

Business Center for Sale

Fortune Park 1 & 2
4005-4113 Vincennes Road
Indianapolis, Indiana 46268



Excellent Investment Opportunity | Fully Leased



Snapshot

Building Size: 38,237 SF
Land: 4.36 Acres
Zoning: CS
Year Built: 1984
Parking: ~3/1000 parking ratio
Location: Fortune Park Business Center
Northwest of 86th Street
& Michigan Road

Property Details

Flex space with various mix office and warehouse, docks and drive-in capability. Excellent access to I-465 interchanges via 86th Street and Michigan Road.

The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

NOI	OCCUPANCY	PRICE
\$315,501	100%	SUBJECT TO OFFER

3502 Woodview Trace, Suite 250
Indianapolis, Indiana 46268
317.875.8888

www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

ANDREW FOLLMAN, CCIM
Vice President, NAI Business Manager
317.566.5614
afollman@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Site Plan



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Property Photos



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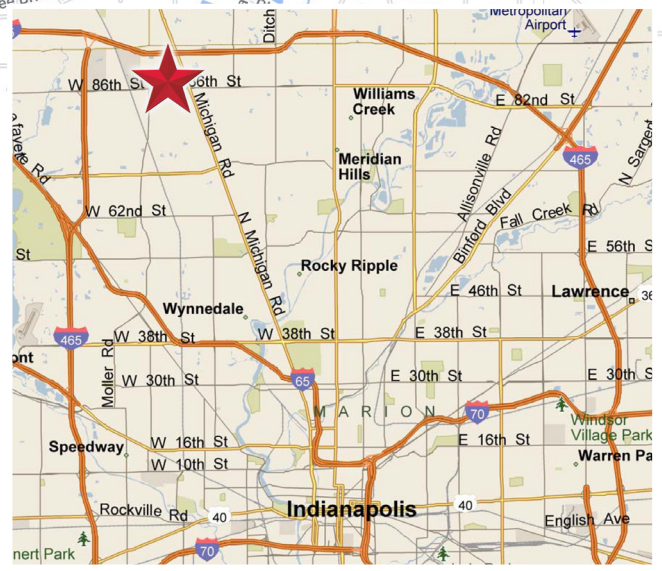
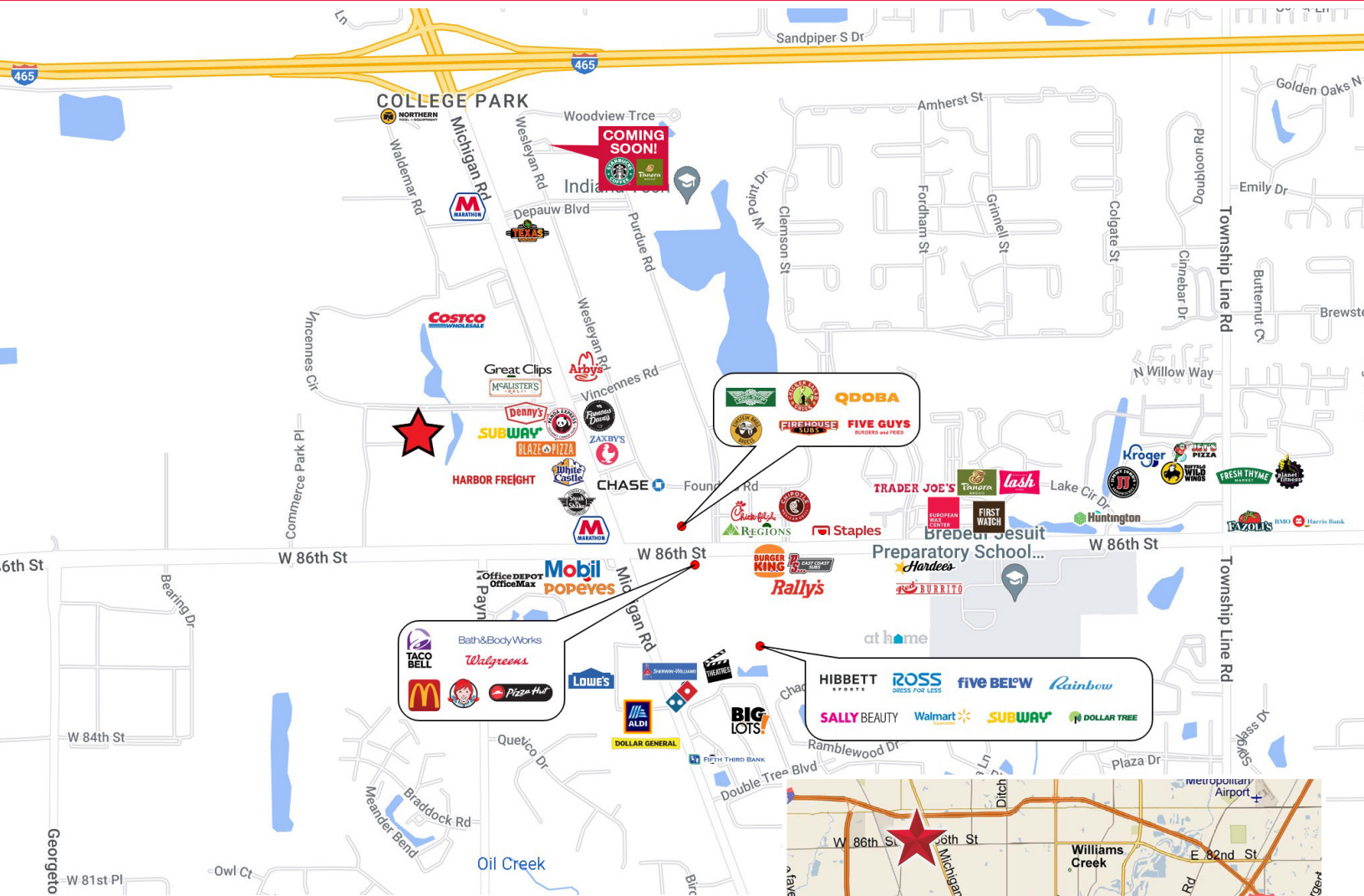
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Excellent Access to I-465 Interchanges via 86th St. & Michigan Rd.



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNT
POPULATION	4,853	55,822	144,605	45,618 on Michigan Rd.
NUMBER OF HOUSEHOLDS	2,594	24,141	59,265	41,945 on W. 86th St.
AVERAGE HOUSEHOLD INCOME	\$54,340	\$84,632	\$113,262	

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Confidential Memorandum and Disclaimer

NAI Cressy Commercial Real Estate. (“Agent”) has been engaged as the exclusive agent for the sale of Fortune Park 1 & 2, Indianapolis, Indiana (the “Property”), by the owner of the Property (“Seller”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 2022.

Prospective Purchaser: Signed Name: _____
-Printed Name: _____
Title: _____
Mailing Address: _____
Phone #: _____ Fax # _____
Email Address: _____

Representing Broker:
Printed Name: Andrew Follman, CCIM
Title: Vice President, NAI Business Manager
Mailing Address: 3502 Woodview Trace, Suite 250, Indianapolis, IN 46268
Phone #: 317.566.5614
Email Address: afollman@cressy.com

Return to: NAI Cressy, 3502 Woodview Trace, Suite 250, Indianapolis, IN 46268 | 317.875.8888

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