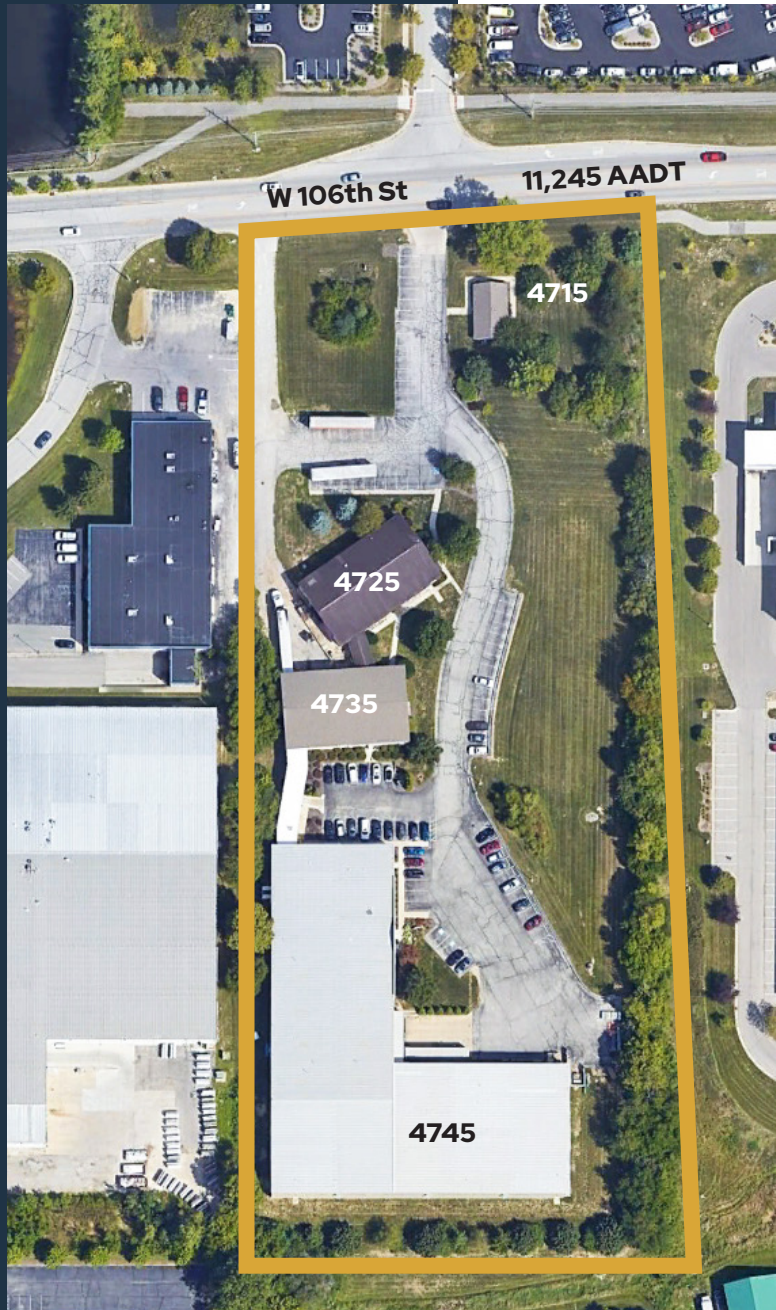




Copperwood Business Park

4725-4745 W. 106th St, Zionsville, IN 46077





Property Overview

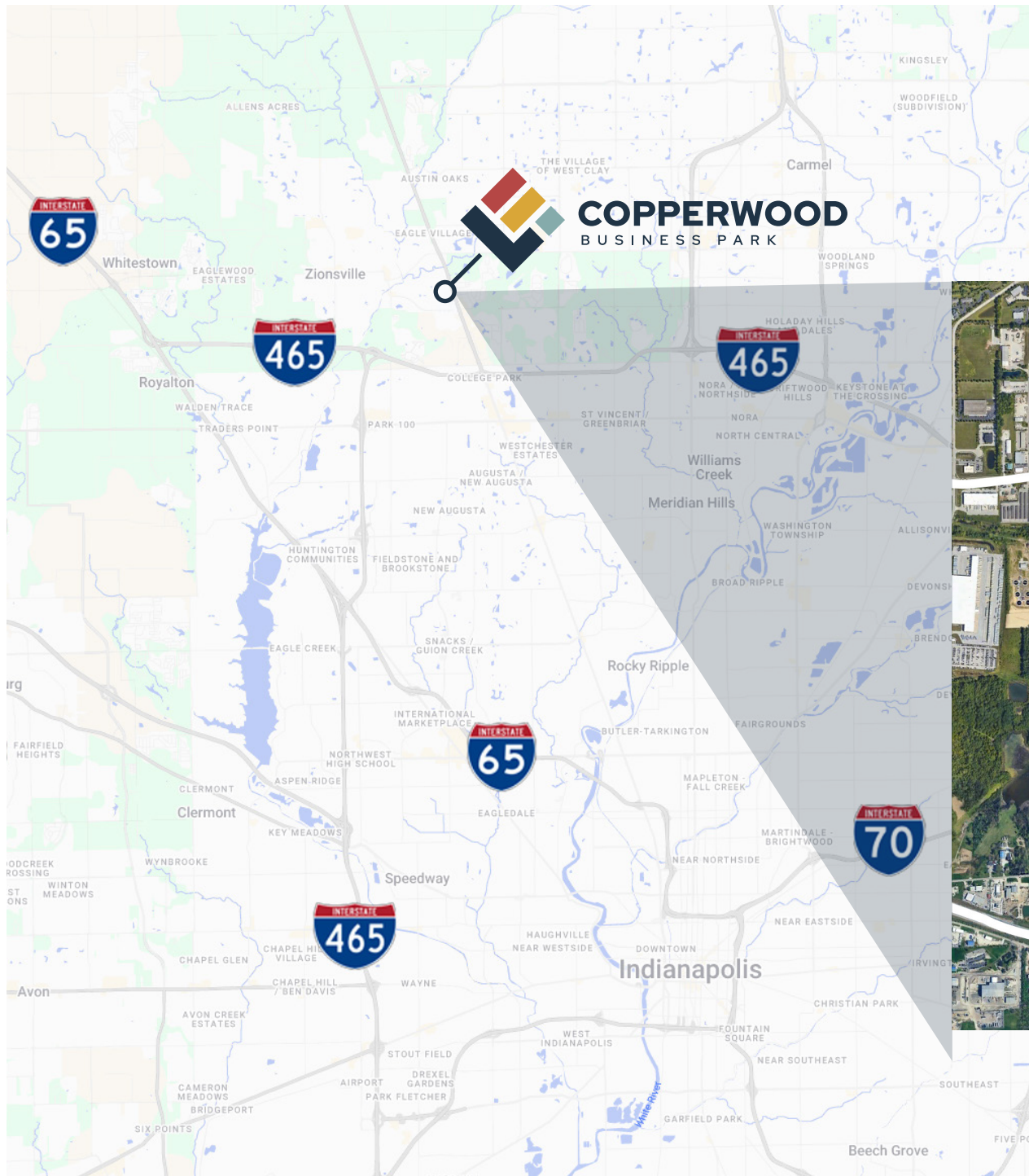
Copperwood Business Park is a well-located industrial park in the desirable Zionsville and Carmel submarket, close to affluent housing, a vibrant retail corridor, and I-465.

The flagship building at 4745 delivers an efficient and flexible blend of warehouse and office space, designed to support a wide range of operational needs. Tenants benefit from seamless expansion opportunities through existing connectors linking the two northern buildings, enabling scalable growth within the park.

Buildings 4725 and 4735 offer exceptional versatility, well suited for warehouse use, light manufacturing, product showroom space, or even indoor recreational applications.

