



**CLC** COUNTY LINE  
COMMERCE

INDIANAPOLIS, INDIANA



# REACH NEW HEIGHTS

Supply chain and logistics soar at County Line Commerce, an exciting new industrial project that is set to reach new heights in Indianapolis, Indiana. Strategically located at the intersection of County Line Road and I-65, this prime location offers unparalleled access to major transportation routes, making it ideal for logistics and distribution businesses. County Line Commerce is poised to become a premier destination for companies looking to establish a strong presence in the thriving Indianapolis market, offering build-to-suit facilities and a dynamic business environment. County Line Commerce is set to redefine industrial excellence in Indianapolis, Indiana.





**Class A, build-to-suit opportunities**



**Superior logistics location**



**4 buildings in Phase I with an option for a 6 building layout**



**Excellent visibility from I-65 (+186,000 vpd) and County Line Road (+21,000 vpd)**



**Easy access with planned improvements to Arlington Avenue and the intersection of Arlington Avenue and County Line Road**



**Casey's General Store and additional retail at the corner of County Line Road & Arlington Avenue**





# THE SITE

Download Site Plan

## UTILITIES



ELECTRIC  
AES



GAS  
Citizens

ARLINGTON AVE

# THE PLANS: BUILT TO SUIT YOU

## Building 1

±344,100 SF  
(310' X 1,110')

## Building 2

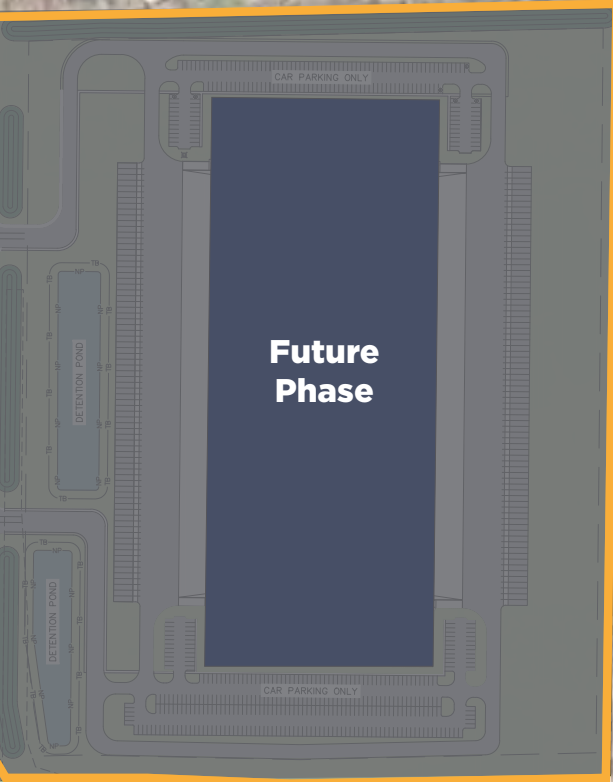
Leased

## Building 3

±572,850 SF  
(570' X 1,005')

## Building 4

±102,060 SF  
(210' X 486')



