



COMPLETE
Ready for Occupancy



EIX

EAST INDY EXCHANGE

- 
- **Building #1** - 28,080 SF AVAILABLE 2/1/2027
 - ±1,253 SF office in place
 - 5 docks & 1 drive-in door
 - **Building #3** - 112,840 SF AVAILABLE IMMEDIATELY
 - Zoned I-4 Heavy Industrial
 - Outside storage & heavy parking requirements easily accommodated
 - Immediate access to I-465, less than 4 miles to I-70 & I-74
 - Rawles Avenue upgrades at entrance to the park
 - Master planned industrial park w/ BTS sites available up to 900,000 SF
 - Superb access to strong labor force w/ close proximity to public transportation
 - 5-year tax abatement approved

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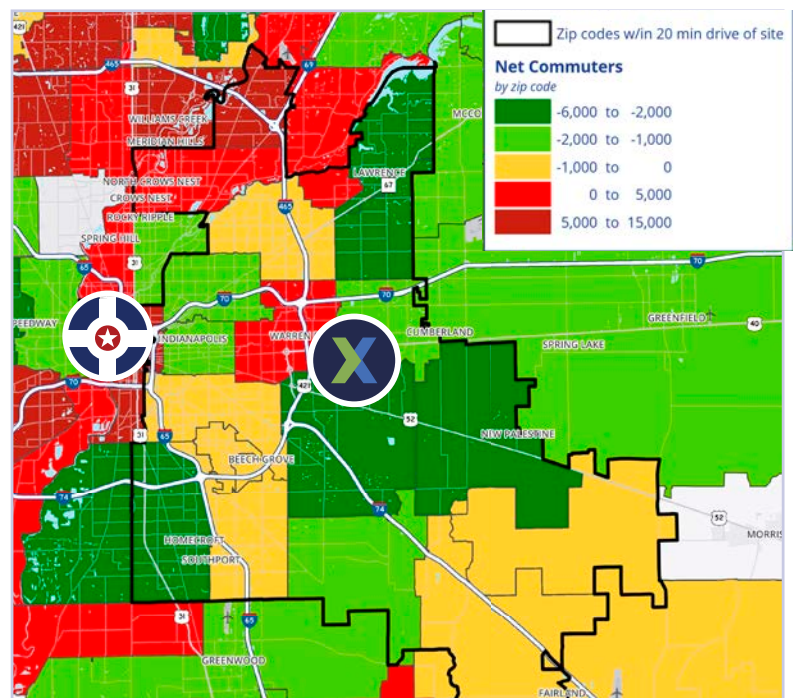
INTERSTATE ACCESS



