



# PARK 69

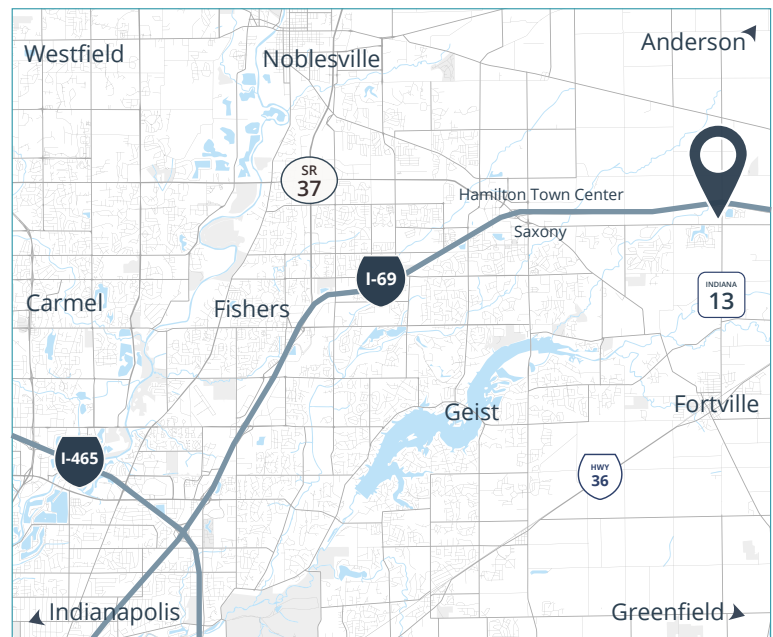
Ingalls, IN



## Modern Industrial Park - Outdoor Storage Permitted

### FOR LEASE

- **Building 1: ±23,850 SF - Leased & Available for Occupancy October 1, 2026**
- Flexible building options ranging from ±23,850 SF to ±180,000 SF
- 10 year tax abatement approved
- ±23.1 acres total
- Industrial outdoor storage permitted
- Direct access to I-69
- Strong and expanding labor pool supported by nearby new multifamily housing
- Excellent amenity base with restaurants, shopping & hotels nearby
- Ideally situated on the Hamilton & Madison County border - two key growth communities



Located along I-69 adjacent to Fishers & Noblesville



**AVAILABLE**

**CAM KUCIC SIOR**  
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HAMILTON TOWN CENTER  
A SIMON MALL

5 MIN

Exit 214

I-69

SQUARE BOX STORAGE

GENERAL TRUCK SALES

New Road Extension

Loves

GetGo

INDIANA 13

FUTURE RETAIL

DairyChem

ADVANCED TURF SOLUTIONS

LEASED Available October 1, 2026

LEASED

BUILDING 1 - 23,850 SF

CR W 800 S / E 136<sup>th</sup> St

Future Roundabout

Future Roundabout

TAYLORS

Ziggi's COFFEE

FUTURE RETAIL



**Park 69** sits adjacent to I-69 in close proximity to Fishers, Noblesville & Hamilton Town Center, Saxony and Innovation Mile.

**SURROUNDING BUSINESSES & AMENITIES**



**PRIME LOCATION**



- RESTAURANTS NEAR HAMILTON TOWN CENTER**
- Panera
  - Chuy's
  - Ford's Garage
  - Houlihan's
  - Livery
  - Olive Garden
  - Pies & Pints
  - Red Robin
  - Stone Creek
  - Five Guys
  - Chipotle Grill
  - Arby's
  - Handel's
  - Cold Stone
  - Dairy Queen
  - McAlister's
  - Qdoba
  - Yats
  - BJ's Restaurant
  - Chick-fil-A
  - Aspen Creek Grill
  - CondadoTacos
  - Potbelly
  - Raising Cane's
  - Culver's
  - Panda Express
  - Starbucks
  - McDonald's
  - Subway
  - Taco Bell

Located along I-69, just minutes from Hamilton Town Center/Saxony and Noblesville's Innovation Mile, **Park 69** is situated in a prime location for manufacturing, construction trades, distribution, transportation, food production, corporate and regional offices.