Building	SF	SF Rate*	Doors	Comments
4745	49,660	\$13.00	1 Drive / 3 Docks	20% Office / 80% Warehouse
4735	6,025	\$12.00	1 Drive-In	
4725	6,048	\$15.00	1 Drive-In	Frontage on 106th St
4715	1,050	-	-	LEASED

*NNN: Estimated \$3.50 / SF



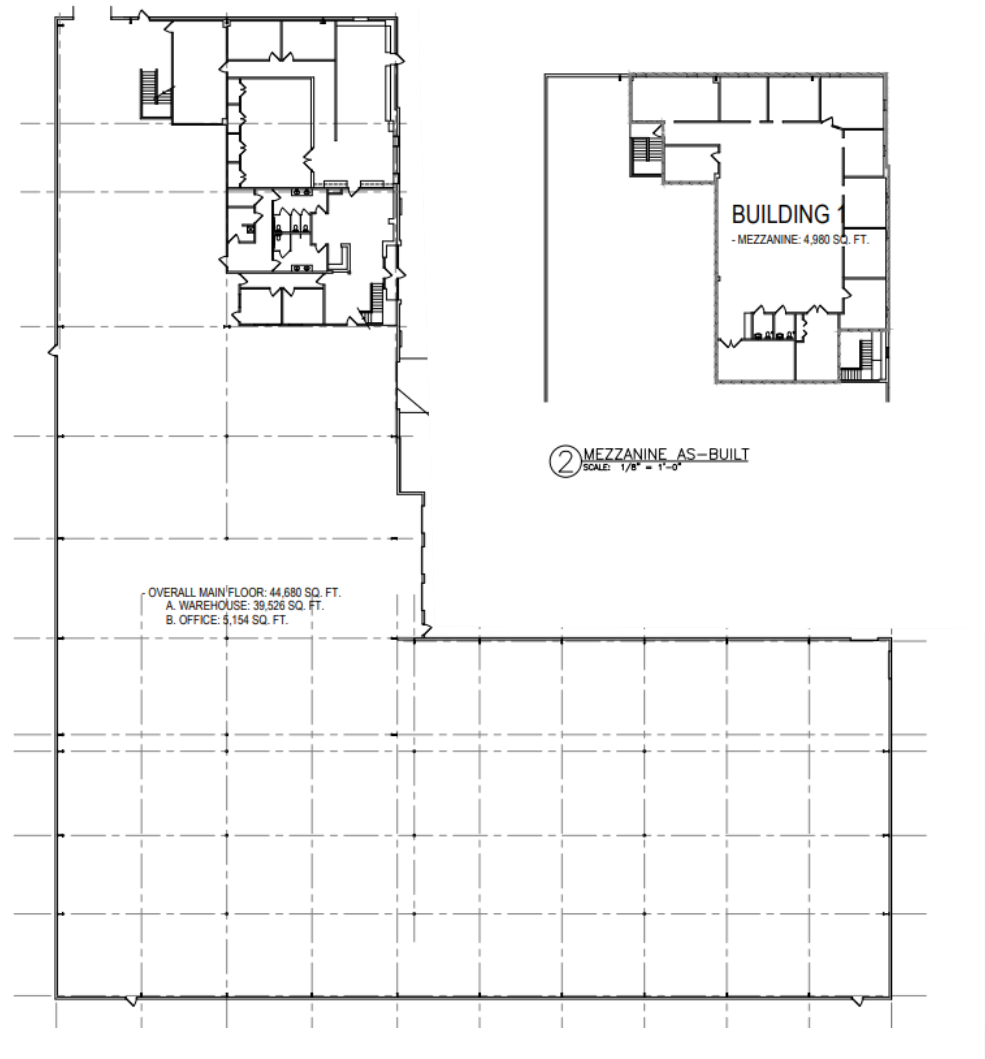
Key Location





4745 W. 106th St

Zionsville, IN 46077



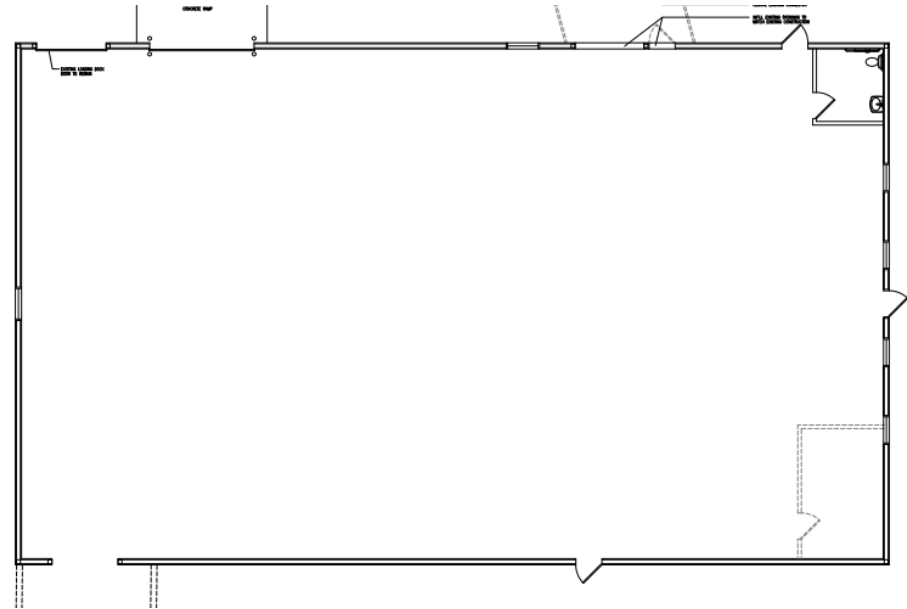
Size	Office: 10,134 SF (20%) Warehouse: 39,526 SF (80%) Total: 49,660 SF
Clear Height	21'
Dock Doors	3
Drive-In Doors	1 (Can be added)
Power	3 panels, 225 amps, 3 phase, 208Y/120 volts
Sprinkler	ESFR
Auto Parking	43 Spaces
Zoning	I-1
