



NORTHEAST COMMERCE PARK

FOR LEASE

I-69 & SR 13
Ingalls, IN



Property Highlights

- Flexible building sizes ranging from $\pm 136,080$ SF to $\pm 385,560$ SF
- Large individual lots ranging from approximately ± 13.3 acres to ± 34.7 acres
- Strategic Northeast I-69 corridor location in Ingalls, IN, with immediate access to regional transportation routes
- Proximity to Hamilton Town Center, and the growing Noblesville/Fishers/Hamilton County business corridor.

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Location

I-69
0.3 mi

I-465
14.6 mi

I-70
14.7 mi

Fishers, IN
10.4 mi

Noblesville, IN
10.7 mi

Indianapolis, IN
26.0 mi

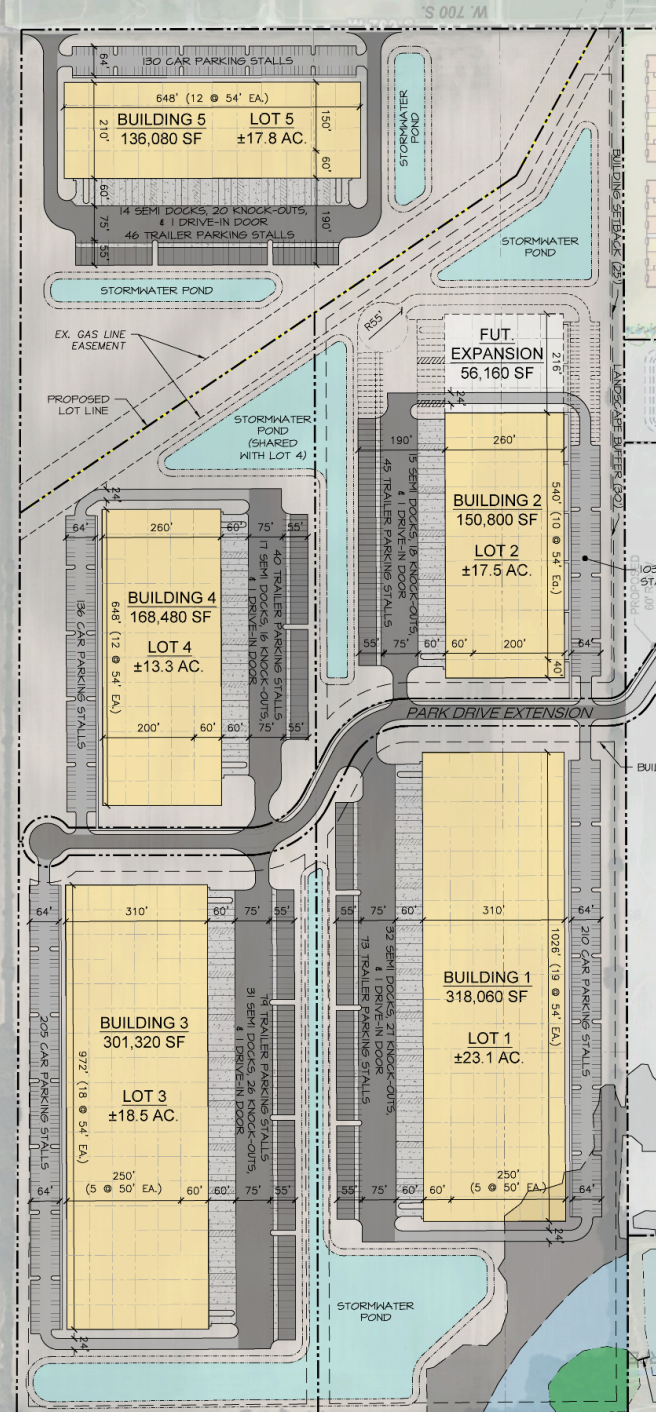
**Indianapolis
Int'l Airport**
