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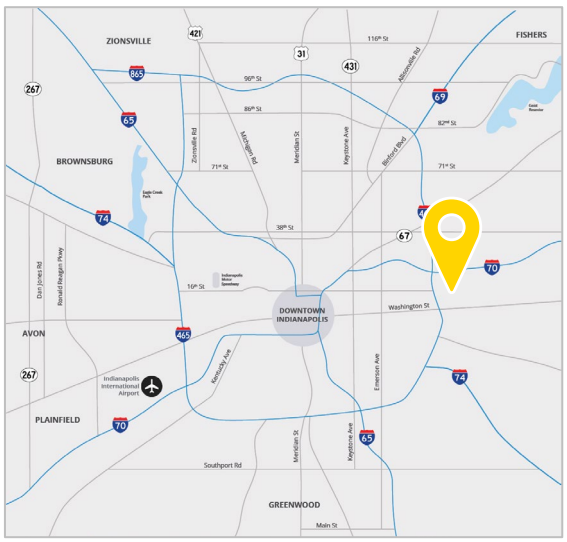
808 S Post Rd

Indianapolis, IN 46219

Space Available at Wolter Industrial Park

Property Highlights

- Total Building SF: 31,500 SF
- 15,750 SF Available
- Dock and drive-in loading
- Clear Height: 19’6” - 21’2”
- Zoned I-2
- Immediate access to I-465 and I-70
- Access to strong labor force with close proximity to public transportation
- Fenced & secured industrial park
- 30-minute drive to Indianapolis International Airport & Global FedEx Hub



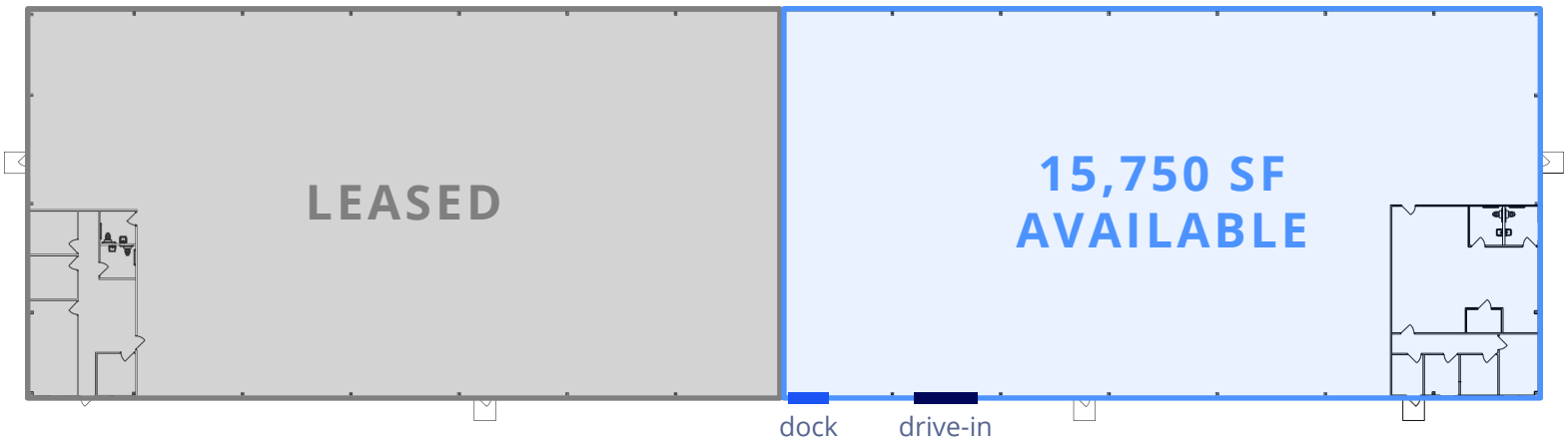
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AVAILABLE SPACE SPECS

Available Space	15,750 SF
Office Space	±1,500 SF
Clear Height	19’6” – 21’2”
Dock Doors	(1) 9’ x 10’ dock
Drive-in Doors	(1) 12’ x 14’ drive-in
Power	120/208 volt | 200 amps | 3-phase
Lighting	LED
Fire Protection	Wet sprinkler system with K Heads and a storage height of 20’ for Class 1-4 commodities
Floors	6” unreinforced



















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Why Indiana

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



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.

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

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