

9190 Corporation Drive

Indianapolis, IN 46256

I-3-S INDUSTRIAL LAND AVAILABLE

FOR SALE OR BUILD-TO-SUIT
OPPORTUNITY



PROPERTY HIGHLIGHTS

- ±1.6 acres available for sale
- Build-to-suit ±15,000 SF
- 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

HIGHEST AND BEST USES

- Wholesale/Showroom
- Office
- Corporate Office/Warehouse



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**CUSHMAN &
WAKEFIELD**

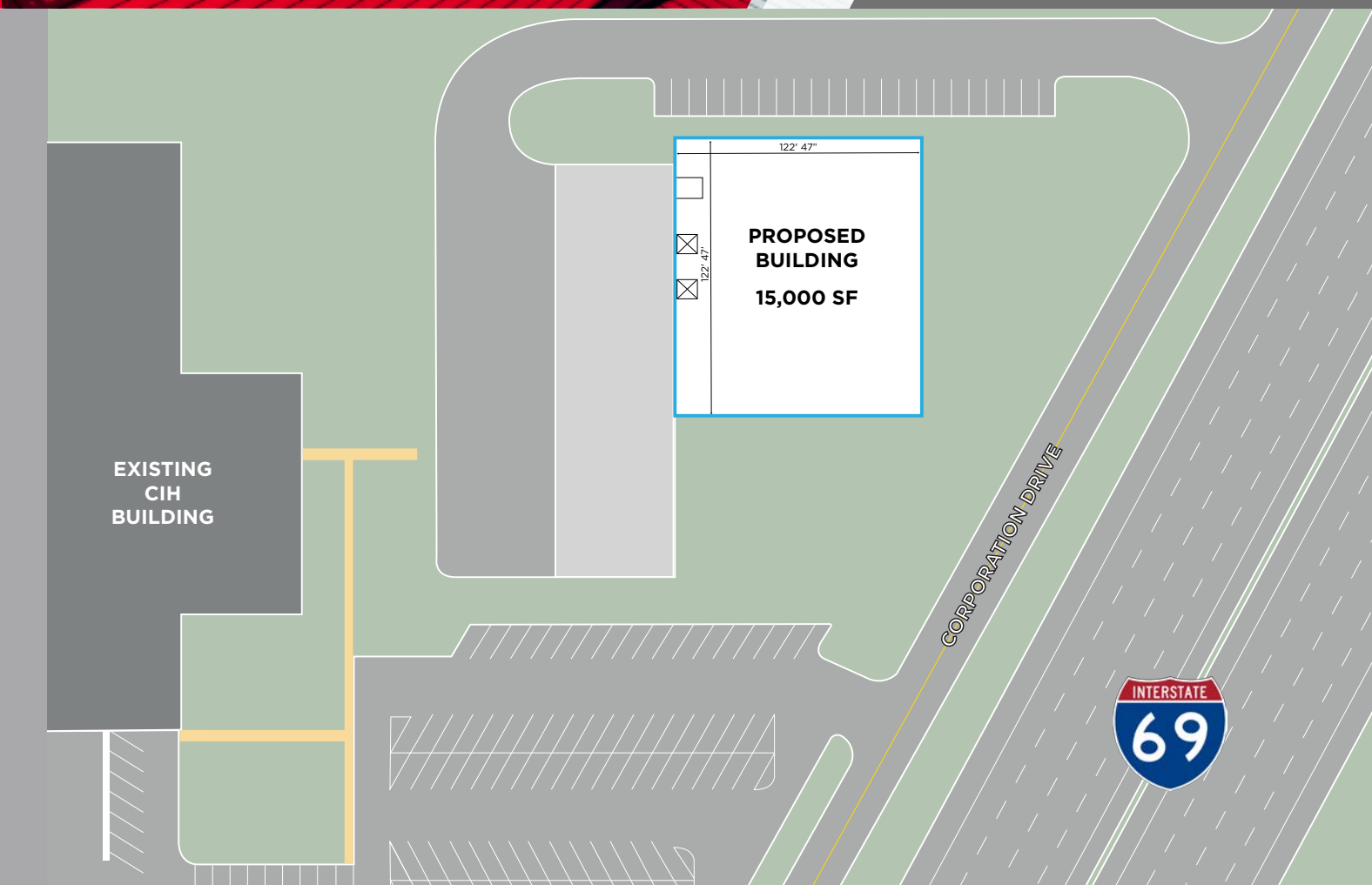
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Traffic Counts

Corporation Drive at 96th Street	25,380
I-69 at 82nd Street	157,646
I-69 at 96th Street	129,053

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,934	59,124	154,510
AVG. HH Income	\$89,092	\$113,926	\$138,124
Daytime Population	10,233	61,884	118,739



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