42.2 mi



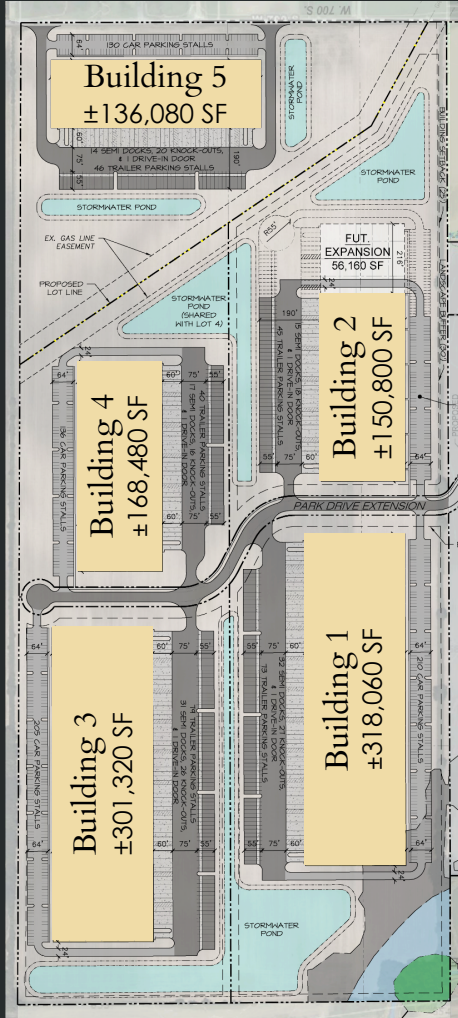
Cincinnati, OH	Louisville, KY	Columbus, OH	Chicago, IL	Detroit, MI	St. Louis, MO
115 mi	140 mi	159 mi	197 mi	258 mi	275 mi



Proposed Master Site Plan #1



Building Specs



Building 1

Building SF	±318,060 SF
Land AC	±23.10 AC
Column Spacing	50' x 54'
Loading	32 Docks 27 Knock-outs 1 Drive-in
Parking	210 Auto 73 Trailer

Building 2

Building SF	±150,800 SF (Expandable)
Land AC	±17.50 AC
Column Spacing	50' x 54'
Loading	15 Docks 18 Knock-outs 1 Drive-in
Parking	103 Auto 45 Trailer

Building 3

Building SF	±301,320 SF
Land AC	±18.50 AC
Column Spacing	50' x 54'
Loading	31 Docks 26 Knock-outs 1 Drive-in
Parking	205 Auto 79 Trailer

