

9190 Corporation Drive

Indianapolis, IN 46256

±30,000 SF

FOR LEASE
BUILD-TO-SUIT OPPORTUNITY

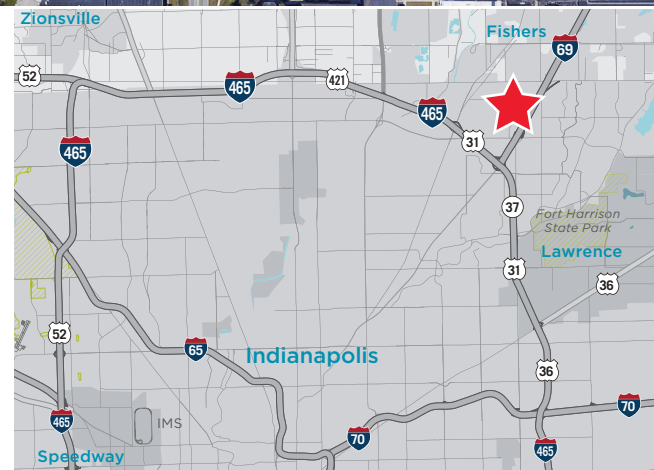


PROPERTY HIGHLIGHTS

- Build-to-suit ±30,000 SF (divisible)
- Located on the northeast side of Indianapolis
- High-profile location on I-69 with excellent visibility
- Access to I-465, SR 37 and I-69 through two diamond interchanges
- Zoned I-3-S

HIGHEST AND BEST USES

- Wholesale/Showroom
- Office
- Corporate Office/Warehouse
- Office/Warehouse



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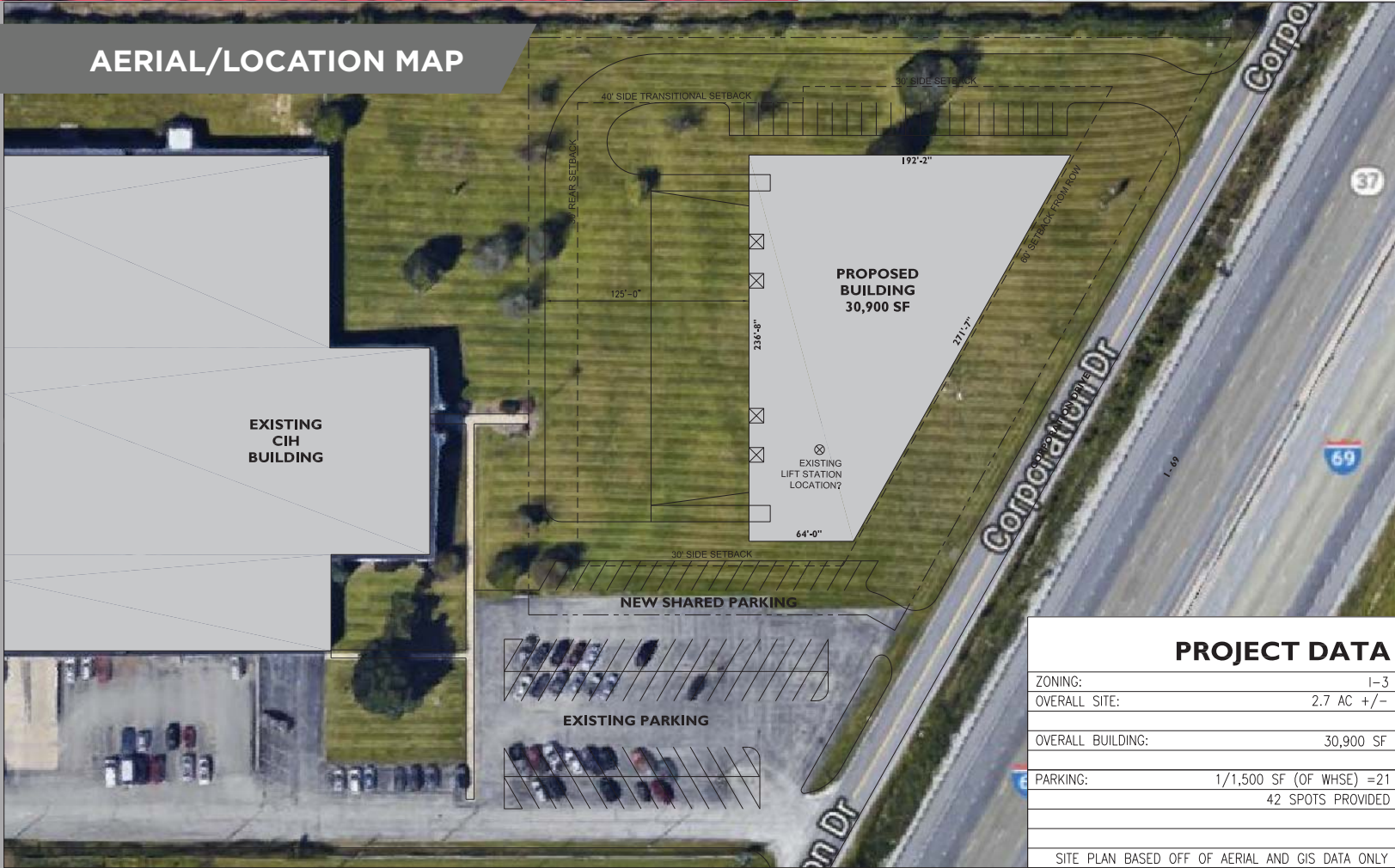
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AERIAL/LOCATION MAP



PROJECT DATA

ZONING:	I-3
OVERALL SITE:	2.7 AC +/-
OVERALL BUILDING:	30,900 SF
PARKING:	1/1,500 SF (OF WHSE) =21 42 SPOTS PROVIDED
SITE PLAN BASED OFF OF AERIAL AND GIS DATA ONLY	

Traffic Counts

Corporation Drive at 96th Street	23,721
I-69 at 82nd Street	190,722
I-69 at 96th Street	71,516

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,351	61,360	164,254
AVG. HH Income	\$66,226	\$96,098	\$113,443
Daytime Population	15,867	67,036	116,576



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