**PARK 69**

\*April, 2026

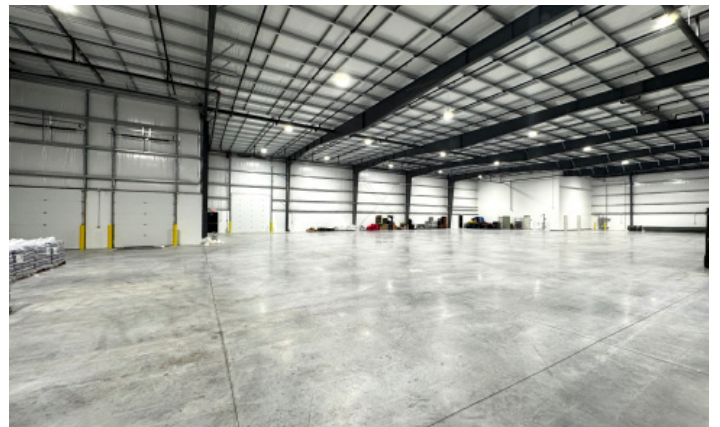
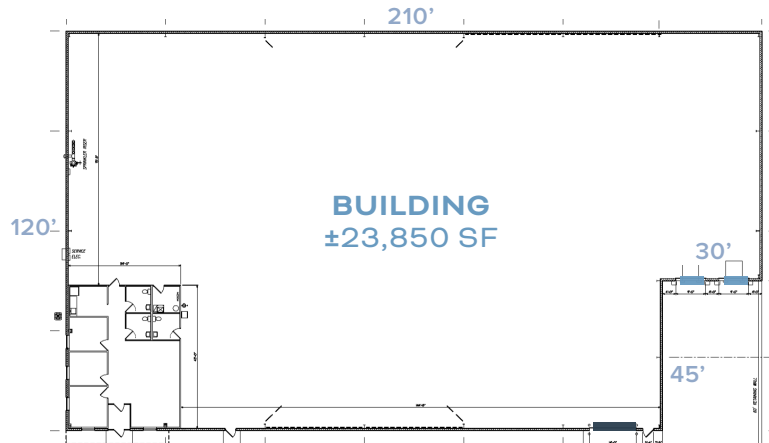
# CONCEPTUAL SITE PLAN