NEARBY AREA AMENITIES



LABOR DATA HEAT MAP - NET COMMUTERS





BUILDING #5
BUILDING #5 | 168,000 SF
FUTURE DEVELOPMENT
17.64 ACRES

BUILDING #4
BUILDING #4 | 102,900 SF
FUTURE DEVELOPMENT
12.77 ACRES

BUILDING #6
BUILDING #6 | 179,400 SF
FUTURE DEVELOPMENT
14.63 ACRES

BUILDING #3 | 170,000 SF
112,840 SF AVAILABLE

BUILDING #7
BUILDING #7 | 179,400 SF
FUTURE DEVELOPMENT
15.84 ACRES

BUILDING #2 | 170,000 SF
COMPLETE & LEASED

BUILDING #8
BUILDING #8 | 197,136 SF
FUTURE DEVELOPMENT
21.98 ACRES

BUILDING #1 | 140,976 SF
28,080 SF AVAILABLE



RAWLES AVENUE

POND

POND

POND

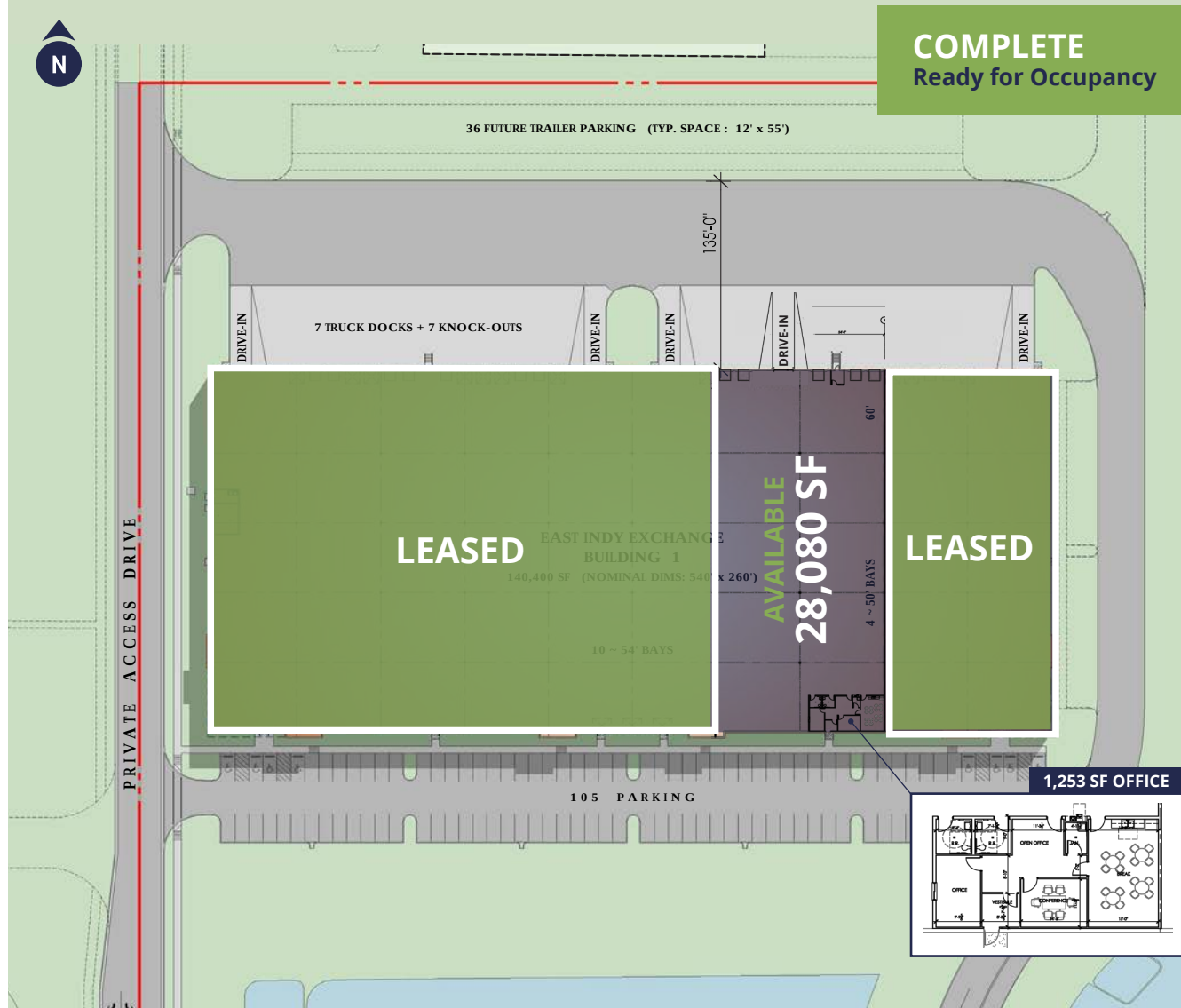
POND

POND

STRATEGY DRIVE

S89°08'07"W

N88°51'30"E



BUILDING #1 | 9720 RAWLES AVE | SITE PLAN + BUILDING SPECS

Available SF 28,080 SF

Site Area 15.45 acres

Year Built 2021

Clear Height 32'

Column Spacing 54' x 50' docking bays
(54' x 60' staging bays)

Configuration Rear load facility

Dock Equipment (5) 9' x 10' docks w/ seals & levelers
Dock Levelers 40,000 lb. mechanical levelers

Drive-ins (1) 12' x 14' drive-in door

Auto Parking ±22

Future Trailer Parking Ability to add dedicated trailer parking spots

Security Truck court can be fully secured

Power 400 amps | 480 volt | 3-phase

Truck Court 135'

