

9190 Corporation Drive

Indianapolis, IN 46256

I-3-S INDUSTRIAL LAND AVAILABLE

FOR SALE OR BUILD-TO-SUIT
OPPORTUNITY



PROPERTY HIGHLIGHTS

- ±2.7 acres available for sale
- Build-to-suit ±30,000 SF (divisible)
- Located on the northeast side of Indianapolis
- High-profile location on I-69 with excellent visibility
- Access to I-465, SR 37 and I-69 through two diamond interchanges
- Zoned I-3-S
- Sale Price: \$985,500.00

HIGHEST AND BEST USES

- Wholesale/Showroom
- Office
- Corporate Office/Warehouse
- Office/Warehouse



KEVIN W. ARCHER

Senior Director

+1 317 218 7217

kevin.archer@cushwake.com



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

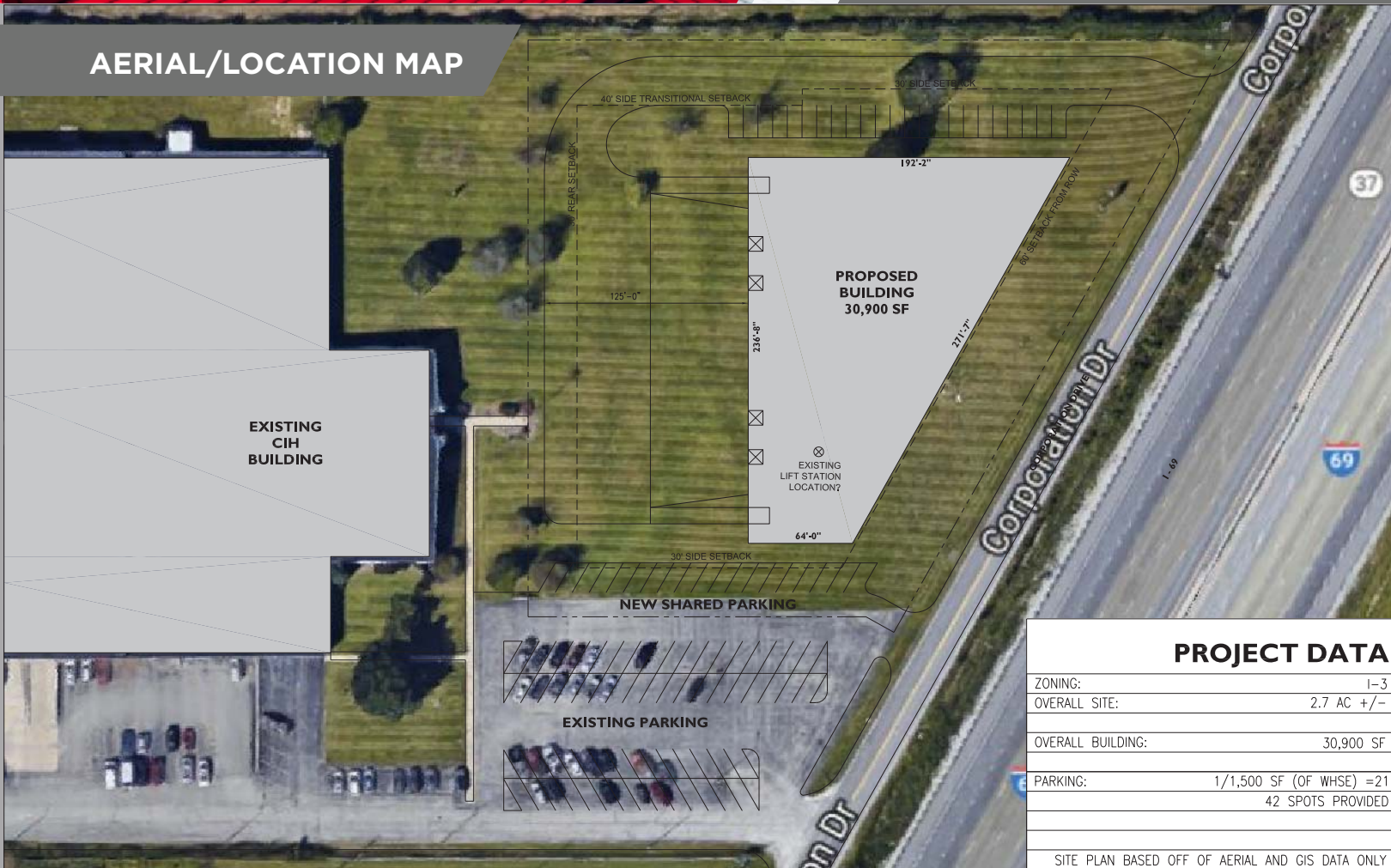
9190 Corporation Drive

Indianapolis, IN 46256

I-3-S INDUSTRIAL LAND AVAILABLE

FOR SALE OR BUILD-TO-SUIT OPPORTUNITY

AERIAL/LOCATION MAP



Traffic Counts

Corporation Drive at 96th Street	23,721
I-69 at 82nd Street	190,722
I-69 at 96th Street	71,516

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,351	61,360	164,254
AVG. HH Income	\$66,226	\$96,098	\$113,443
Daytime Population	15,867	67,036	116,576



CUSHMAN & WAKEFIELD

cushmanwakefield.com