

FOR SALE

**+/- 12,000 SF Flex Industrial
Building in Park 100 | I4 Zoning**

8720 ROBBINS ROAD

Indianapolis, IN 46268

PRESENTED BY:

WADE WILSON

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$1,800,000
BUILDING SIZE:	12,102 SF
LOT SIZE:	0.95 acres
ZONING:	I4 - Outdoor Storage Permitted
CLEAR HEIGHT:	14' 4" in taller section 9' 9" in lower section
POWER:	3-Phase 200 amp, (240/120V)

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PROPERTY HIGHLIGHTS

- Rare Park 100 Flex industrial building on 0.95 acres with fenced storage/parking on site
- I-4 zoning - Outdoor storage permitted!
- 3-Phase power (200 amp, 240/120V)
- Fully climate-controlled building with remote security system
- +/- 26 parking spaces on site
- Excellent connectivity to I-465, 86th Street, & Park 100
- LED motion sensor lighting throughout entire building
- Fully Sprinklered via automatic system

8720 ROBBINS ROAD, INDIANAPOLIS, IN 46268

PROPERTY INFORMATION

ADDRESS	8720 Robbins Rd, Indianapolis, IN 46268
ACREAGE	0.95 Acres
SQUARE FOOTAGE	12,102
YEAR BUILT	1973
ZONING	I-4 Outdoor storage permitted!
CLEAR HEIGHT	14' 4" in taller section (+/- 4,250 SF) 8' 9" in lower section (+/- 7,650 SF)
POWER	3-Phase 200 amp (240/120V)
DRIVE-INS	One (1) 8' x 8' drive-in door
LIGHTING	Motion sensor LED lighting throughout the entire building
HVAC	Whole building is climate-controlled (heated & cooled)
TAXES	\$8,300.74 (2025 Pay 2026)
PARKING	+/- 26 parking spaces on site with a portion being fenced & secured via an electronic fence system
SECURITY	Remote monitoring security system with cameras
FIRE SUPPRESSION	Building is fully sprinklered via automatic sprinkler system
BATHROOMS	Mens & women's private bathrooms

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LOCATION INFORMATION

SUBMARKET	Park 100 industrial submarket
CITY, STATE, ZIP	Indianapolis, IN 46268
COUNTY	Marion
ACCESS	+/- 1 mile to Highway I-465 0.1 miles to 86th Street +/- 1 mile to Zionsville +/- 13 miles to downtown Indianapolis