Future  
Phase

Retail



WATER  
Citizens

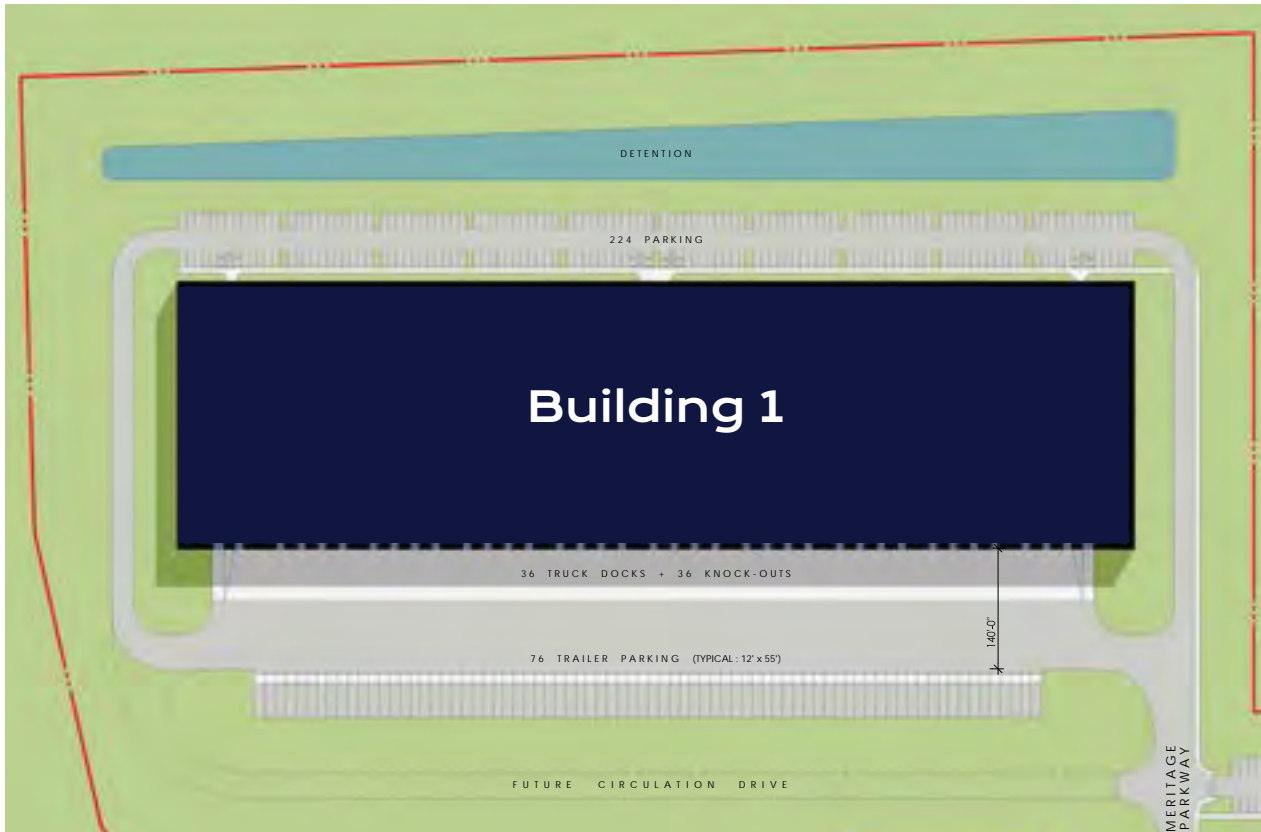


TELECOM  
AT&T



SEWER  
Citizens

# BUILDING 1

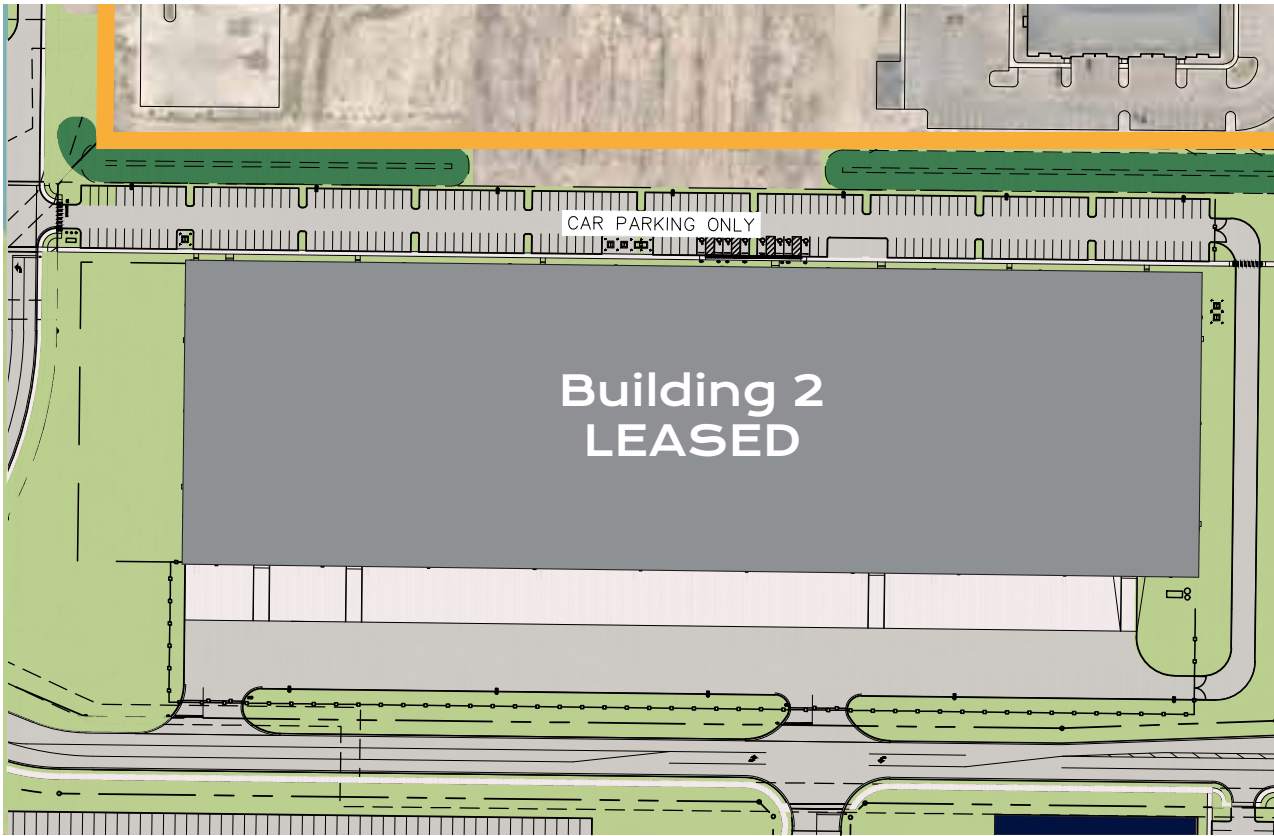


<b>Building SF</b>	344,100 SF
<b>Acreage</b>	±27.06
<b>Building Dimensions</b>	310' x 1,100'
<b>Clear Height</b>	32'-36'
<b>Column Spacing</b>	54' x 50' 54' x 60' speed bay
<b>Dock Doors</b>	36
<b>Dock Package</b>	35,000lb levelers, bumpers, seals & lights
<b>Future Dock Door Knock-outs</b>	36
<b>Drive-in Doors</b>	2 (12' x 14') motorized
<b>Auto Parking</b>	224
<b>Trailer Parking</b>	76
<b>Truck Court Depth</b>	140'
<b>Roof</b>	Mechanically attached .45" white TPO roof system
<b>Lighting</b>	30 FC LED
<b>Sprinkler</b>	ESFR
<b>Exterior Walls</b>	Insulated precast panels
<b>Windows</b>	Abundant office glass

