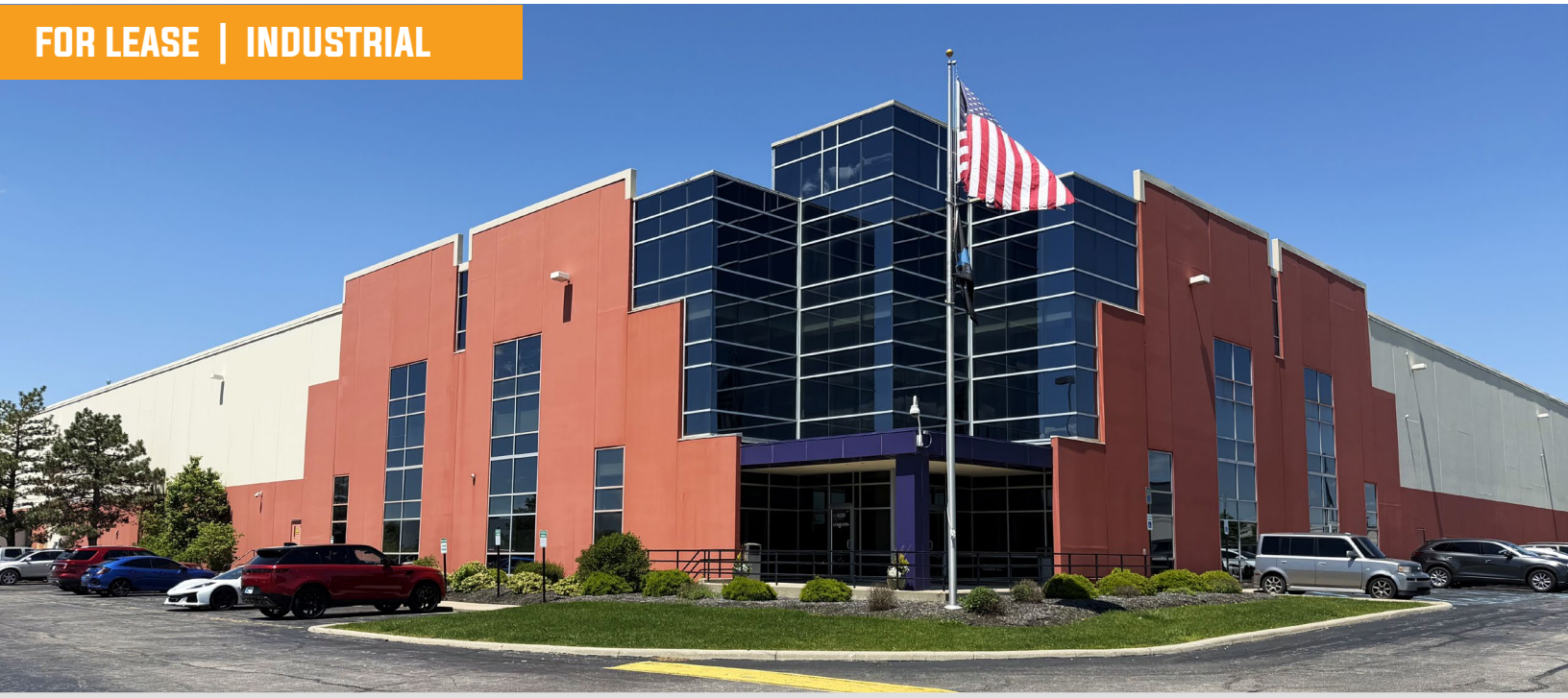
Freestanding Cross-Docked Facility

5335 W 74th St Indianapolis, IN 46268

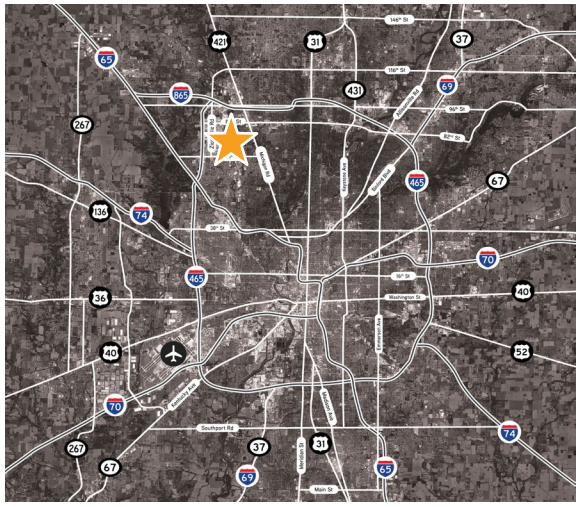
FOR LEASE | INDUSTRIAL



PROPERTY HIGHLIGHTS

- 312,690 total SF
- 32’ clear height
- Zoned CS
- Dock and drive-in loading
- ESFR fire protection system
- 2,500 amps of power in place
- New roof in 2026
- 15 minutes to Downtown Indianapolis, Indianapolis International Airport, and Global FedEx Hub
- Immediate access to I-465 and I-65
- Lease Rate: $6.95/SF NNN
- Est. OpEx: $1.87/SF + 3% mgmt. fee





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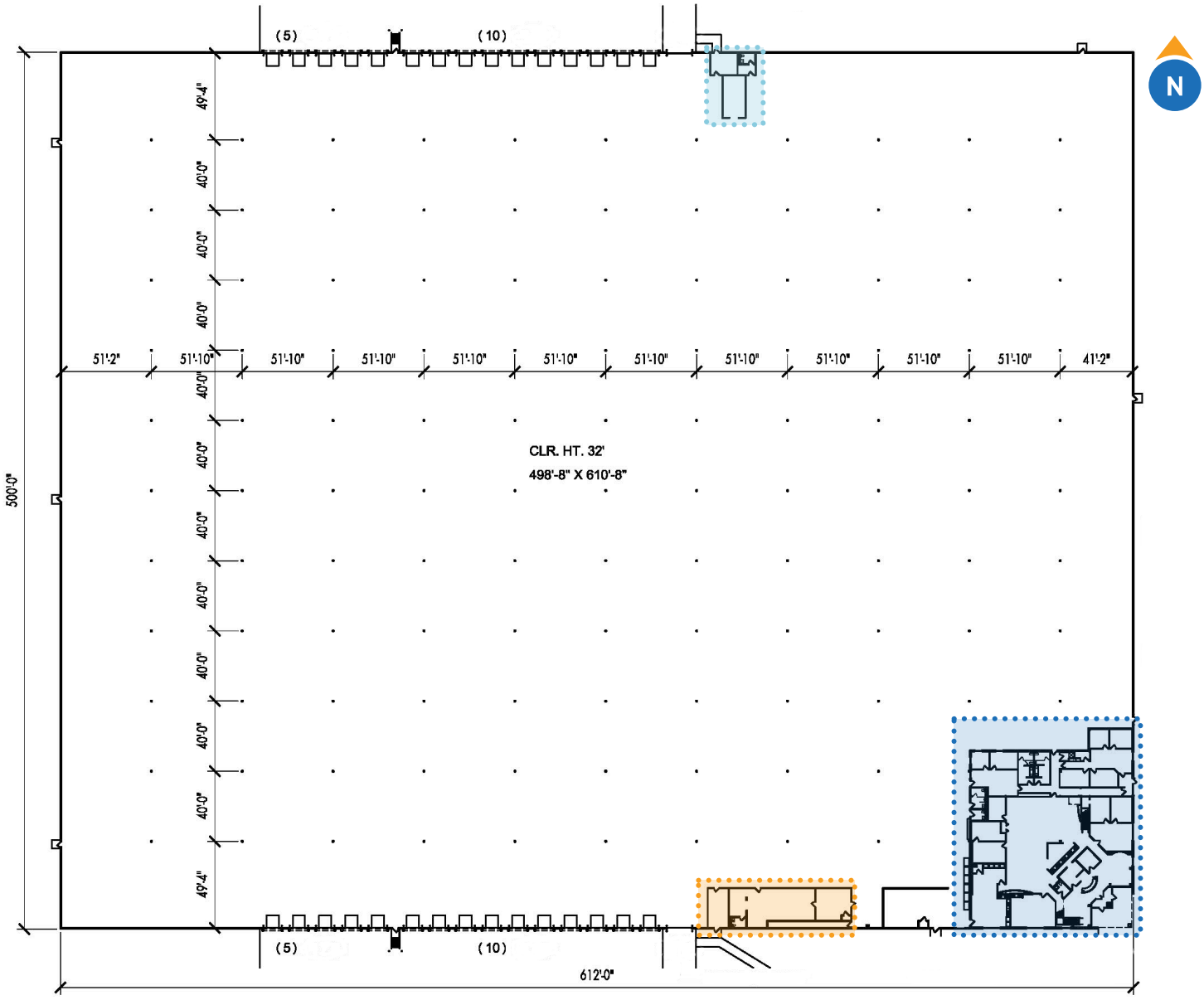
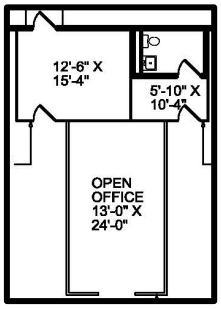
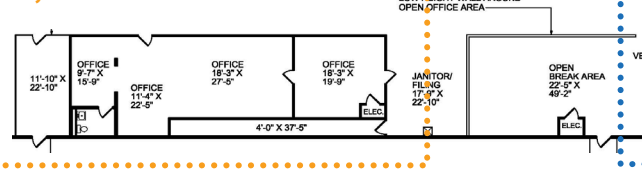


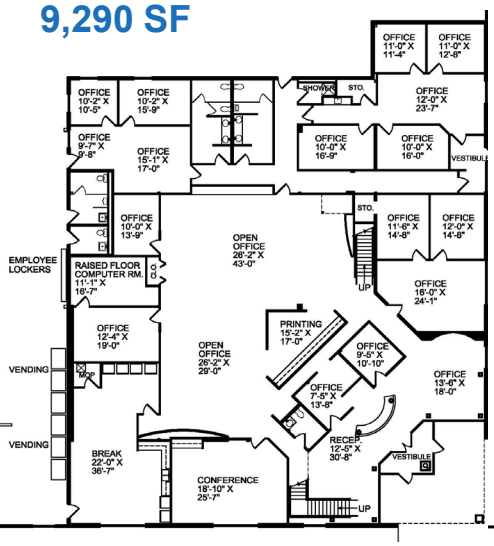
S/R Office
330 SF



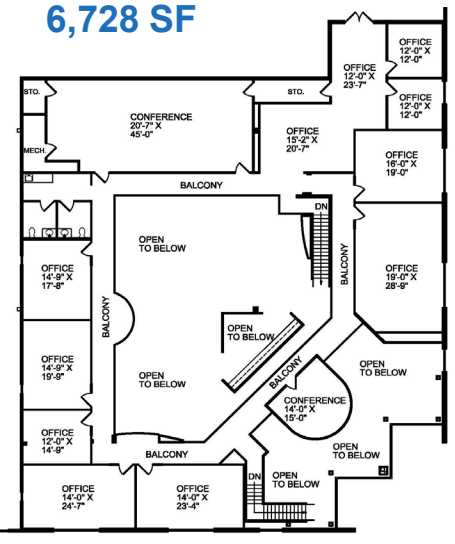
South Warehouse Office
1,877 SF



1st Floor Office
9,290 SF

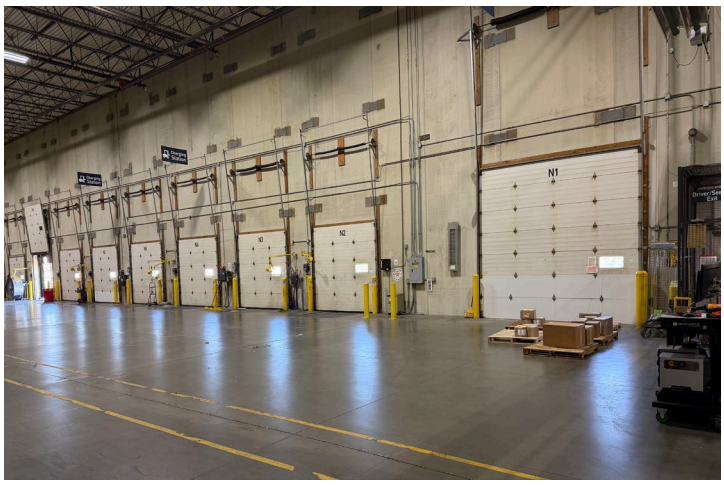


2nd Floor Office
6,728 SF



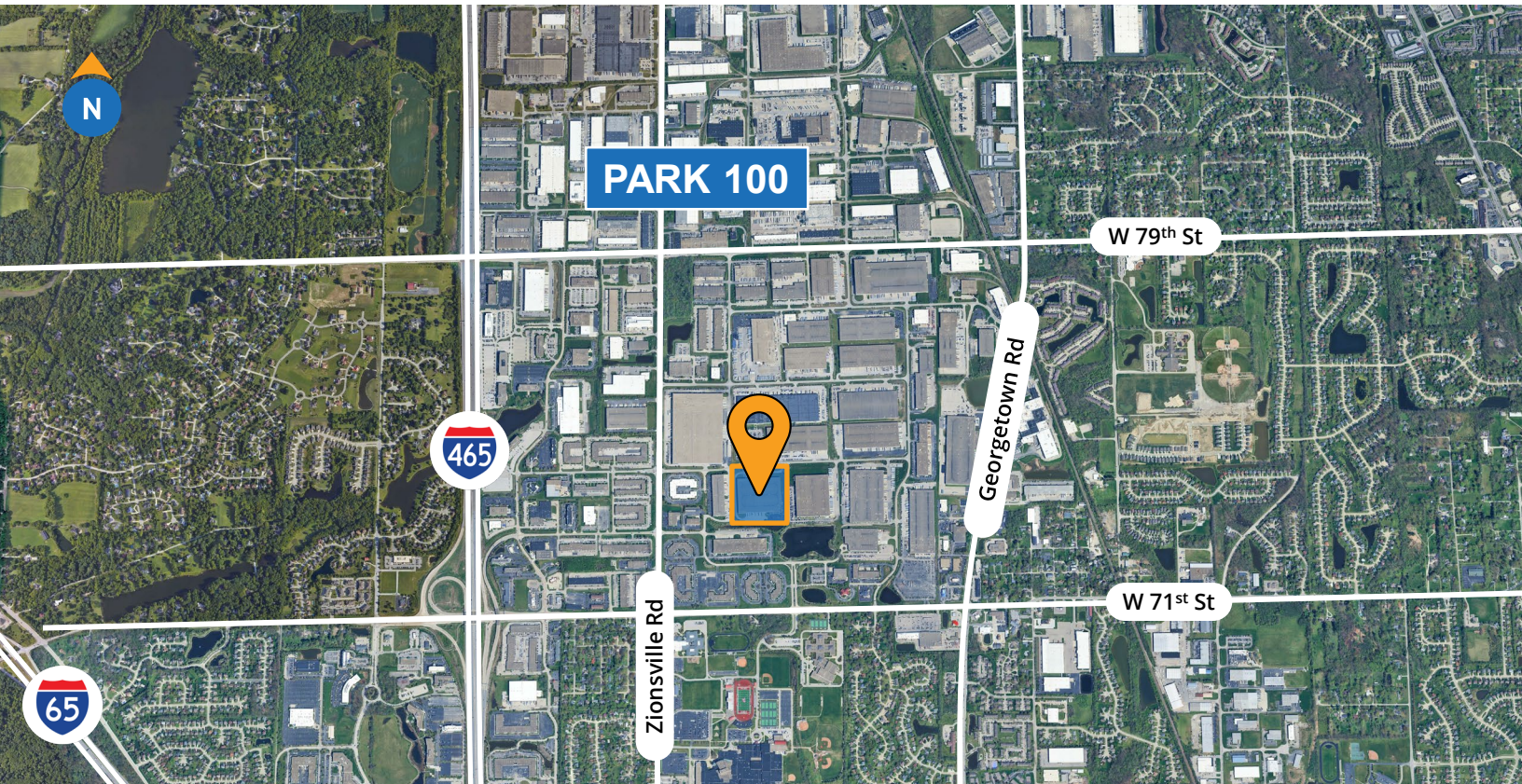
SITE & BUILDING SPECS

Total Building Area	312,690 SF (500’ x 612’)
Site Area	15.16 AC
Office Space	1st Floor: 11,497 SF 2nd Floor: 6,728 SF
Clear Height	32’
Dock Doors	(30) 10’ x 10’ docks with seals, levelers, and swing lights
Drive-in Doors	(2) 14’ x 14’ drive-ins
Power	2,500 amps
Zoning	CS
Column Spacing	51’10” x 40’ (51’10” x 49’4” speed bays)
Car Parking	108 spaces
Trailer Parking	15 spaces (expandable to 31)
Forklift Charging Stations	22
Year Built	2000



DESIGN DETAILS

Construction	Insulated precast panel system
Roof	Ballasted (new roof in 2026)
Lighting	LED
Heating	Roof mounted heating units
Fire Protection	ESFR
Floor	8” unreinforced concrete slab



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WHY INDIANA — TOP IN TRANSPORT ACCESSIBILITY

INDIANAPOLIS INT'L AIRPORT

IND

- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 13th year named "Best Airport in North America"

INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



IND	Indianapolis Int'l Airport
EW	Evansville Regional Airport
FWA	Fort Wayne Int'l Airport
GCIA	Gary/Chicago Int'l Airport
SBN	South Bend Int'l Airport



INDIANA ROADS — UNRIVALED LOGISTICS CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network *(Inland Freight Distribution Cluster)*
- 40+ major cities & 75% of U.S. population within 1-day drive
- 4th busiest state for commercial freight traffic

INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

Indiana's industrial market is more that stable—**it's strategically positioned for long-term growth**, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem

1st in U.S. for manufacturing output

1st best state to start a business

2nd # Manufacturing Jobs (% of workforce)

3rd in advanced industry specialization

sources: Forbes Magazine, Site Selection Magazine, Business Facilities



NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing $8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

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