

FOR SALE OR LEASE

94,576 SF Spec Building | Q2 2026 Delivery

BTS Opportunities Available









McCORDSVILLE  
Commerce Park

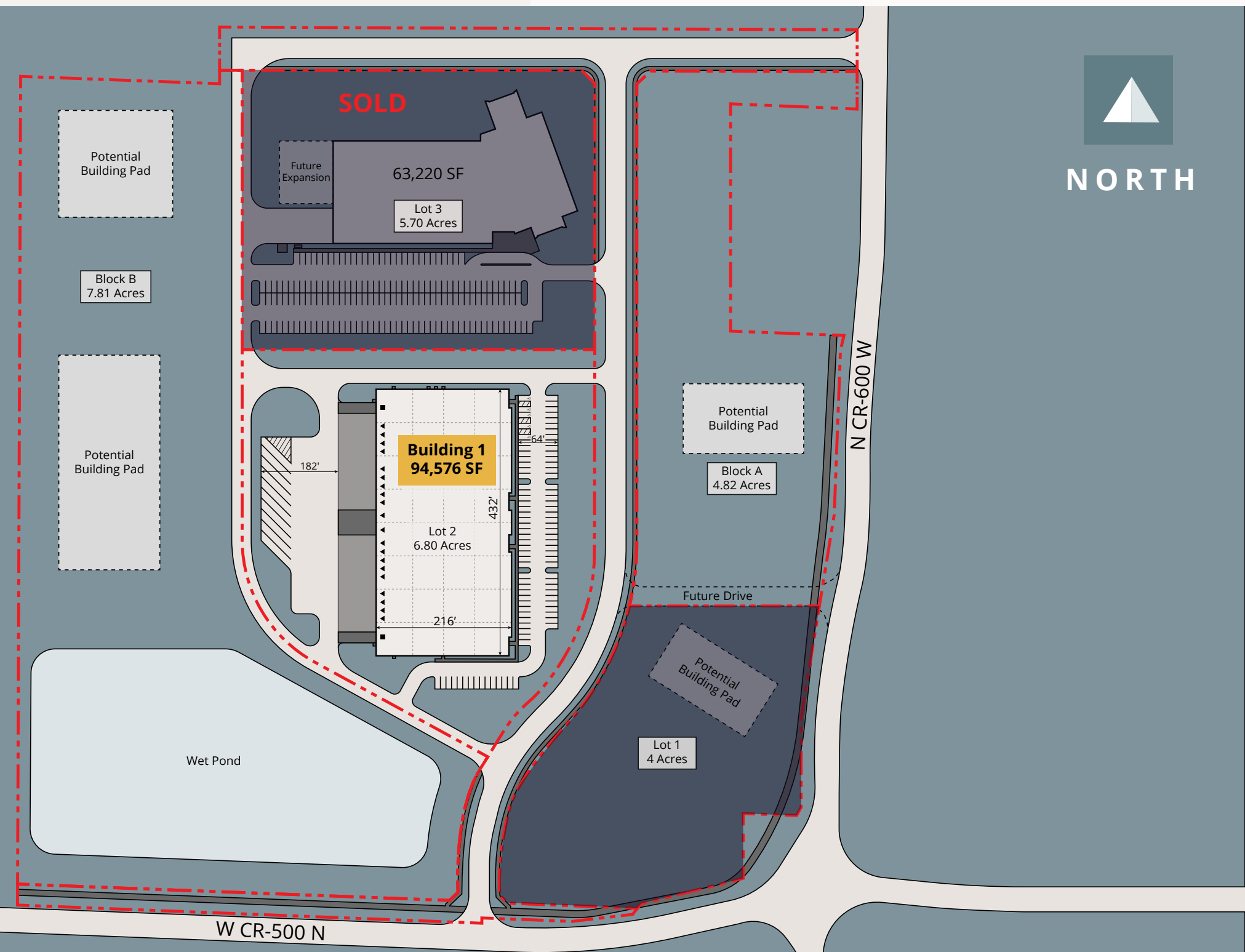


# THE OPPORTUNITY

McCordsville Commerce Park offers an exceptional industrial leasing opportunity in Hancock County, the fastest-growing county in Indiana. Situated right at a new roundabout, it offers easy access to everything—brand new retail being developed just north of the property, major roadways I-70 and US-36, a superior labor force, the city of Indianapolis, and the rest of the US. With flexible build-to-suit opportunities, this is the perfect place for businesses looking to establish a strong presence and capitalize on the huge growth in McCordsville.