**344,100 SF**  
**310' X 1,100'**



# BUILDING 2

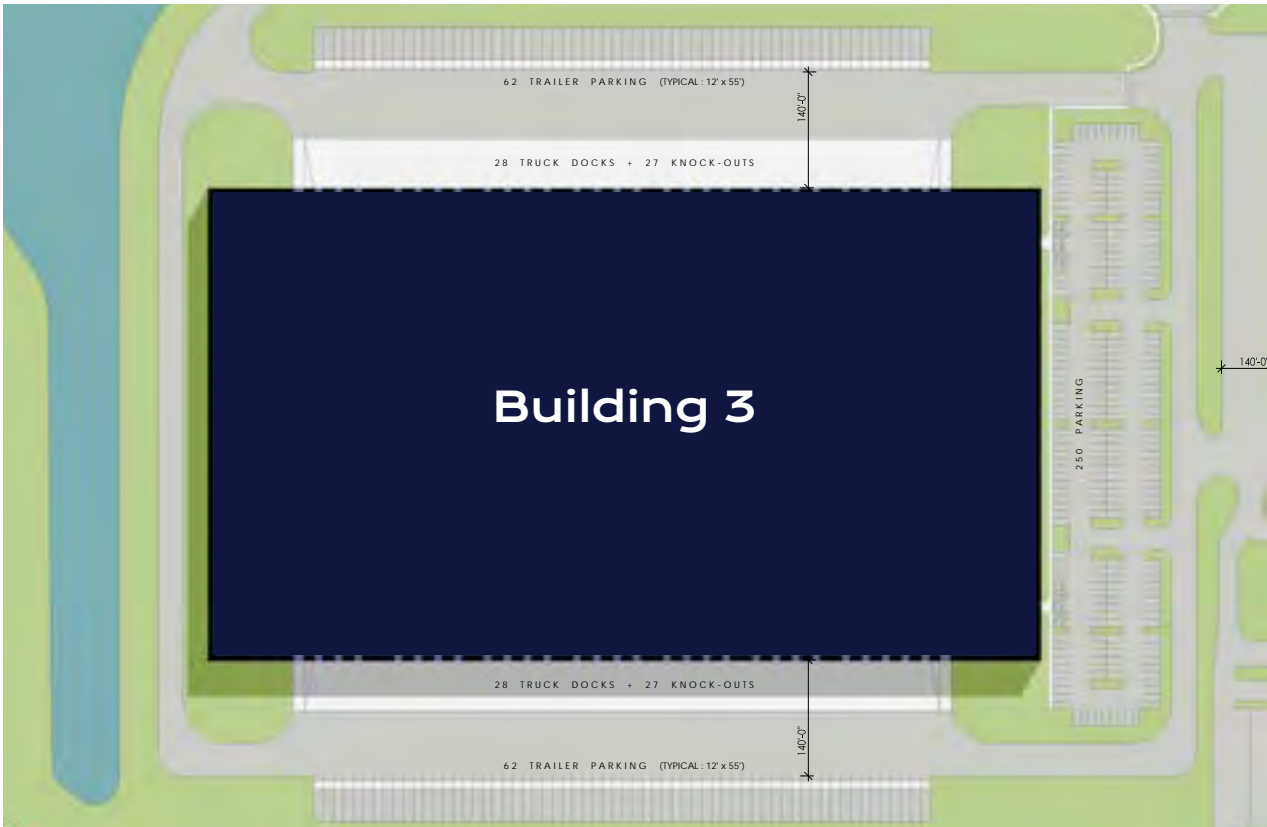


<b>Building SF</b>	324,880 SF
<b>Acreage</b>	±18.77
<b>Building Dimensions</b>	310' x 1,048'
<b>Clear Height</b>	BTS
<b>Column Spacing</b>	54' x 50' 54' x 60' speed bay
<b>Dock Doors</b>	BTS
<b>Dock Package</b>	35,000lb levelers, bumpers, seals & lights
<b>Future Dock Door Knock-outs</b>	BTS
<b>Drive-in Doors</b>	BTS
<b>Auto Parking</b>	BTS
<b>Truck Court Depth</b>	130'
<b>Roof</b>	Mechanically attached .45" white TPO roof system
<b>Lighting</b>	30 FC LED
<b>Sprinkler</b>	ESFR
<b>Exterior Walls</b>	Insulated precast panels
<b>Windows</b>	Abundant office glass