Rate	\$13.00 / SF NNN (Estimated \$3.50 / SF)
Available	1/1/27



4735 W. 106th St

Zionsville, IN 46077

Size	6,025 SF	Sprinkler	ESFR
Clear Height	18'	Auto Parking	8 Spaces
Drive-In Doors	1	Zoning	I-1
Power	Panel 1: 225 amps, 480Y/277 volts Panel 2: 100 amps, 208Y/120 volts	Rate	\$12.00 / SF NNN (Estimated \$3.50 / SF)
		Available	1/1/27

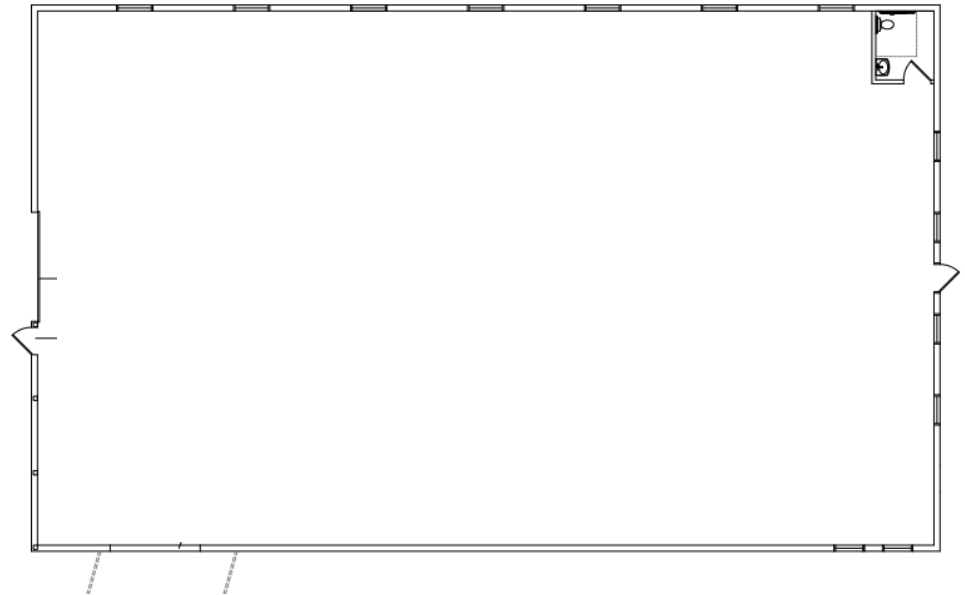




4725 W. 106th St

Zionsville, IN 46077

Size	6,048 SF	Auto Parking	20 Spaces
Clear Height	17'	Zoning	I-1
Drive-In Doors	1	Rate	\$15.00 / SF NNN (Estimated \$3.50 / SF)
Sprinkler	ESFR	Available	1/1/27





COPPERWOOD

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