

PARK 69

Ingalls, IN

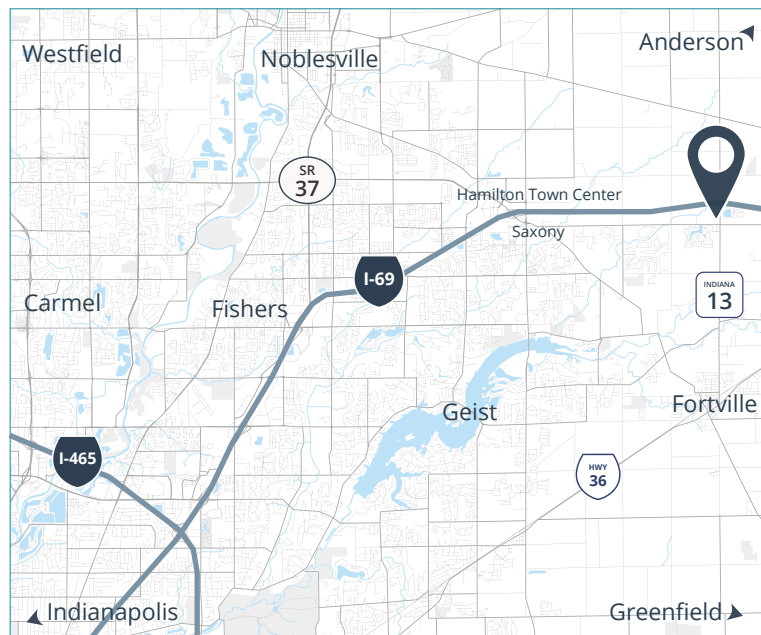


*August 25, 2026 - Building 1 (±23,850 SF)

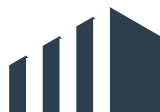
Modern Industrial Park - Outdoor Storage Permitted

FOR LEASE

- **Building 1: ±23,850 SF - Available for Occupancy October 1, 2026**
- Flexible building options ranging from ±23,850 SF to ±200,000 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

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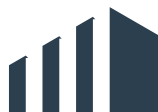
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Park 69 sits adjacent to I-69 in close proximity to Fishers, Noblesville & Hamilton Town Center, Saxony and Innovation Mile.

SURROUNDING BUSINESSES & AMENITIES



PRIME LOCATION



RESTAURANTS NEAR HAMILTON TOWN CENTER

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



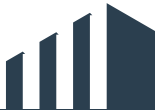
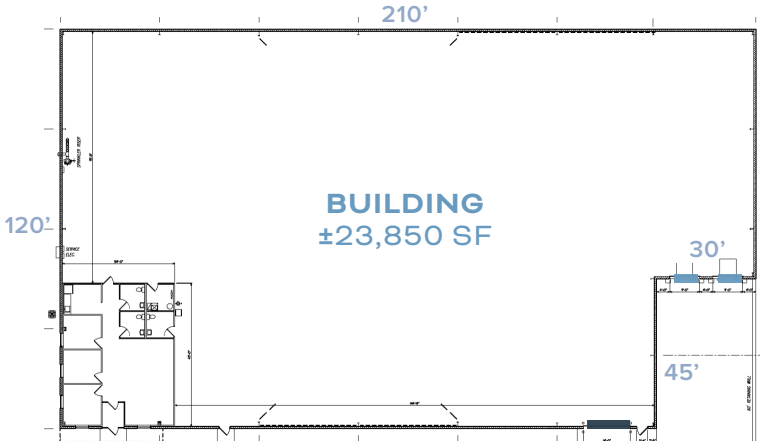
CONCEPTUAL
SITE PLAN