**324,880 SF**  
**310' X 1,048'**



# BUILDING 3

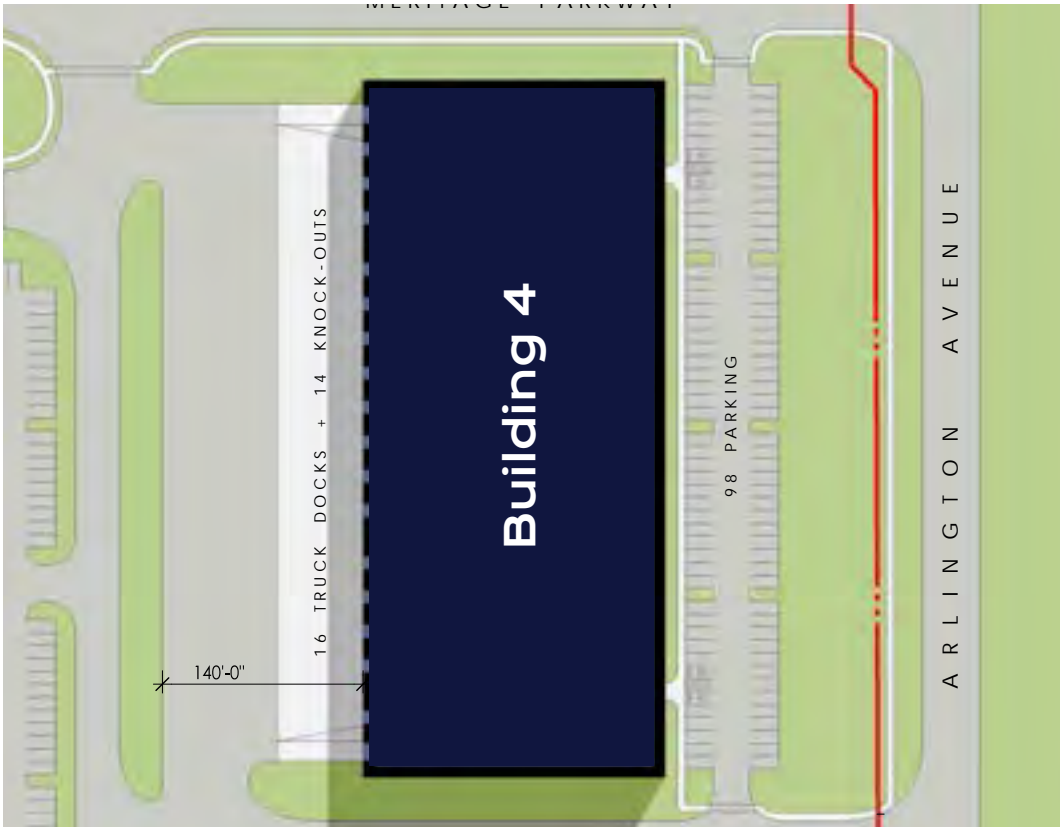


<b>Building SF</b>	572,850 SF
<b>Acreage</b>	±30.56
<b>Building Dimensions</b>	570' x 1,005'
<b>Clear Height</b>	40'
<b>Column Spacing</b>	54' x 50' 54' x 60' speed bay
<b>Dock Doors</b>	56
<b>Dock Package</b>	35,000lb levelers, bumpers, seals & lights
<b>Future Dock Door Knock-outs</b>	54
<b>Drive-in Doors</b>	4 (12' x 14') motorized
<b>Auto Parking</b>	250
<b>Trailer Parking</b>	124
<b>Truck Court Depth</b>	140'
<b>Roof</b>	Mechanically attached .45" white TPO roof system
<b>Lighting</b>	30 FC LED
<b>Sprinkler</b>	ESFR
<b>Exterior Walls</b>	Insulated precast panels
<b>Windows</b>	Abundant office glass