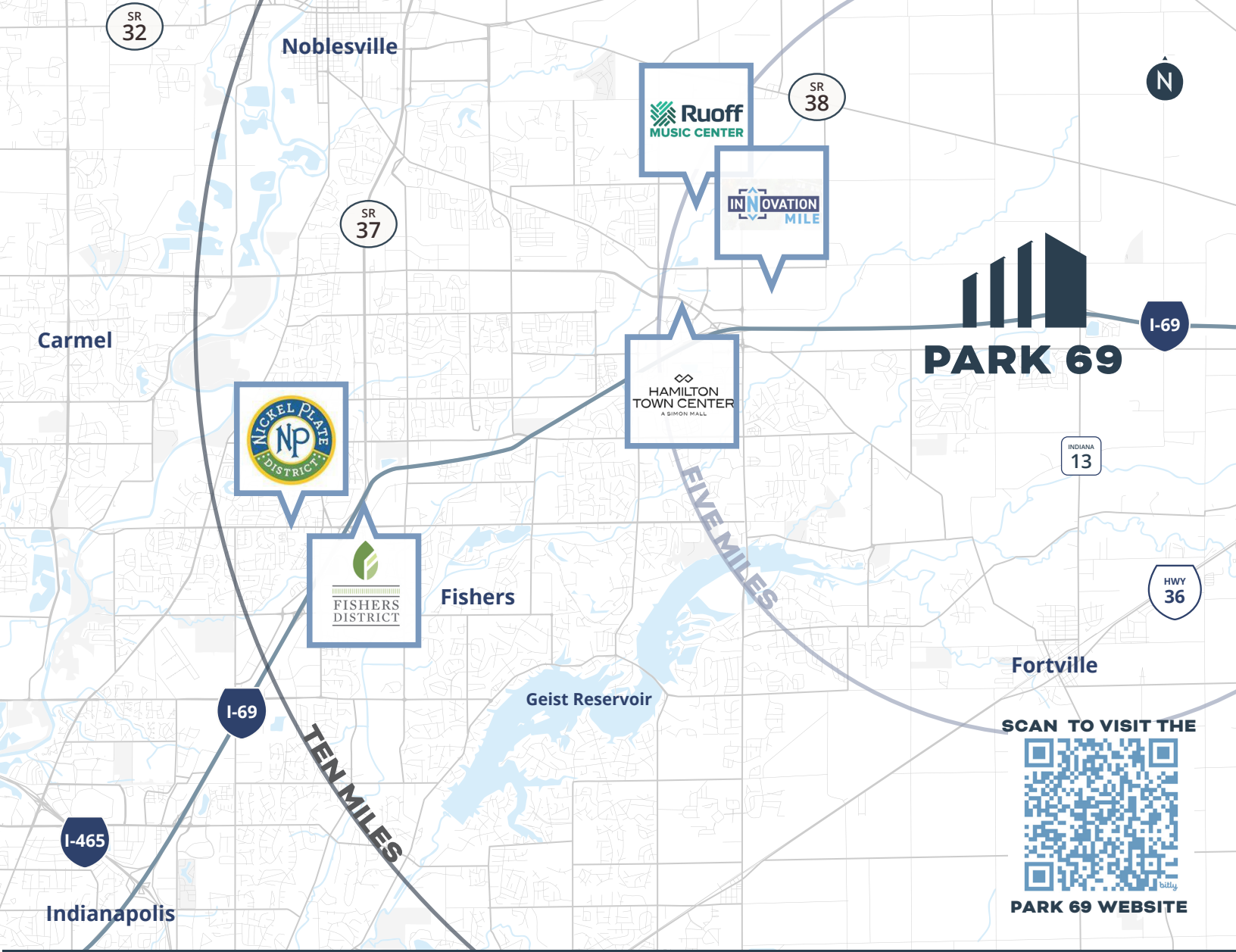
**LEASED**  
Available  
October 1,  
2026



## BUILDING 1 - LEASED AVAILABLE OCTOBER 1, 2026

<b>Total Building Area</b>	±23,850 SF
<b>Office Space</b>	±1,514 SF
<b>Clear Height</b>	24'
<b>Dock Doors</b>	(2) 9' x 10' w/ 35,000 lb. levelers
<b>Drive-in Doors</b>	(1) 12' x 14'
<b>Fire Protection</b>	ESFR
<b>Electrical Service</b>	400 amps   120/208V   3-phase
<b>Warehouse Lighting</b>	LED w/ motion sensors (30 F.C.)
<b>HVAC</b>	4-ton split system (office) Rack systems ER 142-400 (warehouse)
<b>Truck Court</b>	130'
<b>Auto Parking</b>	23 spaces
<b>Construction</b>	Pre-engineered steel
<b>Site Area</b>	±2.164 AC (expandable)
<b>Zoning</b>	Industrial (Outdoor storage permitted)





### NEARBY CITIES

Fishers, IN	9.9 mi
Carmel, IN	15.6 mi
Indianapolis, IN	26.8 mi
Cincinnati, OH	115 mi
Louisville, KY	131 mi
Columbus, OH	165 mi
Chicago, IL	198 mi
Detroit, MI	258 mi

### INTERSTATE ACCESS

I-69	0.7 mi
I-70	15 mi
I-465	17 mi
US-31	23 mi
I-74	27 mi
I-65	28 mi
MT COMFORT AIRPORT	25 mi
ANDERSON MUNICIPAL	43 mi
INDIANAPOLIS INT'L	43 mi

### CROSSROADS OF AMERICA

**8** interstate systems connect Indiana to the country

**40<sup>+</sup>** major metropolitan areas within an 8-hr drive

**75%** U.S. + Canada population within a 1-day drive



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Developed by:

