

Colliers



Extensive Renovations Underway!

14,277 SF
AVAILABLE



FOR LEASE

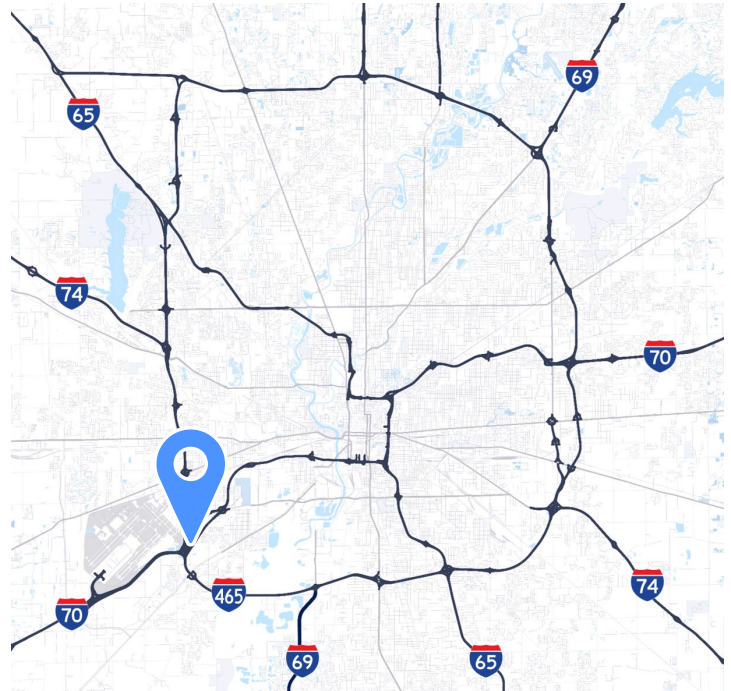
3150 Rand Rd

Indianapolis, IN 46241

Interstate Frontage with Secure Outdoor Storage

Property Highlights

- 14,277 SF Available for Lease
- 2.18 AC of fenced and secured outdoor storage
- I-3 zoning
- Drive-in door loading
- 19' – 22' clear height
- Ample power
- Sprinklered
- Convenient interstate access to I-70, I-465, and I-69
- Prime location with I-70 frontage and visibility
- Available November 1, 2026