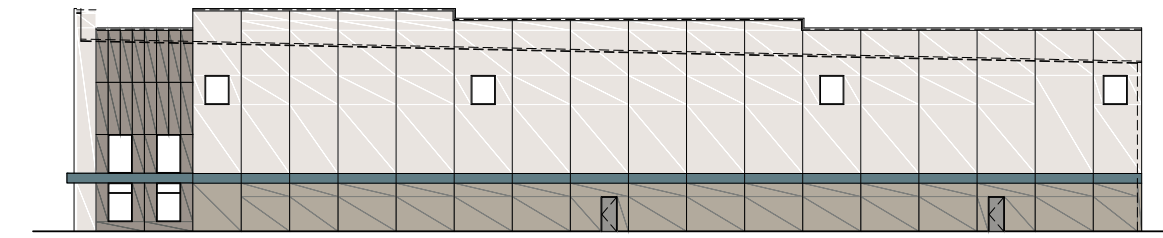
## BUILDING 1

-  **28' Clear Height**
-  **4 Drive-in Doors**
-  **95 Car Parking Spaces**
-  **10 Trailer Parking Spaces**
-  **12 Dock Doors**
-  **ESFR Fire Protection**
-  **White TPO Roof w/ R-20 Insulation**
-  **LED Fixtures with Motion Sensors**

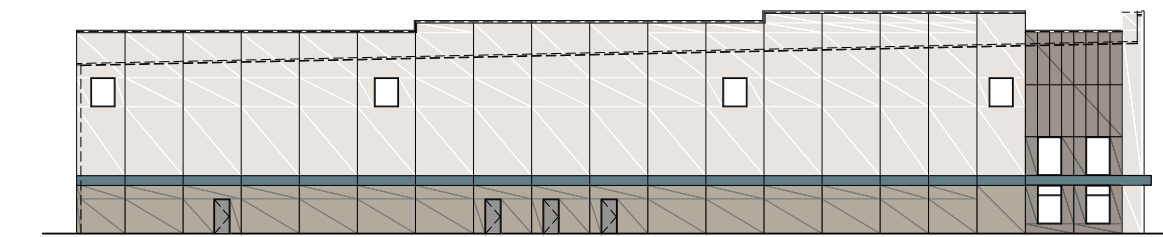


## BUILDING 1

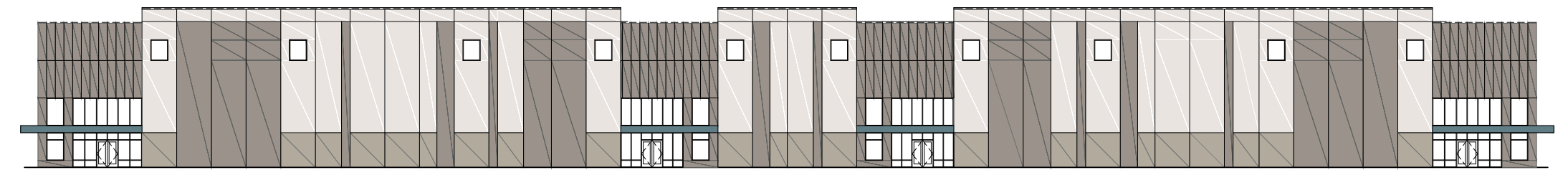
### NORTH ELEVATION



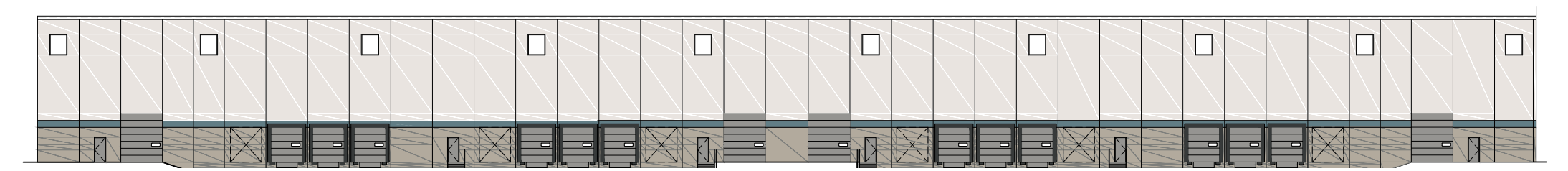
### SOUTH ELEVATION



### EAST ELEVATION



### WEST ELEVATION



# PERFECTLY POSITIONED IN McCORDSVILLE



OLIO RD.

GEIST RESERVOIR

2.6 MILES TO HIGHWAY 36

17 MILES TO DOWNTOWN INDIANAPOLIS

**McCORDSVILLE**  
Commerce Park

**McCORD SQUARE**

New 39-acre mixed-use development to create a vibrant Town Center in McCordsville. \$315M-worth is already in development. It will have 989 housing units, 100,000 SF of retail and commercial space, and will be the home of McCordsville Town Hall and the Civic Commons outdoor amphitheater.

**amazon**      **adidas**

**TJ-maxx**      **CARVANA**

**KEIHIN**      **CVSHealth**

**Bastian SOLUTIONS**      **USAutoForce**

**NEIGHBORING TENANTS**

MT COMFORT RD.

