



# PARK 69

Ingalls, IN

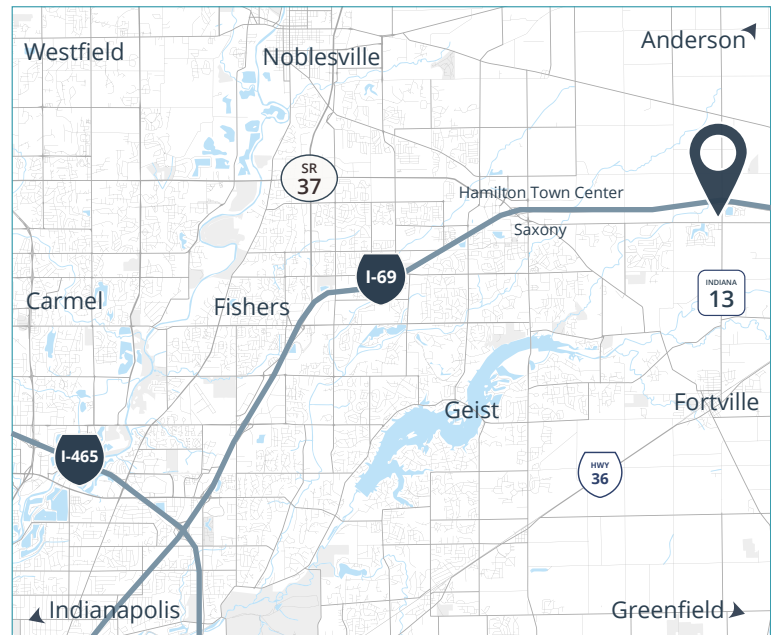


\*April 21st, 2026 - Building 1 (23,850 SF)

## Modern Industrial Park - Outdoor Storage Permitted

### FOR LEASE

- **Building 1: ±23,850 SF - Leased & Available for Occupancy October 1, 2026**
- Flexible building options ranging from ±23,850 SF to ±180,000 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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HAMILTON TOWN CENTER  
A SIMON MALL