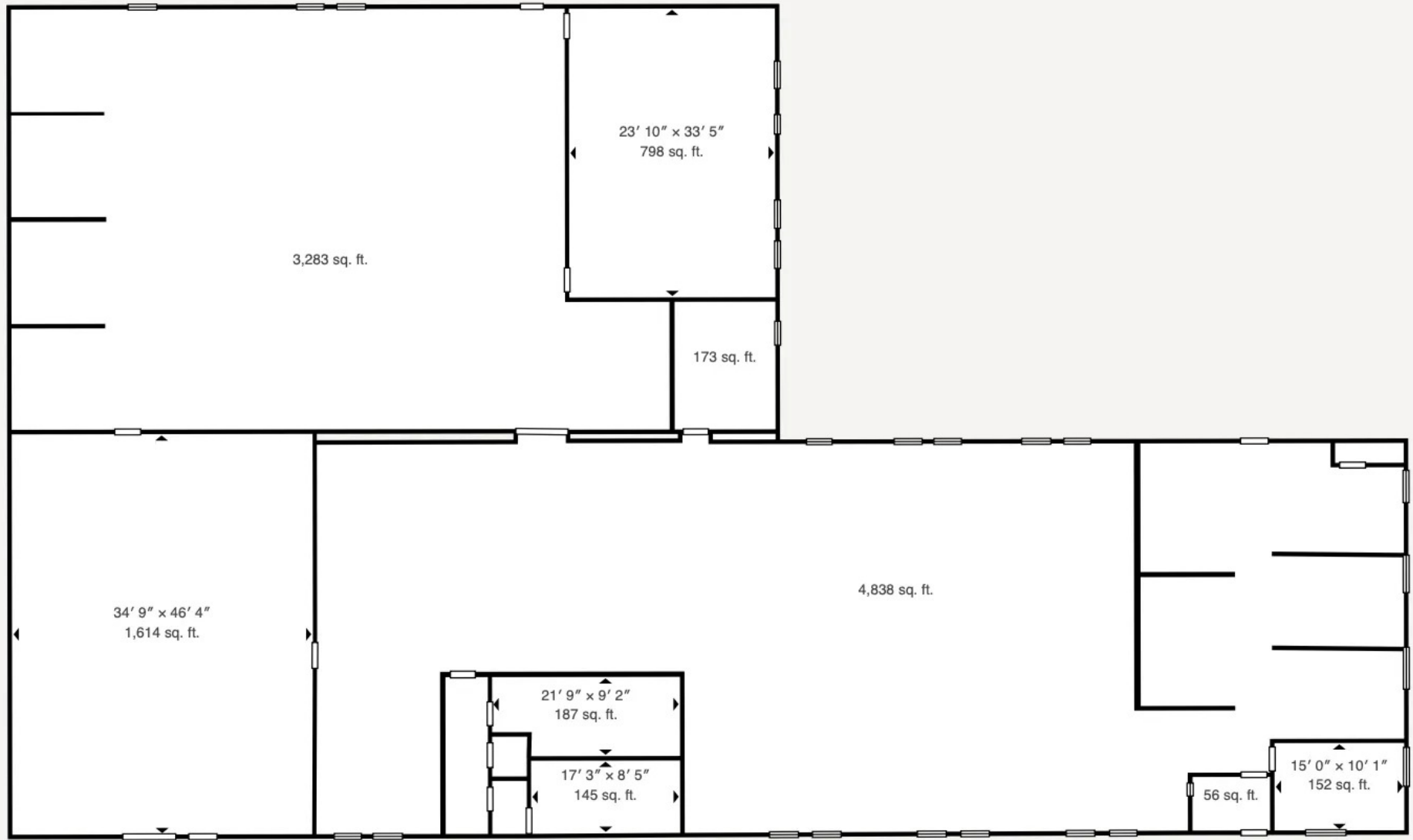
ADDITIONAL PHOTOS




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Fenced Parking &
Outdoor Storage