Available
October 1,
2026

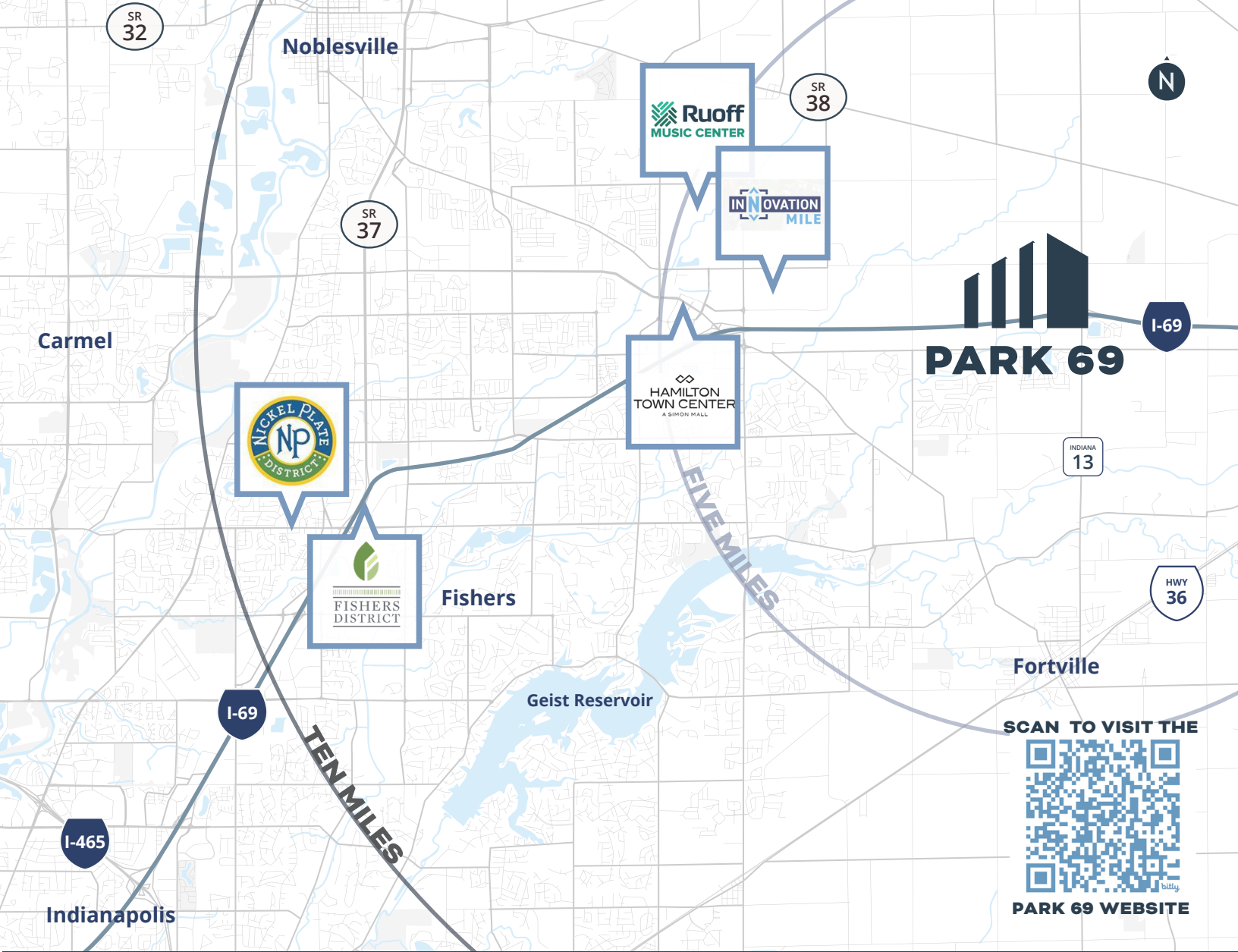


BUILDING 1 - LEASED
AVAILABLE OCTOBER 1, 2026

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



SITE PLAN & SPECS



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

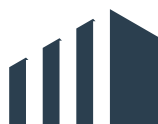
I-69	0.7 mi
I-70	15 mi
I-465	17 mi
US-31	23 mi
I-74	27 mi
I-65	28 mi
MT COMFORT AIRPORT	25 mi
ANDERSON MUNICIPAL	43 mi
INDIANAPOLIS INT'L	43 mi

CROSSROADS OF AMERICA

8 interstate systems connect Indiana to the country

40⁺ major metropolitan areas within an 8-hr drive

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



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Developed by:

Podell
PARTNERS