**572,850 SF**  
**570' X 1,005'**



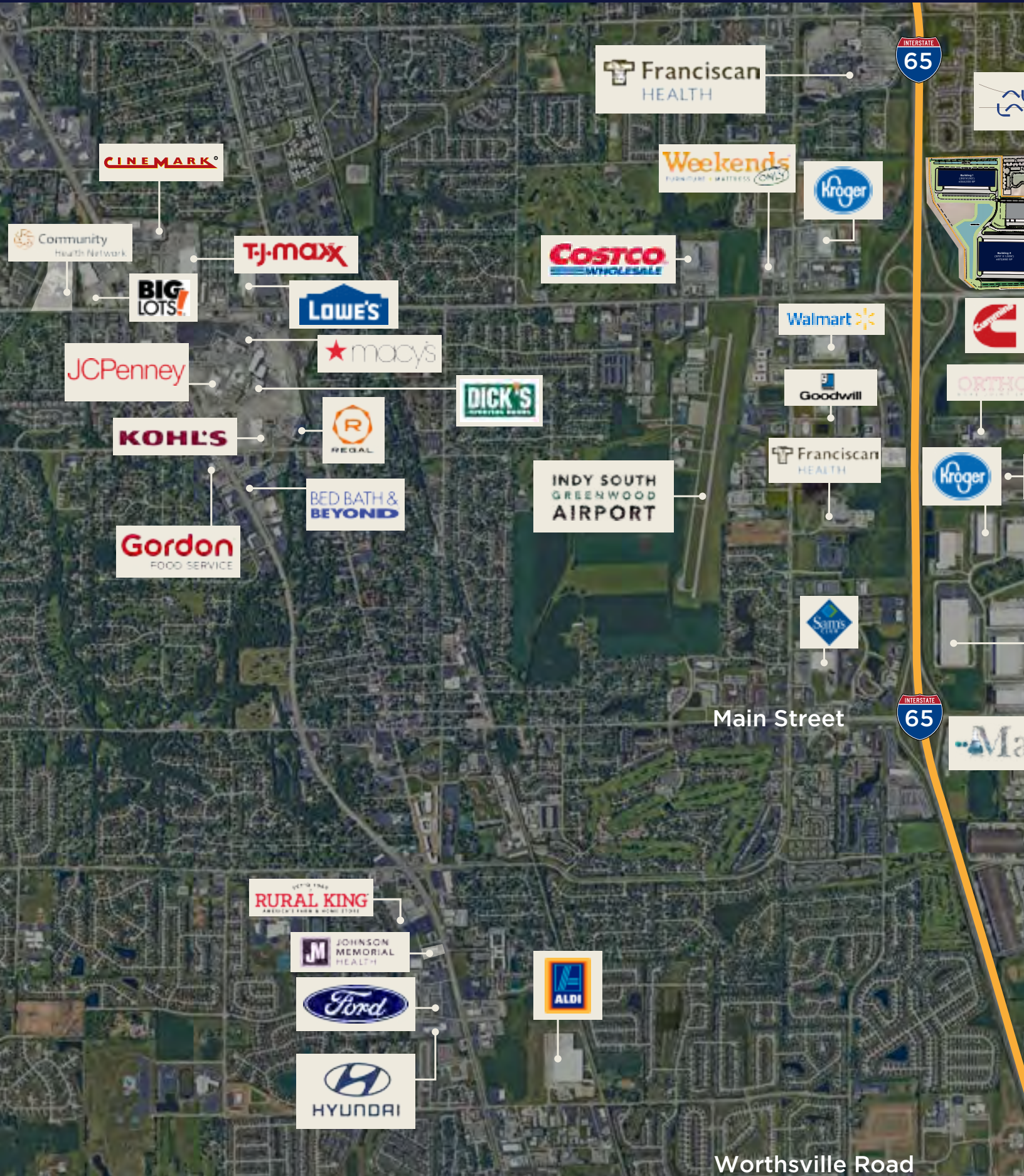
# BUILDING 4



<b>Building SF</b>	102,060 SF
<b>Acreage</b>	±5.98
<b>Building Dimensions</b>	210' x 486'
<b>Clear Height</b>	28'
<b>Column Spacing</b>	54' x 50' 54' x 60 speed bay
<b>Dock Doors</b>	16
<b>Dock Package</b>	35,000lb levelers, bumpers, seals & lights
<b>Future Dock Door Knock-outs</b>	14
<b>Drive-in Doors</b>	2 (12' x 14') motorized
<b>Auto Parking</b>	98
<b>Truck Court Depth</b>	140'
<b>Roof</b>	Mechanically attached .45" white TPO roof system
<b>Lighting</b>	30 FC LED
<b>Sprinkler</b>	ESFR
<b>Exterior Walls</b>	Insulated precast panels
<b>Windows</b>	Abundant office glass

**102,060 SF**  
**210' X 486'**





INTERSTATE 65

CINEMARK

Community Health Network

BIG LOTS!