 **Matterport Property Report:**

8710 Robbins Road

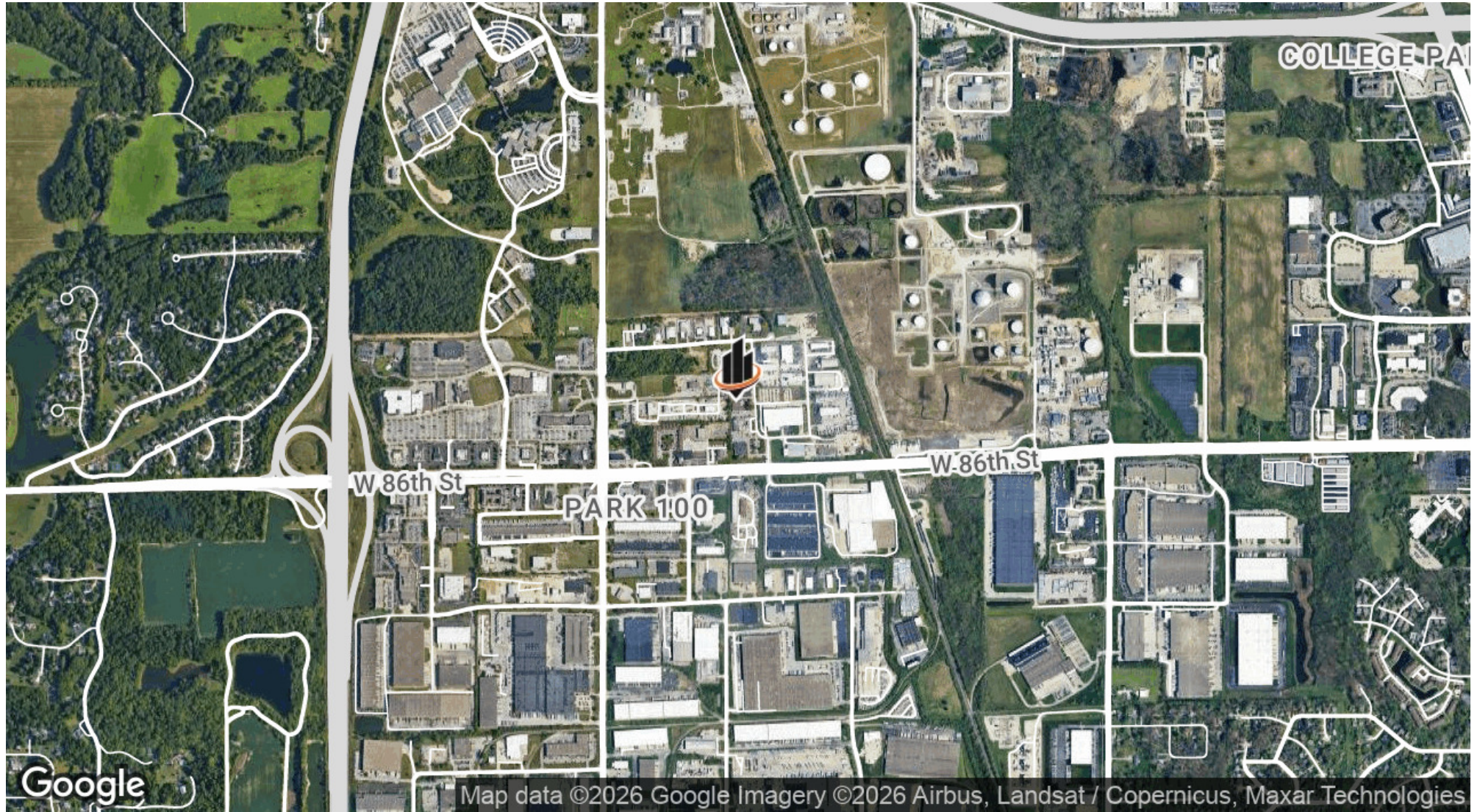
Gross Floor Area - Full Property 12,102 sq. ft. | Floor 1 12,102 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 **Matterport**



LOCATION MAP



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#1
 State in Site Selection Magazine's 2025 Global Groundwork Index
(Infrastructure Readiness & Corporate Facility Investment)

2 Million+ Workforce
 including top talent from Purdue, IU, Notre Dame, and Butler University



#2 in the nation for manufacturing employment share

#10 best business tax climate *(Tax Foundation 2024)*

WHY COMPANIES CHOOSE INDY

Consistent top rankings for infrastructure, business climate, and workforce make Indiana a magnet for logistics, advanced manufacturing, and corporate investment. Indianapolis offers the scale, speed, and connectivity national brands need — with Midwest costs and global reach.

CHOOSE INDIANAPOLIS



724 million tons freight travels through Indiana annually, making it the 5th busiest state for commercial freight traffic.



25 million tons handled annually by Indiana's three ports, driving \$7.8B in statewide economic impact.



80% of U.S. / Canadian population reachable within a 24-hour drive from Indiana, thanks to the state's central location and highway network.



2nd largest global hub of FedEx Express at Indianapolis International Airport (IND), underscoring Indiana's air-cargo strength.



\$55B
 in annual goods exports *(2024)*

60%
 forecasted increase in Indiana's freight flow by 2040

8
 major interstates intersect Indiana, connecting 75% of the U.S. population within one-day's drive

Built in Indiana. Connected to the world.