

COMPLETE
Ready for Occupancy

EAST INDY EXCHANGE

- **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

JASON SPECKMAN SIOR
317.713.2115
jason.speckman@colliers.com

JIMMY COHOAT SIOR
317.713.2124
jimmy.cohoat@colliers.com

ANDREA HOPPER SIOR
317.713.2128
andrea.hopper@colliers.com

JONES DEVELOPMENT

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LOCATION + AMENITIES



INTERSTATE ACCESS

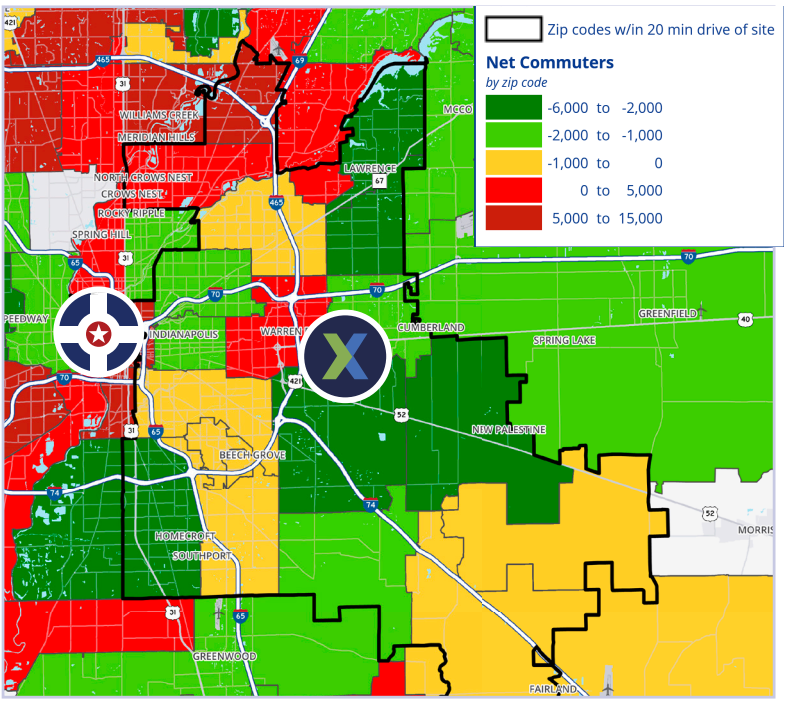
I-465	I-70	I-74	I-65	I-69
2.5 MI	3 MI	4 MI	8 MI	11 MI

DOWNTOWN	HWY 40	IND
9 MI	17 MI	23.5 MI

NEARBY AREA AMENITIES

IU HEALTH · Community Health Network · COUNTRY Inn & Suites · CHASE · INDIANA Members Credit Union · IndyGo · CVS pharmacy · Target · Jimmy John's · Starbucks · KFC · McDonald's · SUBWAY · Taco Bell · Wendy's

LABOR DATA HEAT MAP - NET COMMUTERS



EIX

PARK PLAN OVERVIEW



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

Available SF	112,840 SF *(Divisible)*
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 *(expandable)*
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

EIX

WHY INDIANA

EIX

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 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 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 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.

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