TJ-maxx

LOWE'S

JCPenney

macy's

DICK'S SPORTS & SHIRT

KOHL'S

REGAL

BED BATH & BEYOND

Gordon FOOD SERVICE

INDY SOUTH GREENWOOD AIRPORT

Franciscan HEALTH

Weekends FURNITURE + MATTRESS ONLY

Kroger

Walmart

Goodwill

Franciscan HEALTH

Sears

Main Street

INTERSTATE 65

RURAL KING AMERICA'S FARM & HOME STORE

JOHNSON MEMORIAL HEALTH

Ford

HYUNDAI

ALDI

Worthsville Road

53



ORTHO

Kroger

Ma



**CLC** COUNTY LINE COMMERCE

County Line Road



Strategic location on the boundary of Indianapolis and Greenwood



Immediate access to I-65



High-growth industrial market

8

8 interstate systems connect Indiana to the country



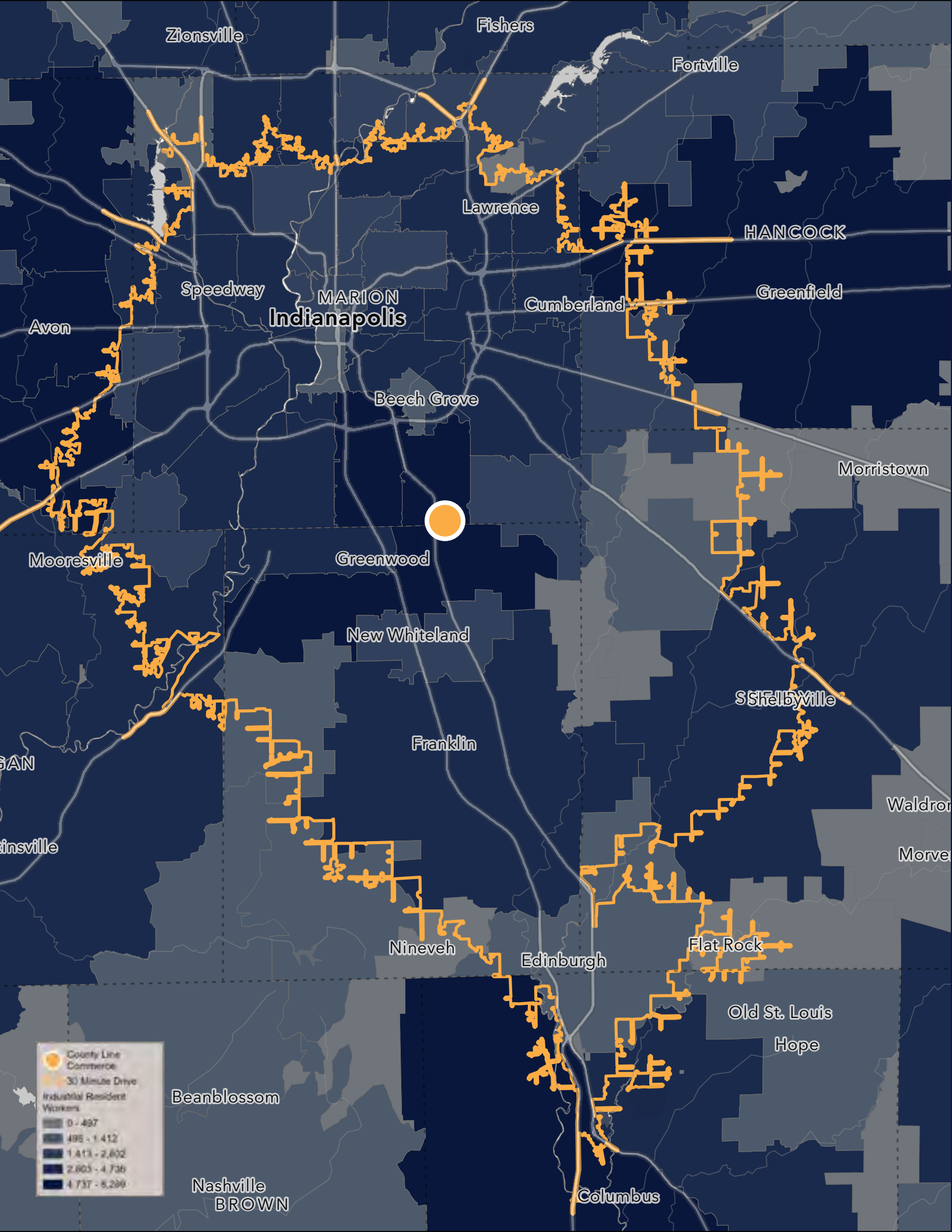
Last available sites at ideal intersection of I-65 & County Line Road



