

Office/Flex Space for Lease

FORTUNE PARK BUSINESS CENTER
4005-4113 VINCENNES RD. | INDIANAPOLIS, IN 46268

Rare flex space available for lease in Fortune Park
Business Center.

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Building Size:
38,237 SF



Space Available:
4105 Vincennes: 5,200 SF
One Dock, Ramped Drive-in



Land:
4.36 AC



Zoning:
CS



Parking:
~3/1,000 Parking Ratio



Lease Rate:
Contact Broker

Property Overview

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 and 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.

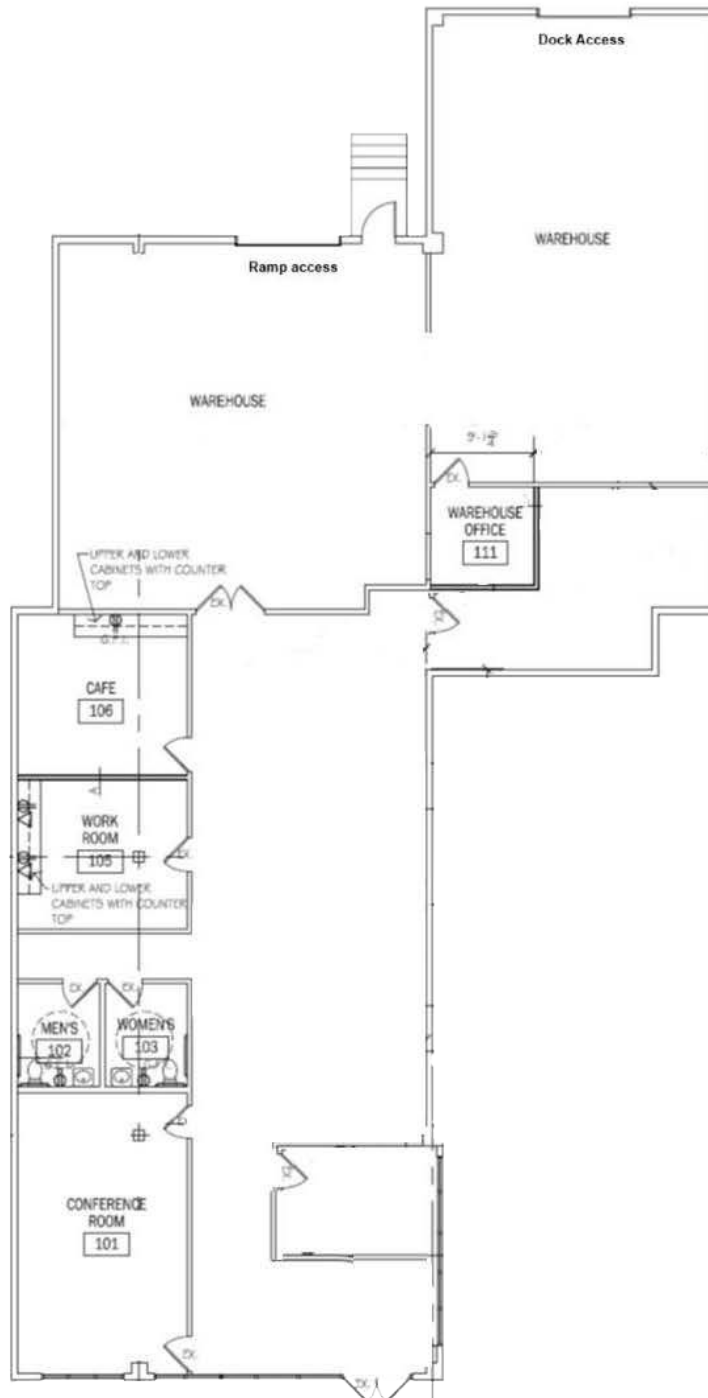


VIEW LISTING ONLINE



Floor Plan

4105 Vincennes: 5,200 SF
(~3,400 office, ~1,800 Warehouse)
Available 3Q26



SitePlan

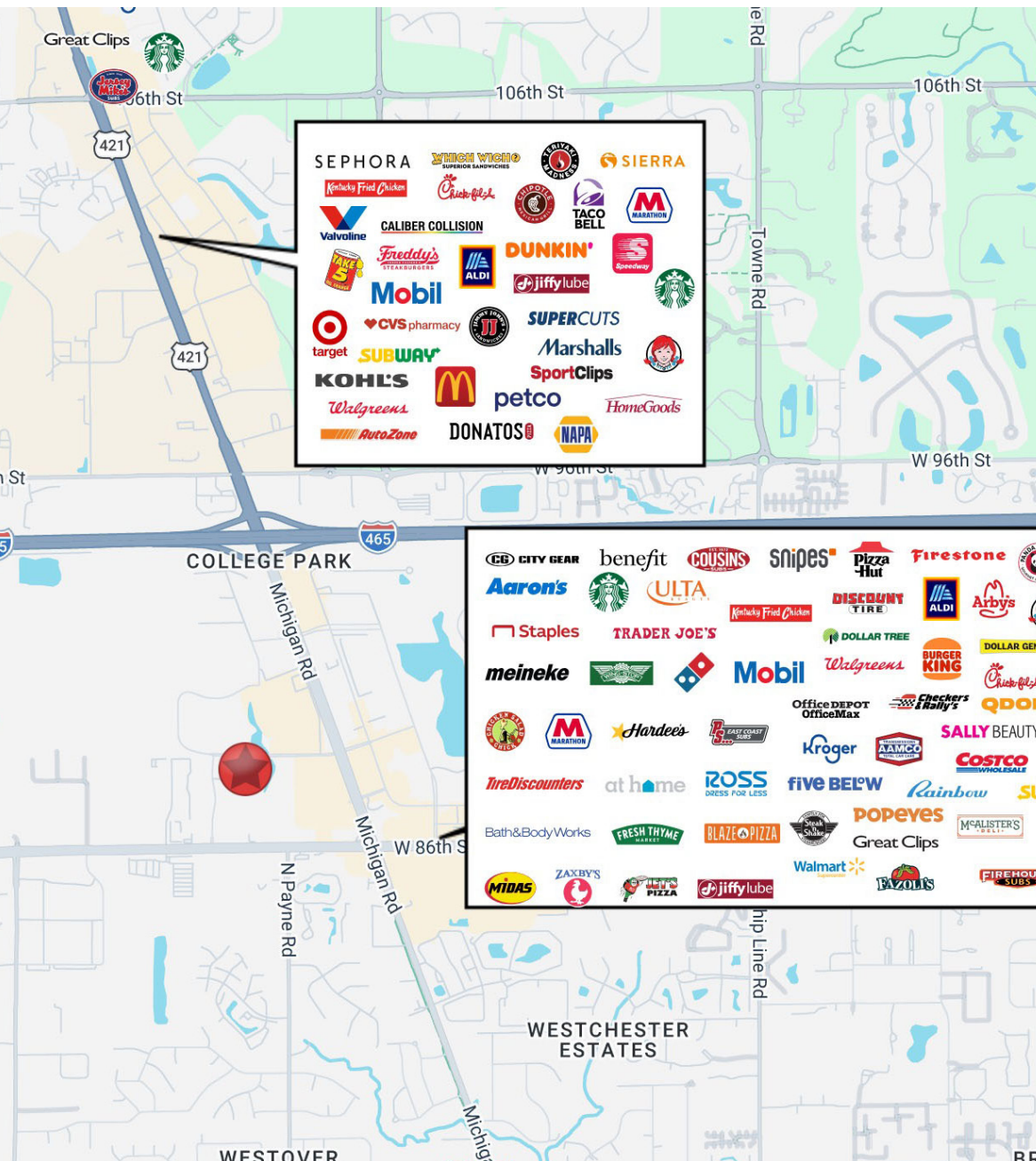
4105 Vincennes: 5,200 SF (~3,400 office, ~1,800 Warehouse)

