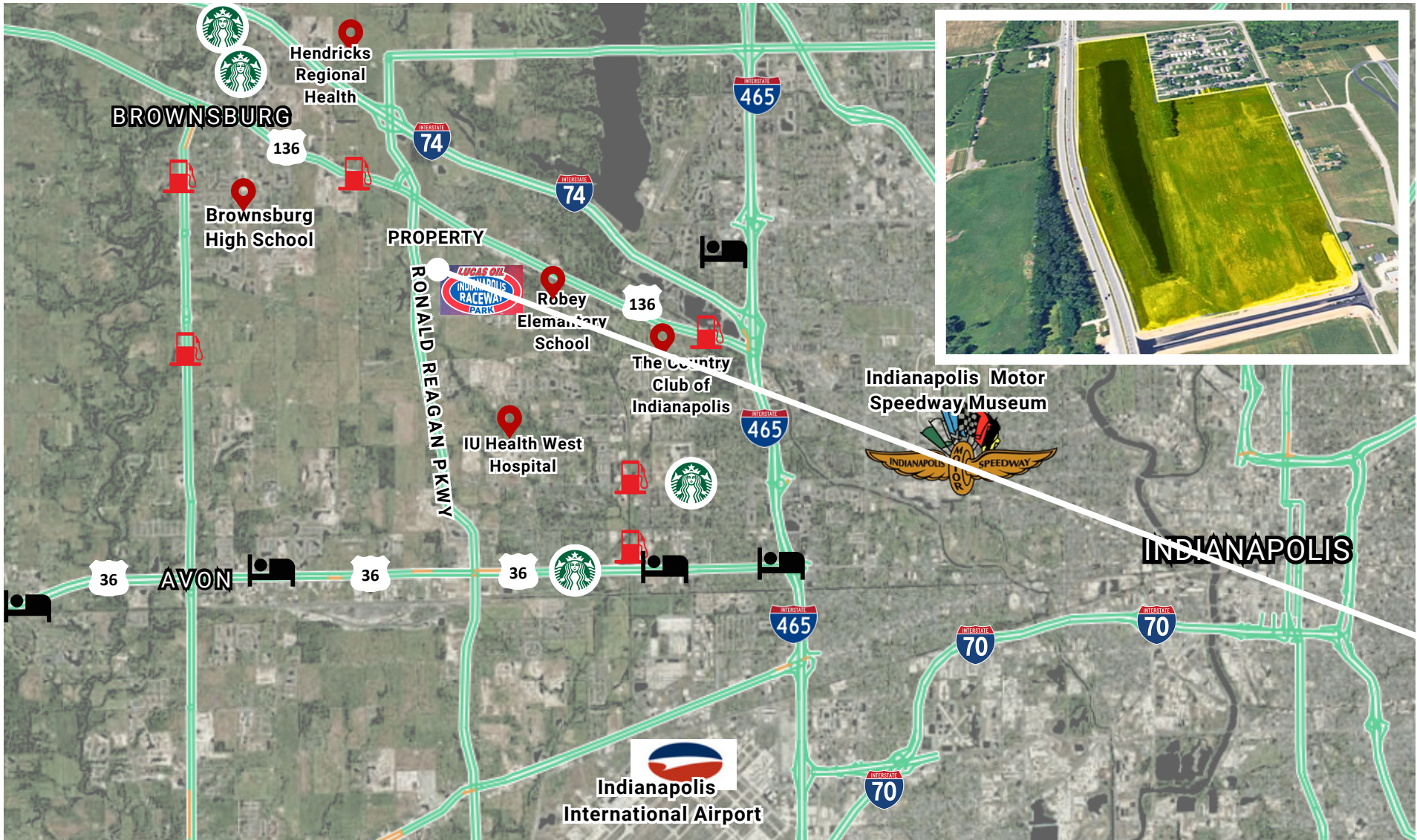
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ZONING USE + RACEWAY LAND USE PLAN

Motor Sports (MS) District

2.41 Motor Sports (MS) District Intent, Permitted Uses, and Special Exception Uses

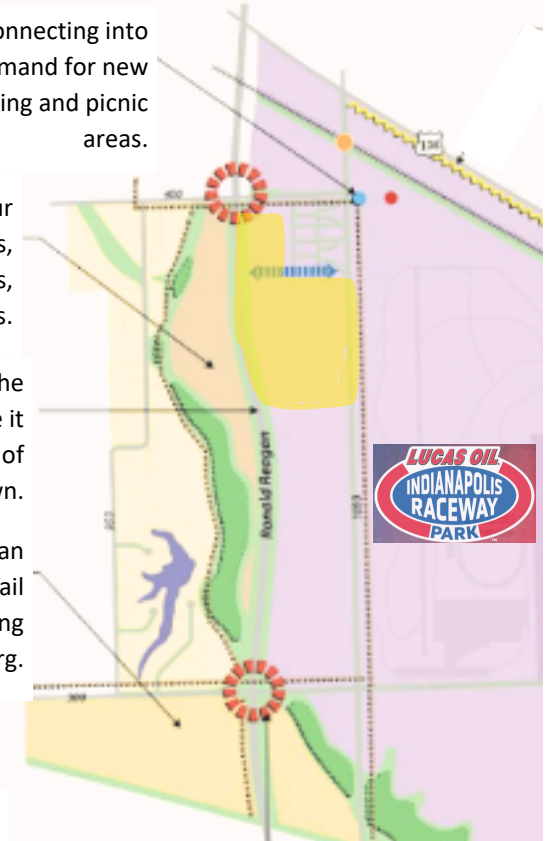
District Intent	Permitted Uses
<p>The MS (Motor Sports) District is intended to be used as follows:</p> <p>Use, Type, and Intensity</p> <ul style="list-style-type: none">• Low to moderate intensity operations related to motor sports• Stand alone buildings or multiple primary structures <p>Application of District</p> <ul style="list-style-type: none">• Existing and new development• Lot-specific zoning• Small area zoning <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none">• PR, AG, IS, HC, EC, I1, and MS	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none">• wind turbine system, small <p>Commercial Permitted Uses</p> <ul style="list-style-type: none">• automobile oriented business (type 3)• design services• recreation center (indoor)• repair shop, equipment• retail (type 1) very low intensity• retail (type 2) low intensity• trade or business school <p>Industrial Permitted Uses</p> <ul style="list-style-type: none">• assembly• coatings and finishes• distribution facility• fleet vehicle storage• flex space• manufacturing, light• motor sports team• outdoor storage• research center, general• tool and die shop• warehouse• welding service <p>Institutional Permitted Uses</p> <ul style="list-style-type: none">• museum <p>Residential Permitted Uses</p> <ul style="list-style-type: none">• dwelling, accessory

Expansion of trail networks connecting into the B&O Trail can create demand for new trailheads for visitor parking and picnic areas.

Multi-family development should occur proximate to corridor commercial areas, and with access to public facilities, trails, parks, and open spaces.

Create desirable appearance from the interstate and leverage the exposure it provides to enhance the overall image of the Town.

Single-family attached development can take advantage of road access and trail network and provide workforce housing options for workers in Brownsburg.



Land Use

- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Corridor Commercial
- Flex/Light Industrial
- Industrial/Manufacturing
- Parks & Open Space
- Public/Semi-Public

Concepts & Recommendations

- Key Intersection
- Improve Rail Crossing
- Improve and/or Maintain Buffering

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