Neighboring companies include Amazon, FedEx, Cummins, and more



Surrounded by strong demographics and large labor pool



# THE DEMOGRAPHICS

## Industries



**94,332**

Industrial workers living and working within 30 min



**96,074**

Industrial workers working within 30 min

## Population



**865,101**

Total population within 15 miles



**455,680**

Total labor force within 15 miles

## Education



**88.7%**

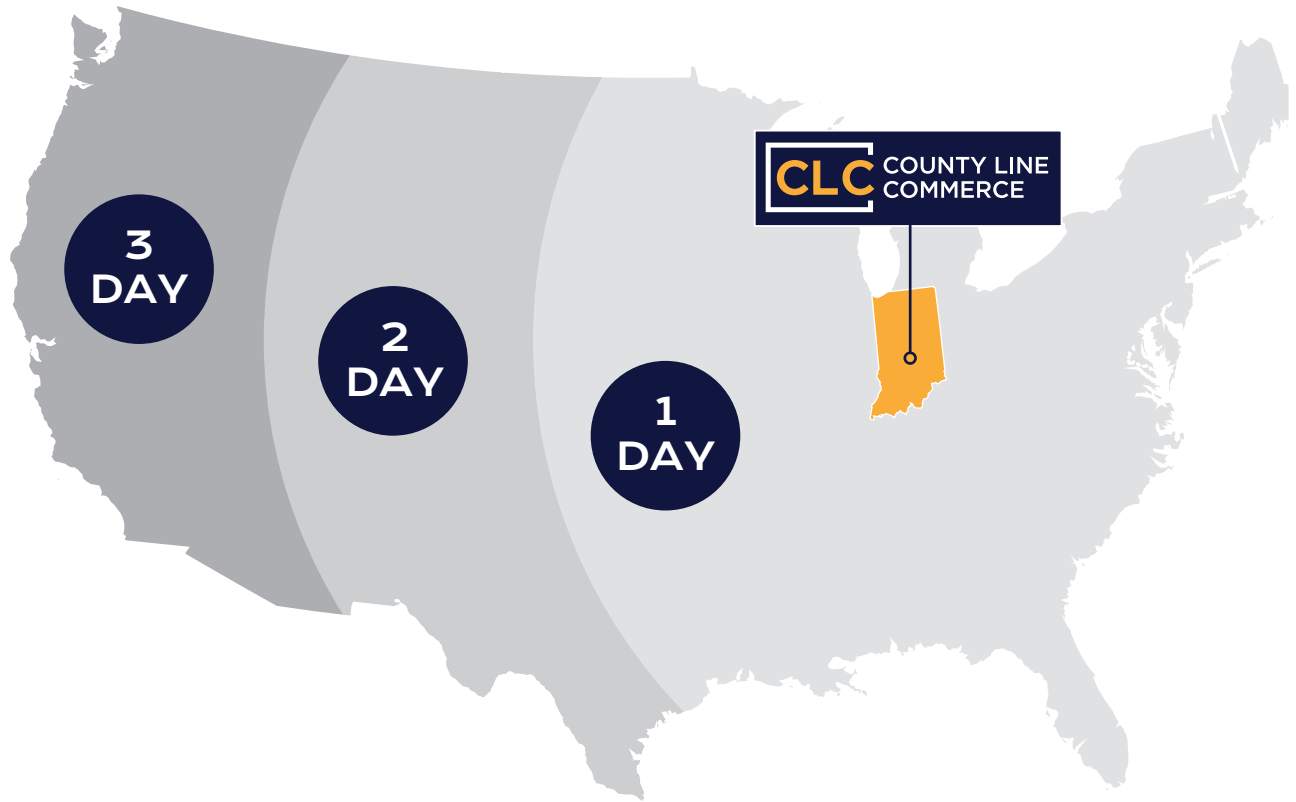
High school diploma/GED within 15 miles



**39.0%**

Associates degree or higher within 15 miles

# THE CROSSROADS OF AMERICA



**50%**

Within one day's drive to more than 50% of the populations of U.S. and Canada



Home to more pass-through highways than any other state

**#5**

Indiana is ranked #5 in the U.S. for cost of doing business (CNBC Top States for Business)