1 dock, 1 ramp

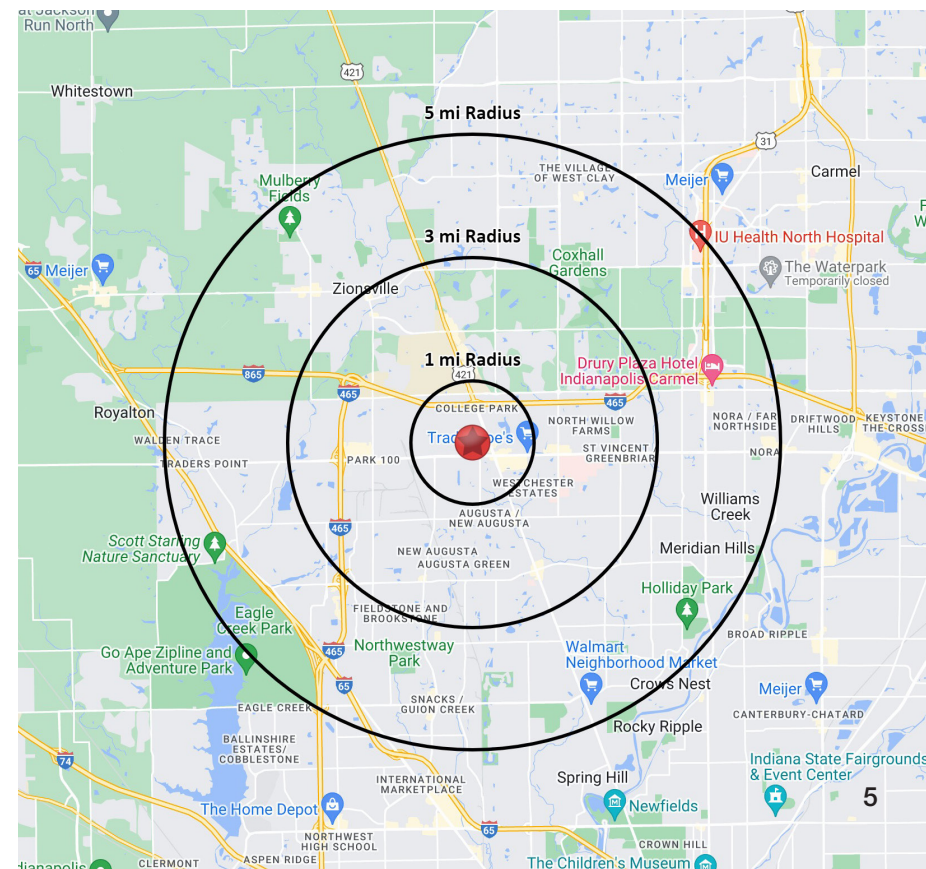


Location Overview

Located on the north side of Indianapolis, the property offers excellent access to the I-465 interchange via 86th Street and Michigan Road. The surrounding area provides a wide range of amenities, including restaurants, local and national retailers, hotels, and other conveniences. The property is approximately 9 miles from I-65 and 11 miles from downtown Indianapolis, providing convenient connectivity throughout the greater Indianapolis area.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,017	54,897	141,218
HOUSEHOLDS	2,113	23,960	58,348
AVERAGE HOUSEHOLD INCOME	\$83,312	\$118,535	\$150,620
MEDIAN HOME VALUE	\$236,453	\$349,333	\$407,276



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