Building 4

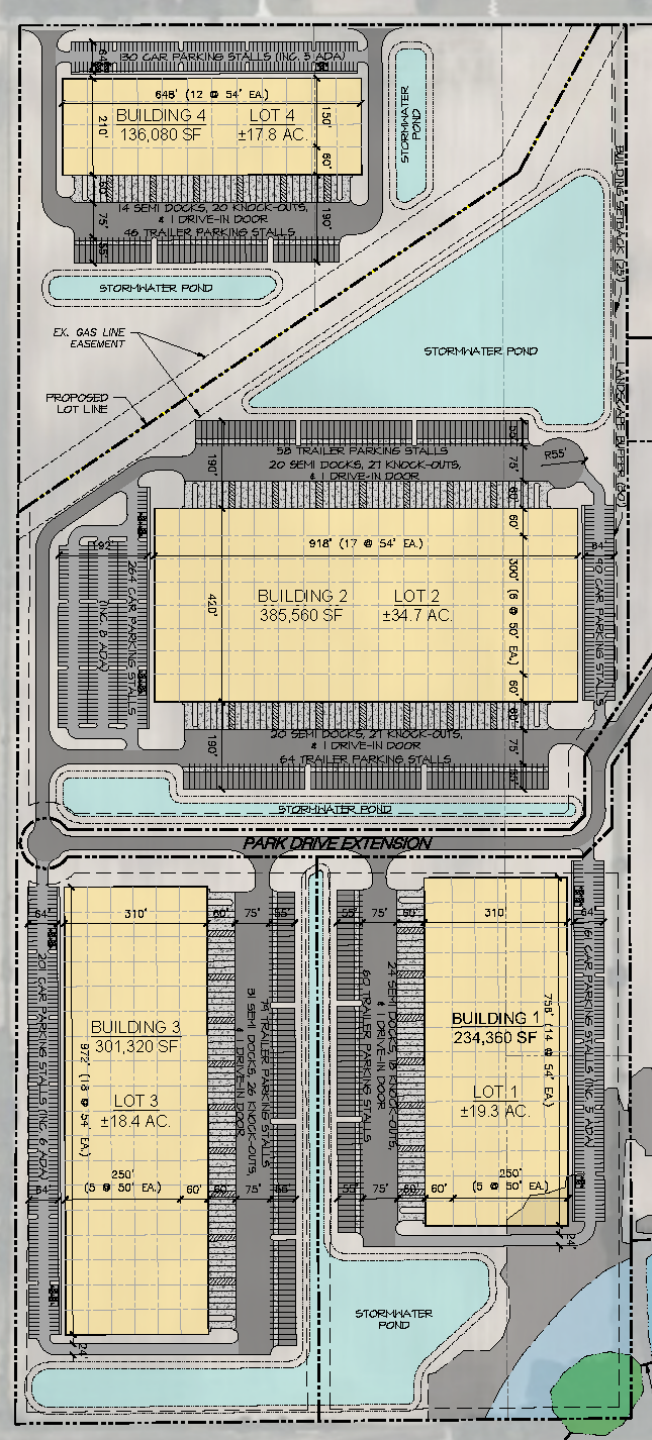
Building SF	±168,480 SF
Land AC	±13.30 AC
Column Spacing	50' x 54'
Loading	17 Docks 16 Knock-outs 1 Drive-in
Parking	136 Auto 40 Trailer

Building 5

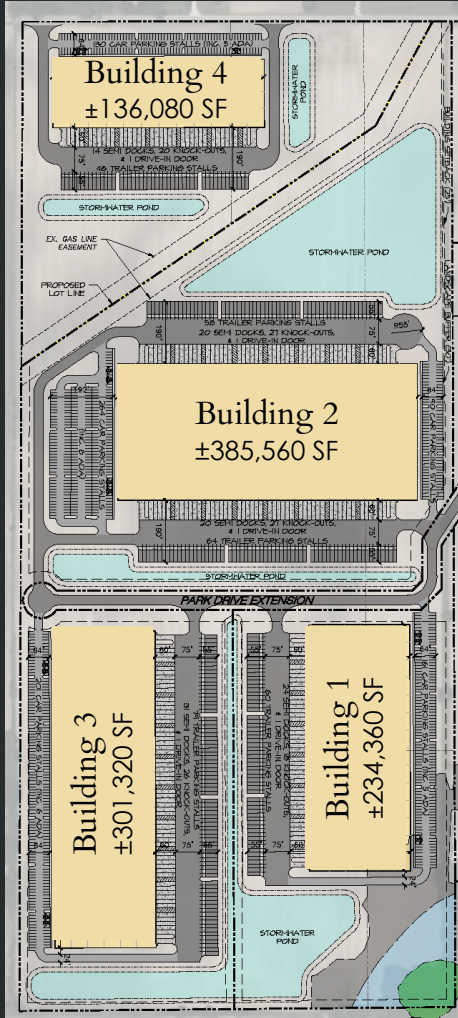
Building SF	±136,080 SF
Land AC	±17.80 AC
Column Spacing	50' x 54'
Loading	14 Docks 20 Knock-outs 1 Drive-in
Parking	130 Auto 46 Trailer



Proposed Master Site Plan #2



Building Specs



Building 1

Building SF	±234,360
Land AC	±19.30 AC
Column Spacing	50' x 54'
Loading	24 Docks 18 Knock-outs 1 Drive-in
Parking	161 Auto 60 Trailer