**#1**

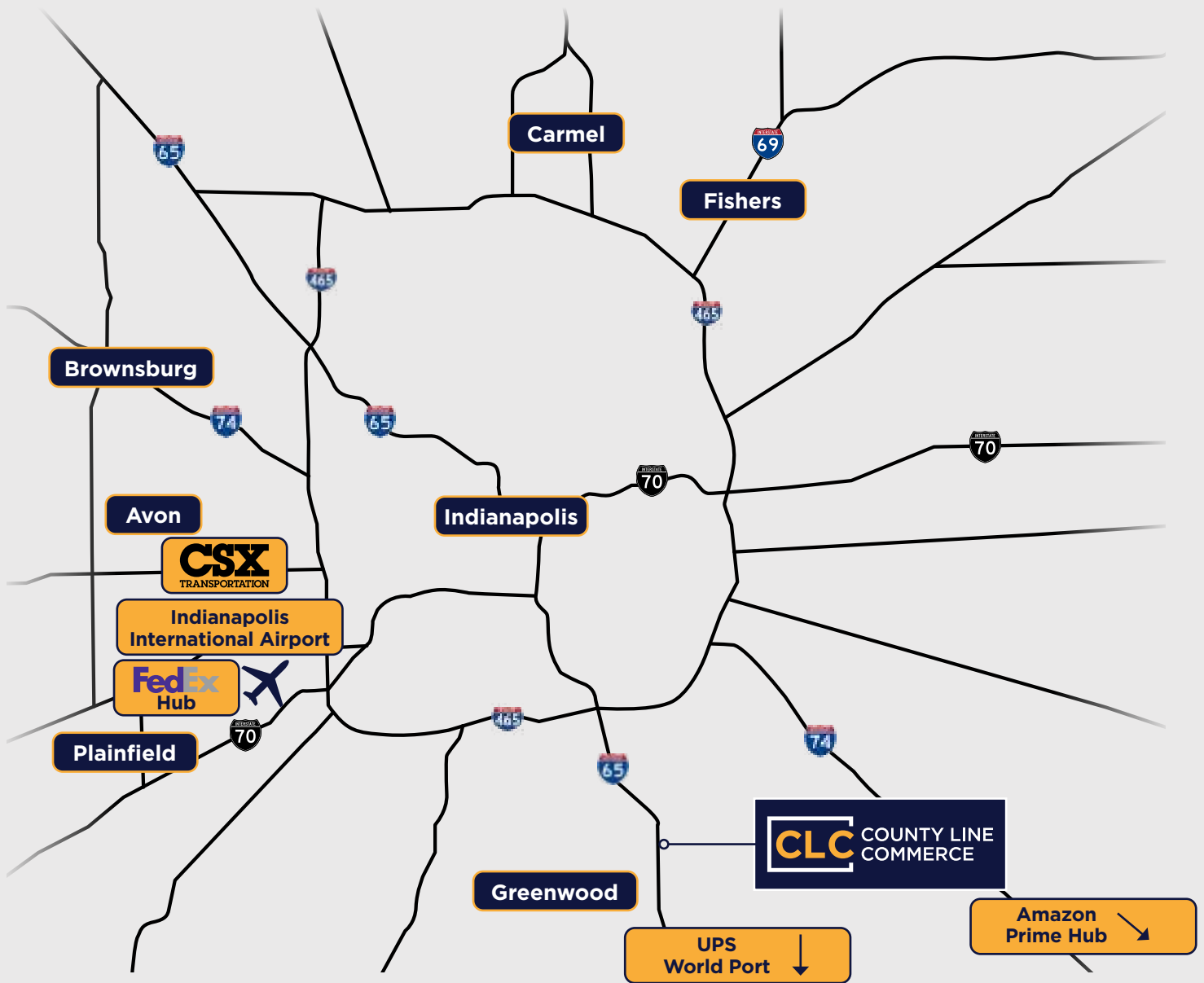
Indiana is ranked #1 in the U.S. for infrastructure (CNBC Top States for Business)

**2ND**

Indianapolis FedEx hub is the 2nd largest nationally

**1.5B**

1.5 billion tons of freight travel through Indiana yearly, making it the 5th busiest state for commercial freight traffic (INDOT)



# DRIVE TIMES

Indianapolis International Airport/FedEx Hub	25 minutes
I-465	10 minutes
Indianapolis CBD	15 minutes
CSX Intermodal Terminal	45 minutes
Cincinnati CVG Airport (Amazon Prime Hub)	1 hour 45 minutes
Louisville (UPS Worldport)	1 hour 45 minutes



I-65 & County Line Rd.  
Indianapolis, IN

Contact us for more information:

**Brian Seitz, SIOR**  
Executive Managing Director  
317.810.7184  
brian.seitz@jll.com

**Brian Buschuk**  
Executive Managing Director  
317.810.7180  
brian.buschuk@jll.com

[clcommercepark.com](http://clcommercepark.com)



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