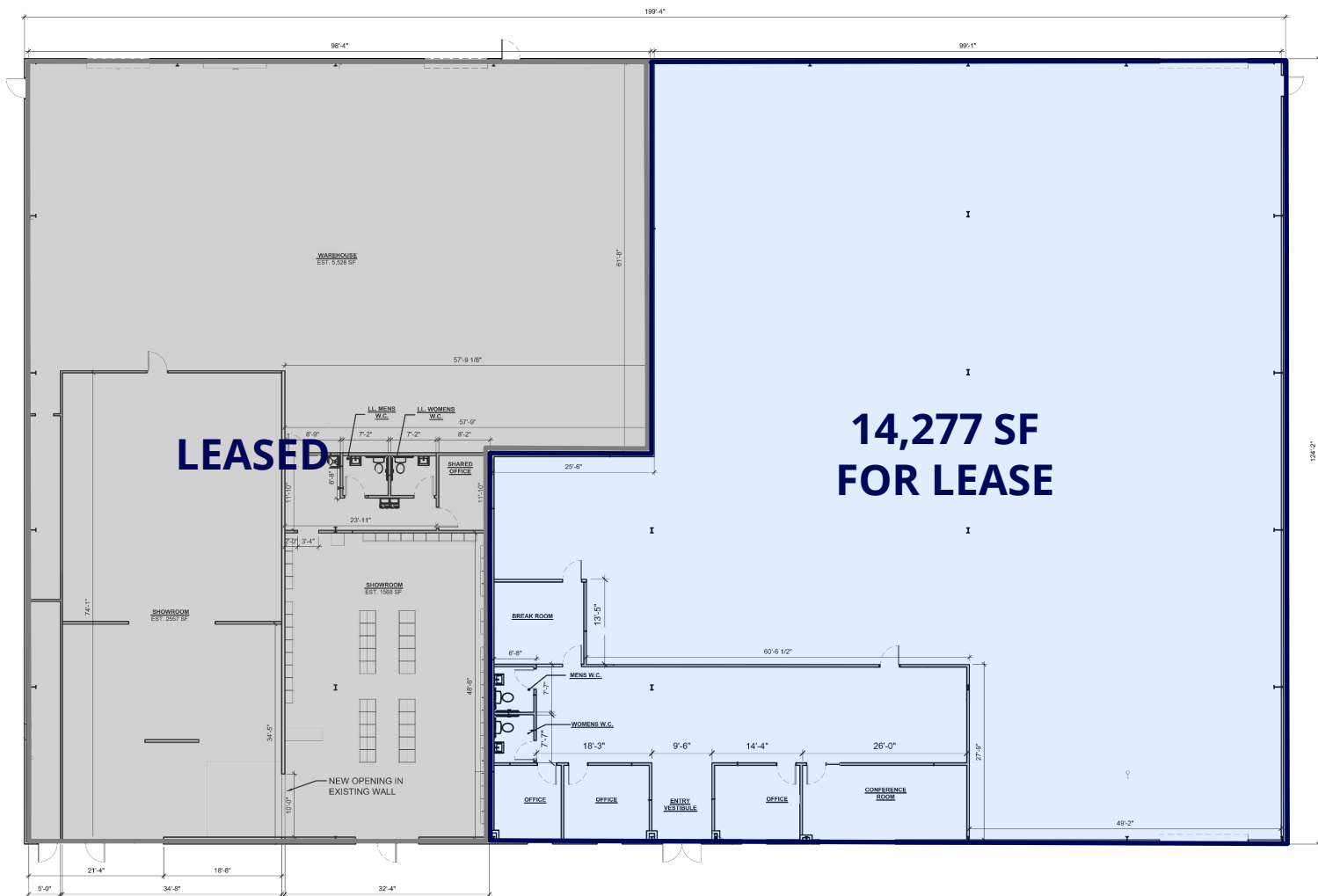


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SITE & BUILDING SPECS

Available SF	14,277 SF
Office Space	2,857 SF (spec office)
Clear Height	19' - 22'
Loading	(2) 14' x 16' grade-level drive-in doors (drive through)
Column Spacing	25' x 50'
Power	208 volt 400 amp 3-phase 4-wire
Sprinkler	Wet system
Outdoor Storage	2.18 AC, fenced & secured
Parking	±20 spaces
Miscellaneous	Floor drains



RENOVATIONS UNDERWAY

Interior Improvements

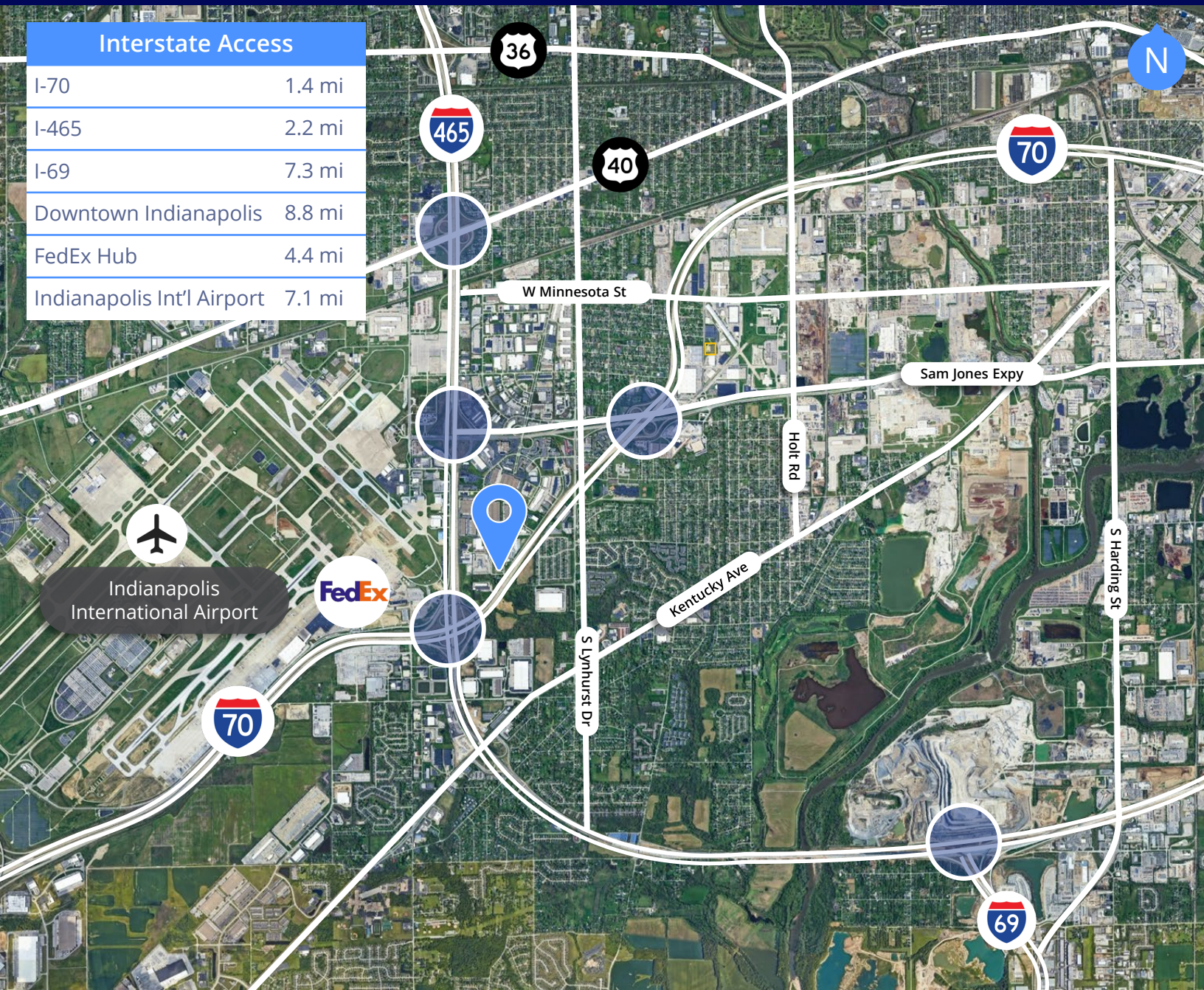
- Constructing 2,857 SF of new office, restrooms, and breakroom (including finishes)
- New HVAC system servicing office
- LED lighting throughout office and warehouse
- New ventilation and heating servicing warehouse
- Separation/demising walls insulated and fire rated
- All work, including office buildout, means of egress, emergency signage, etc. shall be ADA compliant

Exterior Improvements

- 2.18 AC outdoor storage yard improved and fenced
- New exterior paint
- Lighting upgraded to LED wall packs
- Additional striped parking (standard & ADA)
- Estimated Completion: October 2026

Interstate Access

I-70	1.4 mi
I-465	2.2 mi
I-69	7.3 mi
Downtown Indianapolis	8.8 mi
FedEx Hub	4.4 mi
Indianapolis Int'l Airport	7.1 mi



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 than 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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