

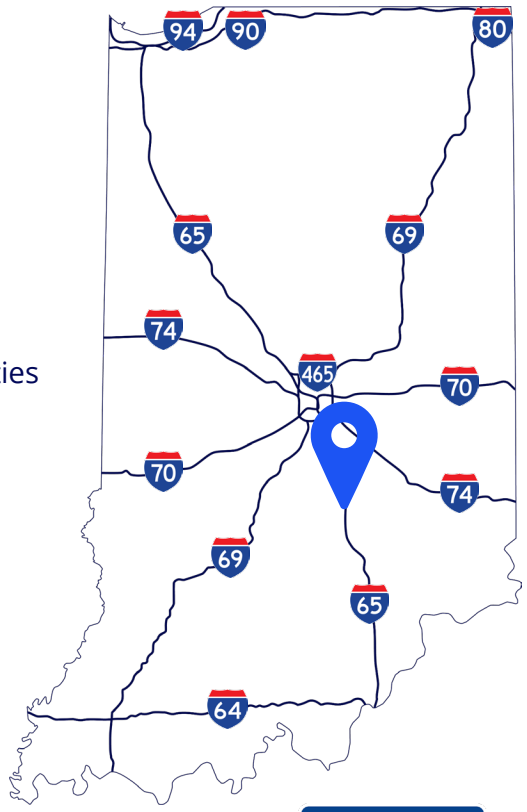
FOR SALE OR LEASE

1751 Arcadia Dr

Columbus, IN

Property Highlights

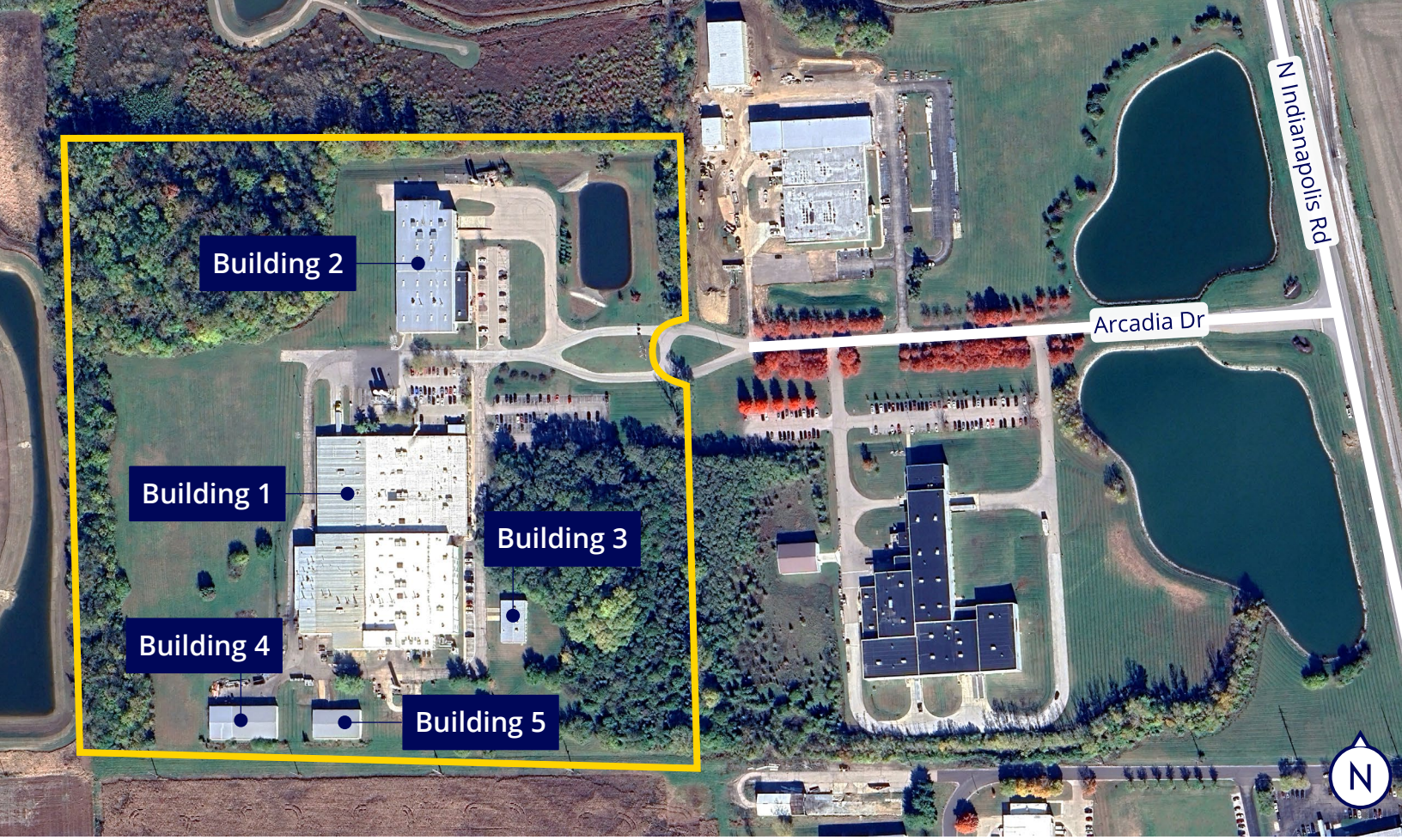
- ±201,156 SF industrial manufacturing campus situated on ±40.72 AC
- 7.5 MW available on the distribution system without upgrades. Potential for up to 30 MW.
- Five-building campus anchored by two principal manufacturing facilities
- Clear Height ranging from 16.6’ to 45.2’
- 4 Dock doors and 2 Drive-in doors across Buildings 1 and 2
- 255 on-site parking spaces
- Zoned I-3 – Heavy Industrial
- Property Taxes - $0.85 PSF
- Property Insurance - $0.77 PSF
- **Occupancy April 1, 2027**



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BUILDING 1 SPECS

Total Building	±144,100 SF
Office Space	±15,024 SF
Clear Height	45.2′
Loading Doors	1 Drive-in 2 Docks
Power	(3) 2500 kVA transformers
Year Built	1989

BUILDING 2 SPECS

Total Building	±36,376 SF
Office Space	±3,240 SF
Clear Height	29.5′
Loading Doors	1 Drive-in 2 Docks
Power	(2) 2500 kVA transformers
Year Built	2014

BUILDING 3 SPECS

Total Building	±4,521 SF
Clear Height	17.7′

BUILDING 4 SPECS

Total Building	±10,121 SF
Clear Height	17.1′

BUILDING 5 SPECS

Total Building	±6,038 SF
Clear Height	16.6′

Building 1



Building 2



Local Connectivity

31	46	65	465
1.4mi	3.1mi	4.8mi	36.0mi



Regional Connectivity

Indianapolis, IN	Louisville, KY	Cincinnati, OH	Columbus, OH
42mi	76mi	91mi	189mi

Why Indiana

INDIANAPOLIS INT'L AIRPORT

IND

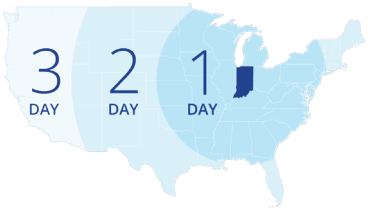
- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 13th year named "Best Airport in North America"

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

1st in U.S. for manufacturing output

1st best state to start a business

2nd # Manufacturing Jobs (% of workforce)

3rd in advanced industry specialization



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.

sources: Forbes Magazine, Site Selection Magazine, Business Facilities

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