Building 2

Building SF	±385,560
Land AC	±34.70 AC
Column Spacing	50' x 54'
Loading	40 Docks 54 Knock-outs 2 Drive-ins
Parking	103 Auto 45 Trailer

Building 3

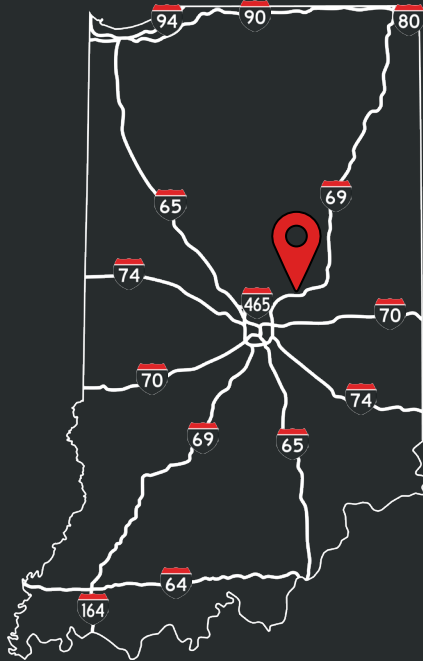
Building SF	±301,320
Land AC	±18.40 AC
Column Spacing	50' x 54'
Loading	31 Docks 26 Knock-outs 1 Drive-in
Parking	201 Auto 79 Trailer

Building 4

Building SF	±136,080
Land AC	±17.80 AC
Column Spacing	50' x 54'
Loading	14 Docks 20 Knock-outs 1 Drive-in
Parking	130 Auto 46 Trailer



Why Ingalls



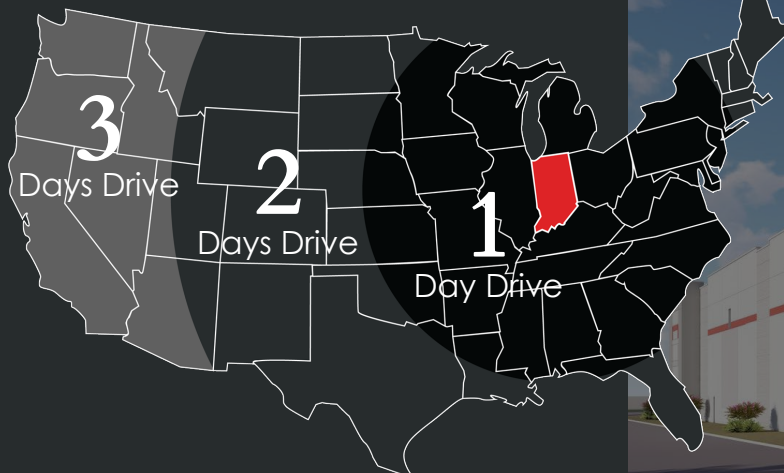
The Noblesville-Ingalls stretch of the **I-69 corridor** is becoming one of northeast Indianapolis' **most compelling growth paths** for industrial users. It connects established Hamilton County amenities and workforce access with emerging Madison County development opportunities, giving tenants the ability to serve the Indianapolis metro while positioning ahead of continued growth along I-69.



Ingalls provides the next strategic step east along this same corridor. Positioned in southwest Madison County, within the Indianapolis-Carmel-Anderson MSA, Ingalls provides **direct access to I-69** with connectivity to Anderson to the north and Indianapolis to the south, while remaining close to the established labor, housing, retail, and business amenities of Fishers, Noblesville, and Hamilton County. The Town's comprehensive planning identifies the I-69 / SR 13 interchange as a **key focus area for future growth and development**.



The corridor also offers strong employee-facing amenities. **Hamilton Town Center** includes more than 85 shops and dining options, creating nearby retail, restaurant, hotel, and service conveniences that help support **workforce attraction and retention**.





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