Office Space ±1,253

Access Dual access points

DESIGN DETAILS

Construction Insulated precast panel system

Roof .045 mechanically attached white TPO roof system

Floor 7" unreinforced concrete floor slab with Ashford seal

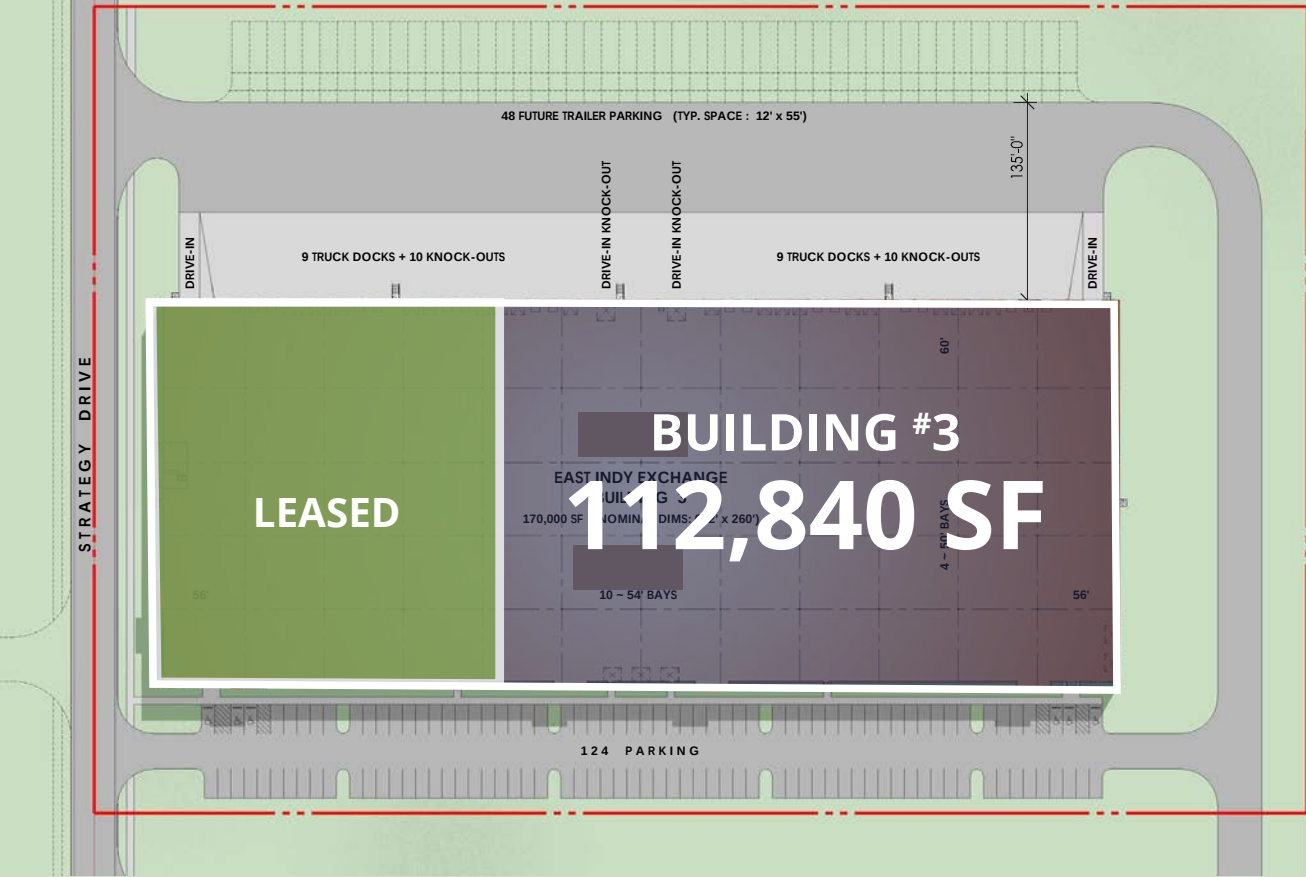
Warehouse Lighting LED high bay lights

Warehouse Heating Gas fired make-up air units

Fire Protection ESFR



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BUILDING #3 | 335 STRATEGY DR | SITE PLAN + BUILDING SPECS

Available SF	112,840 SF <i>(Divisible)</i>
Site Area	10.43 acres
Year Built	2023
Clear Height	32'
Column Spacing	54' x 50' docking bays (54' x 60' staging bays)
Configuration	Rear load facility
Dock Equipment Knock Outs Dock Levelers	(11) 9' x 10' docks w/ seals & levelers (12) knock-outs 40,000 lb. mechanical levelers
Drive-ins	(2) 12' x 14' drive-in doors
Auto Parking	±75 <i>(expandable)</i>
Future Trailer Parking	48 dedicated trailer parking spots
Security	Truck court can be fully secured

Power	1200 amps w/ preparation to expand to 4 total services
Truck Court	135'
Office Space	BTS
Access	Dual access points

DESIGN DETAILS

Construction	Insulated precast panel system
Roof	.045 mechanically attached white TPO roof system
Floor	7" unreinforced concrete floor slab with Ashford seal
Warehouse Lighting	LED high bay lights
Warehouse Heating	Gas fired make-up air units
Fire Protection	ESFR

WHY INDIANA



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
- 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.