5 MIN

Exit 214

I-69

SQUARE BOX STORAGE

GENERAL TRUCK SALES

New Road Extension

Loves

GetGo

INDIANA 13

FUTURE RETAIL

DairyChem

ADVANCED TURF SOLUTIONS

LEASED Available October 1, 2026

LEASED

BUILDING 1 - 23,850 SF

CR W 800 S / E 136<sup>th</sup> St

Future Roundabout

Future Roundabout

TAYLORS

Ziggis COFFEE

FUTURE RETAIL



SURROUNDING BUSINESSES & AMENITIES



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

**PRIME LOCATION**



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



**PARK 69**

\*April, 2026

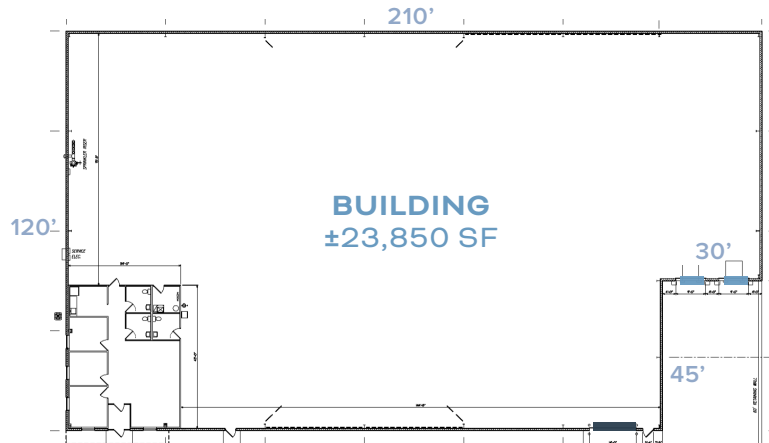
# CONCEPTUAL SITE PLAN

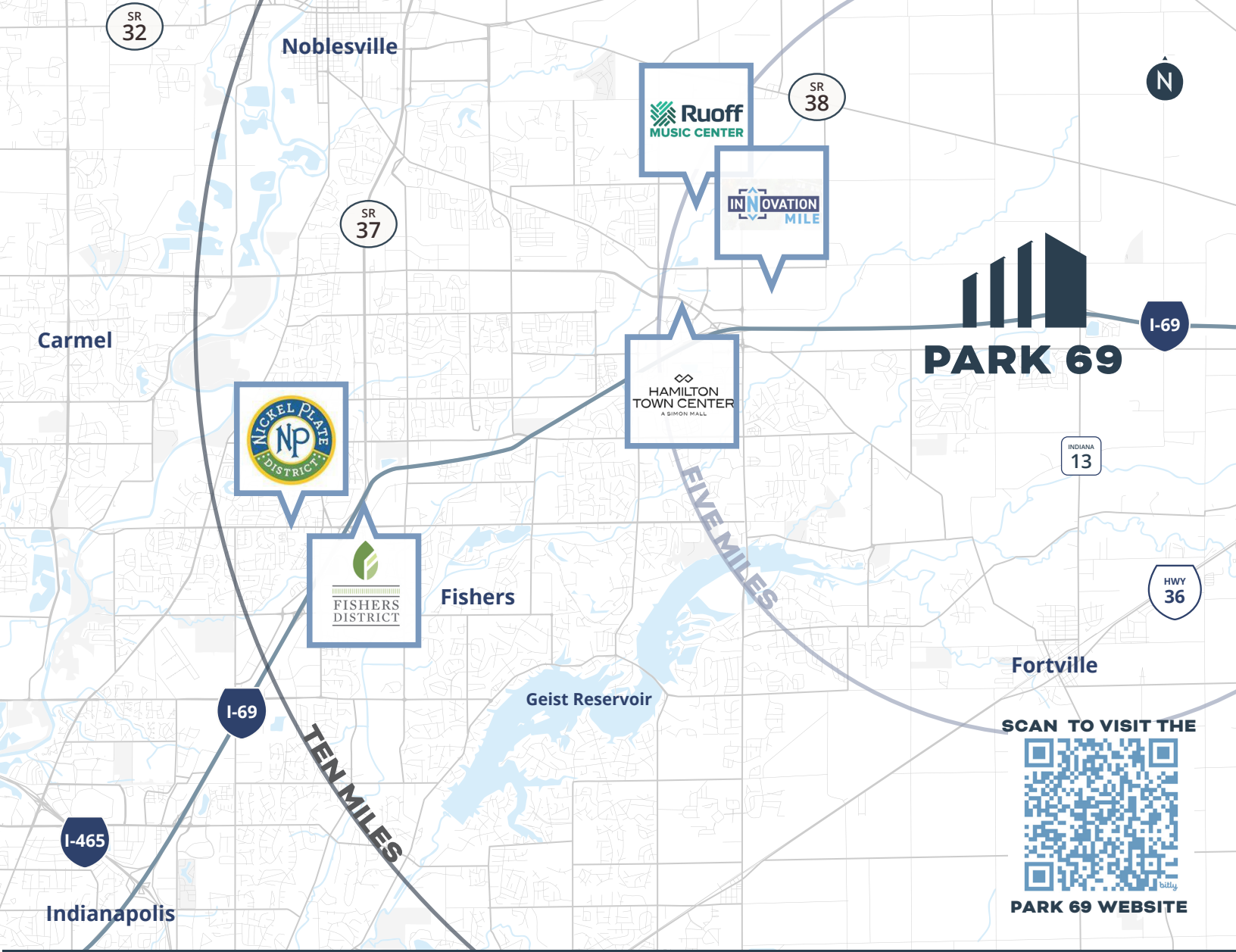
**LEASED**  
Available  
October 1,  
2026



## BUILDING 1 - LEASED AVAILABLE OCTOBER 1, 2026

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





SCAN TO VISIT THE



PARK 69 WEBSITE

**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**

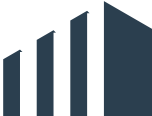
I-69	0.7 mi
I-70	15 mi
I-465	17 mi
US-31	23 mi
I-74	27 mi
I-65	28 mi
MT COMFORT AIRPORT	25 mi
ANDERSON MUNICIPAL	43 mi
INDIANAPOLIS INT'L	43 mi

**CROSSROADS OF AMERICA**

**8** interstate systems connect Indiana to the country

**40<sup>+</sup>** major metropolitan areas within an 8-hr drive

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



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Developed by:

