

±2.6 ACRES OF OUTDOOR STORAGE

Colliers

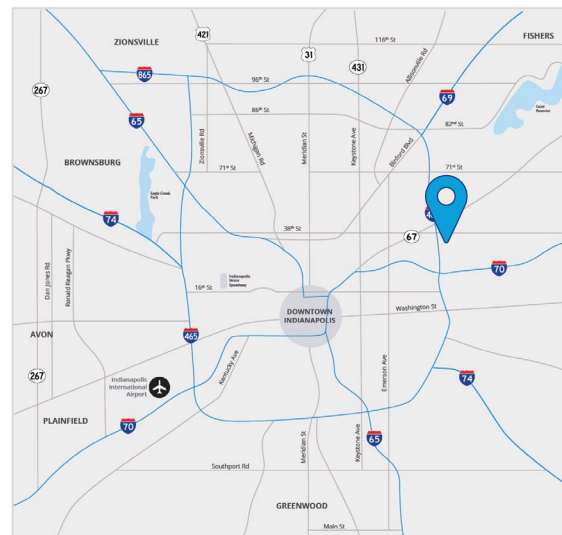
For Lease

Warehouse/Distribution/Manufacturing Space

3131 N Franklin Road
Indianapolis, IN 46226

Property Highlights

- 486,634 total SF building
- 42,736 – 167,915 SF available
- Dock and drive-in loading
- 20' - 24' clear height
- Zoned I-2 & I-4
- WET sprinkler system
- 480 volt | 3 phase power
- Ample parking for employees and clients
- Up to ±2.6 acres of available outdoor storage area
- Easy access to I-465 and I-70
- Recent Improvements:
 - Exterior painted
 - Multiple spec make-ready improvements underway



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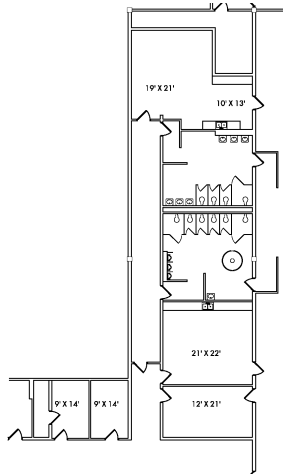
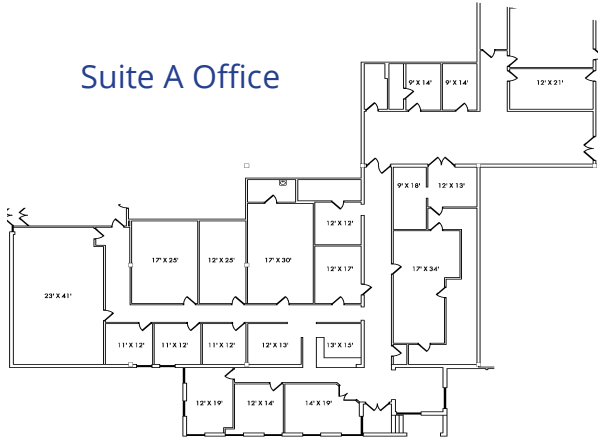
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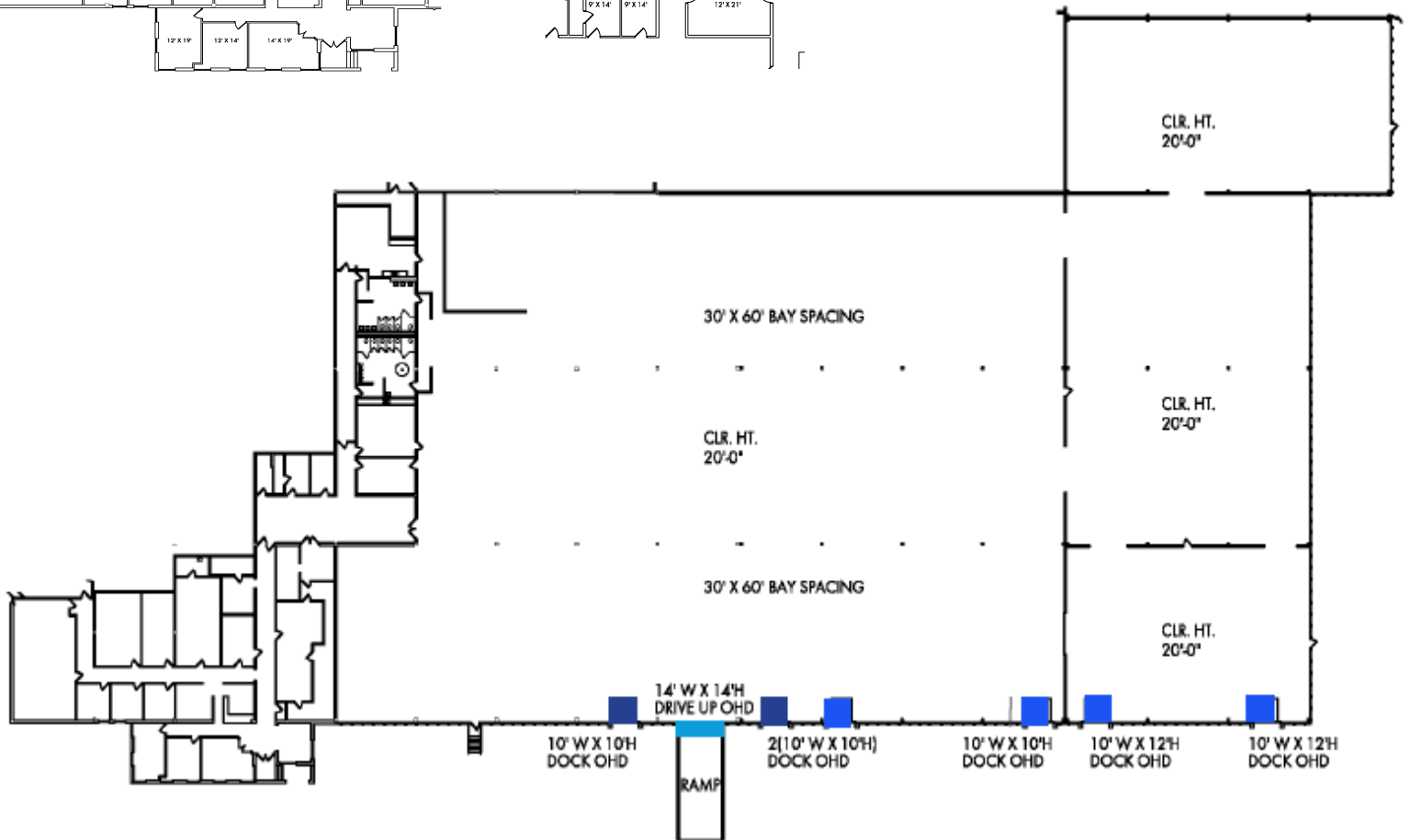


Site Plan

Suite A Office



- = existing loading docks
- = potential additional dock positions
- = drive-in door



Suite A

Office SF	12,070
Warehouse SF	68,109
Total SF	80,179

Suite Specs

- 20' clear height
- (2) 8' x 9' loading docks with pit levelers & seals
- (4) potential additional dock positions can be made operational as needed
- (1) 14' x 14' ramped drive-in door
- 30' x 60' column spacing
- Power:
480 volt | 2,000 amp | 3-phase
- LED lighting in the warehouse
- Ample private offices
- Conference & training rooms
- Breakroom
- Large multiple stall restrooms
- Up to 167,915 SF contiguous available

Why Indy

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INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 11th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



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 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
- 5th 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
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- 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

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

2022 – Site Selection Magazine



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

leading state in biotechnology exports