



FOR LEASE

1893 S 8<sup>th</sup> St  
Noblesville, IN

## Property Highlights:

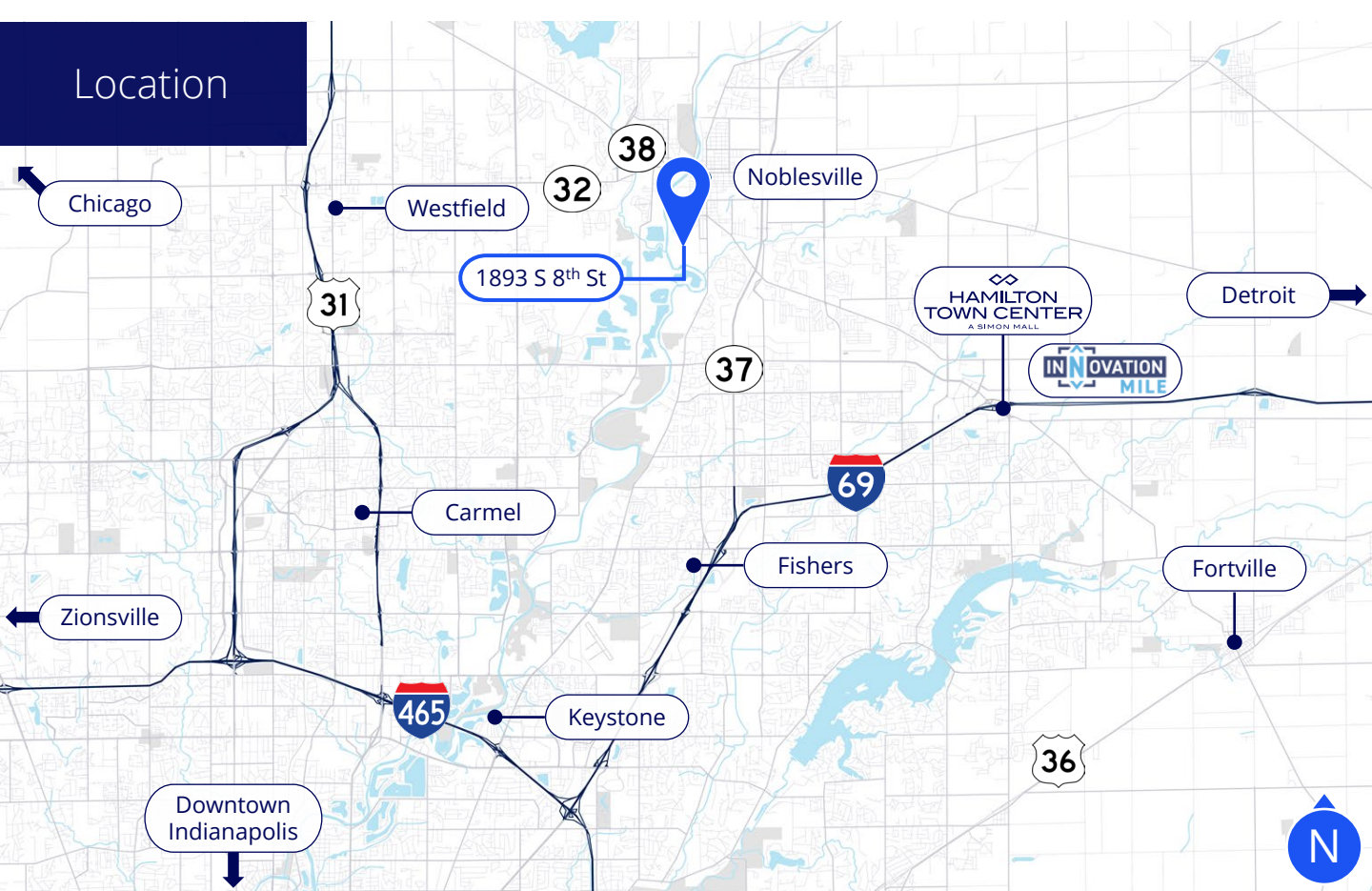
- ±14.61 Acres, divisible to ±2.00 Acres
- Zoned I-2, Heavy Industrial
- Compacted stone surface
- Two (2) office trailers available on site
- Flexible site configuration capable of accommodating a variety of industrial and outdoor-storage operations
- Convenient access to State Road 32, State Road 37, and I-69
- Strategically positioned in the Northeast Submarket



Korey Ryan, SIOR  
765 520 6662  
[korey.ryan@colliers.com](mailto:korey.ryan@colliers.com)

James Cristee  
812 201 9018  
[james.cristee@colliers.com](mailto:james.cristee@colliers.com)

## Location



|              |        |
|--------------|--------|
| SR 37        | 2.1 mi |
| SR 32        | 2.6 mi |
| I-69         | 6.2 mi |
| I-465        | 9.7 mi |
| I-70         | 19 mi  |
| Indianapolis | 24 mi  |

# Property Aerials



±14.61 Acres  
divisible to ±2.00 Acres



Zoned I-2  
Heavy Industrial



Compacted Stone  
Surface



# Why Indiana



## INDIANAPOLIS INT'L AIRPORT

- 2<sup>nd</sup> largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S
- 13<sup>th</sup> 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
- 4<sup>th</sup> 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



- 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.

1<sup>st</sup>

in U.S. for manufacturing output

1<sup>st</sup>

best state to start a business

2<sup>nd</sup>

# Manufacturing jobs (% of workforce)

3<sup>rd</sup>

in advanced industry specialization

**Korey Ryan, SIOR**

765 520 6662

[korey.ryan@colliers.com](mailto:korey.ryan@colliers.com)

**James Cristee**

812 201 9018

[james.cristee@colliers.com](mailto:james.cristee@colliers.com)