NEW ROUNDABOUT

2.5 MILES TO I-70

1 MILE TO INDIANAPOLIS REGIONAL AIRPORT

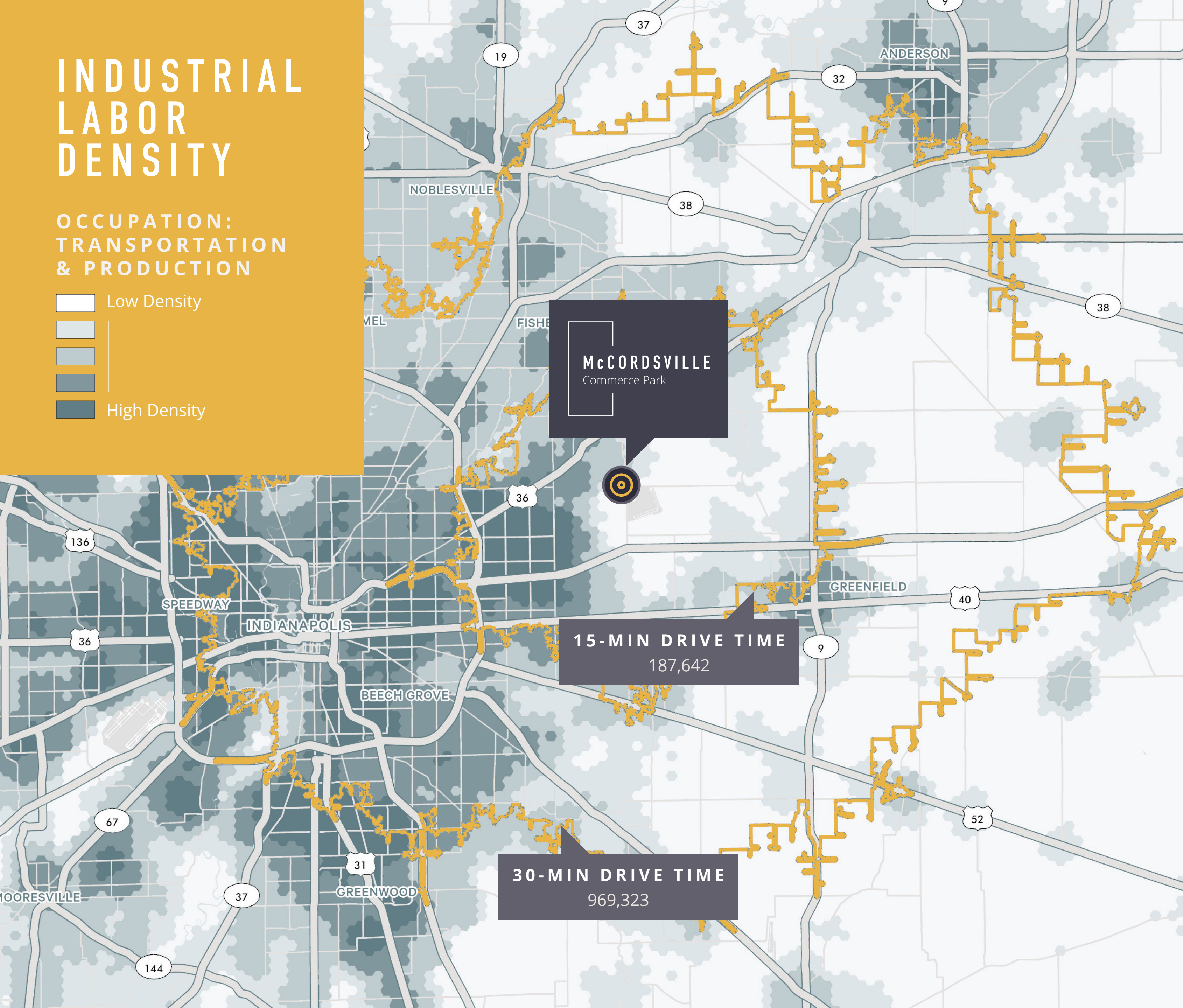
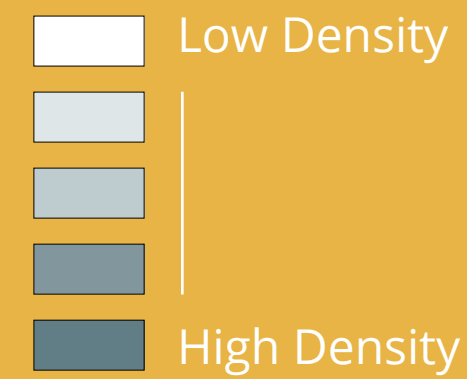
**Walmart**



NORTH

# INDUSTRIAL LABOR DENSITY

OCCUPATION:  
TRANSPORTATION  
& PRODUCTION



**McCORDSVILLE**  
Commerce Park

**15-MIN DRIVE TIME**  
187,642

**30-MIN DRIVE TIME**  
969,323

**NICK BUSCH**

SENIOR ASSOCIATE

+1 765 714 6424

nick.busch@cbre.com

**CHRIS BLACK**

EXECUTIVE VICE PRESIDENT

+1 317 269 1053

chris.black@cbre.com



©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_August2025