



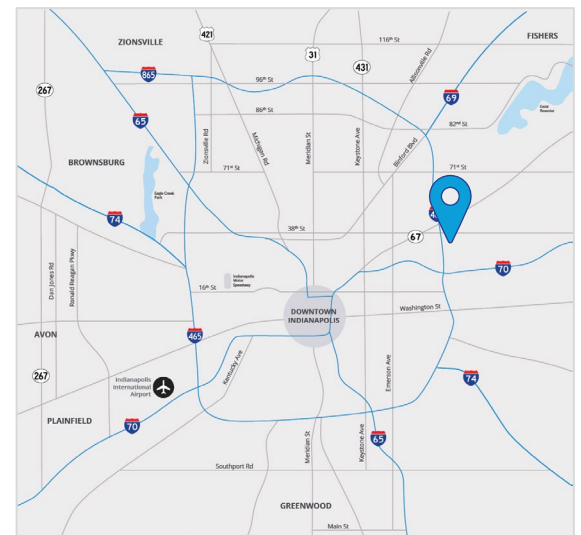
For Lease

Warehouse/Distribution/Manufacturing Space

3131 N Franklin Road
Indianapolis, IN 46226

Property Highlights

- 486,634 total SF building
- 42,736 – 167,915 SF available
- Dock and drive-in loading
- 20' - 24' clear height
- Zoned I-2 & I-4
- WET sprinkler system
- 480 volt | 3 phase power
- Ample parking for employees and clients
- Up to ±2.6 acres of available outdoor storage area
- Easy access to I-465 and I-70



Owned by:



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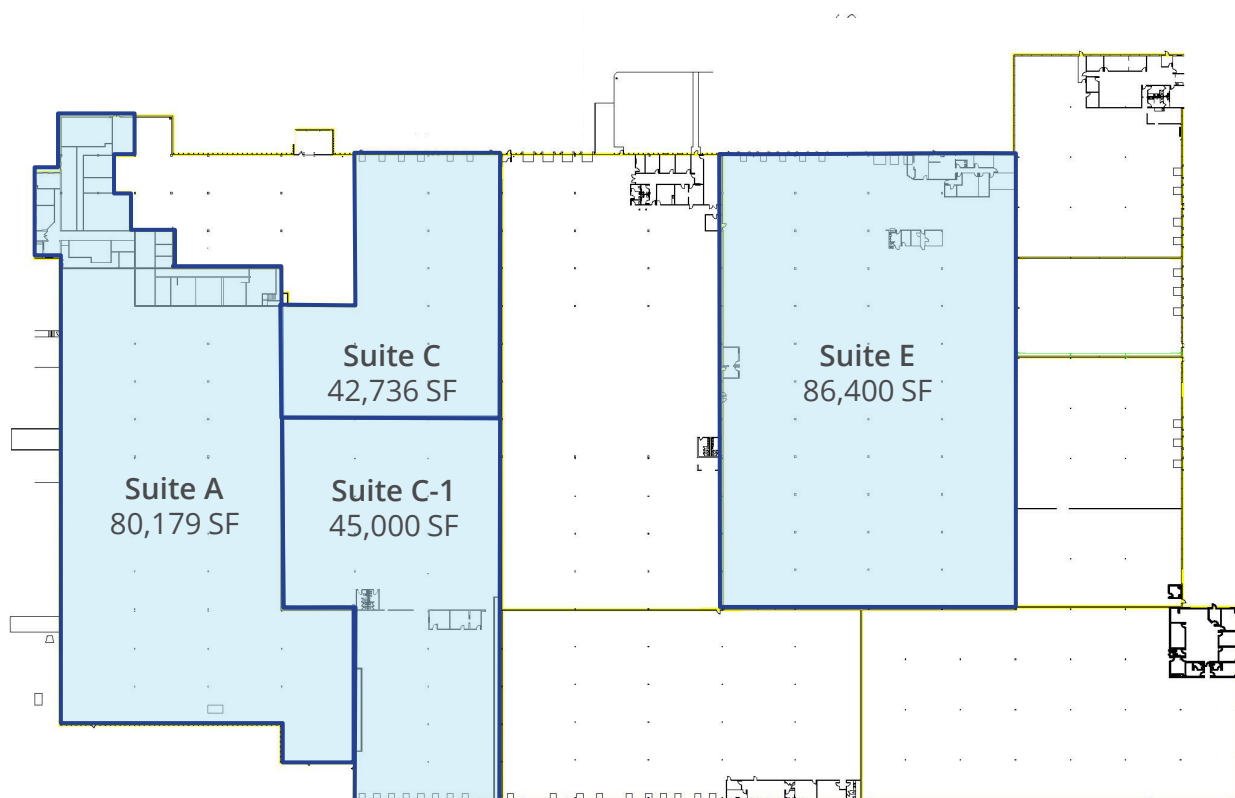
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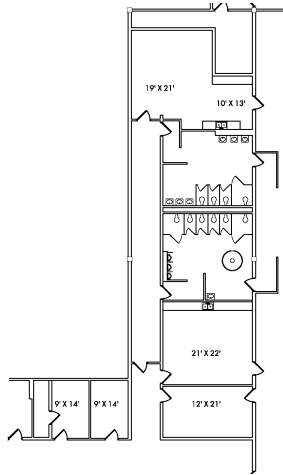
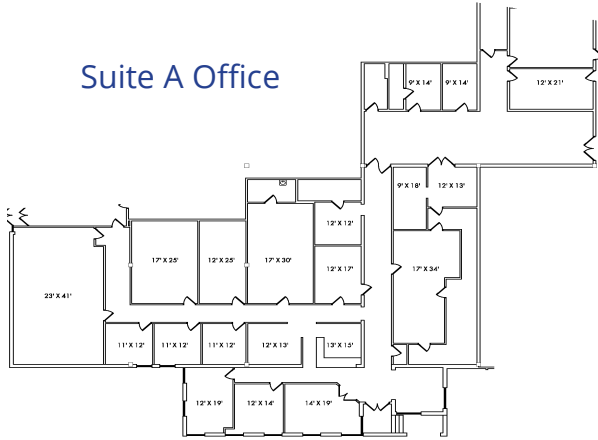
Lease Availability

Suite	Available SF	Office SF	Clear Height	Docks	Drive-ins	NNN Rate	Estimated OpEx
A	80,179	12,070	20'	2	1	\$4.95	\$1.59
C	42,736	12,136	20'	4	1	\$5.50	\$1.59
C-1	45,000	1,000	20'	8	0	\$5.50	\$1.59
E	86,400	±2,000	20'	7	1	\$4.95	\$1.59

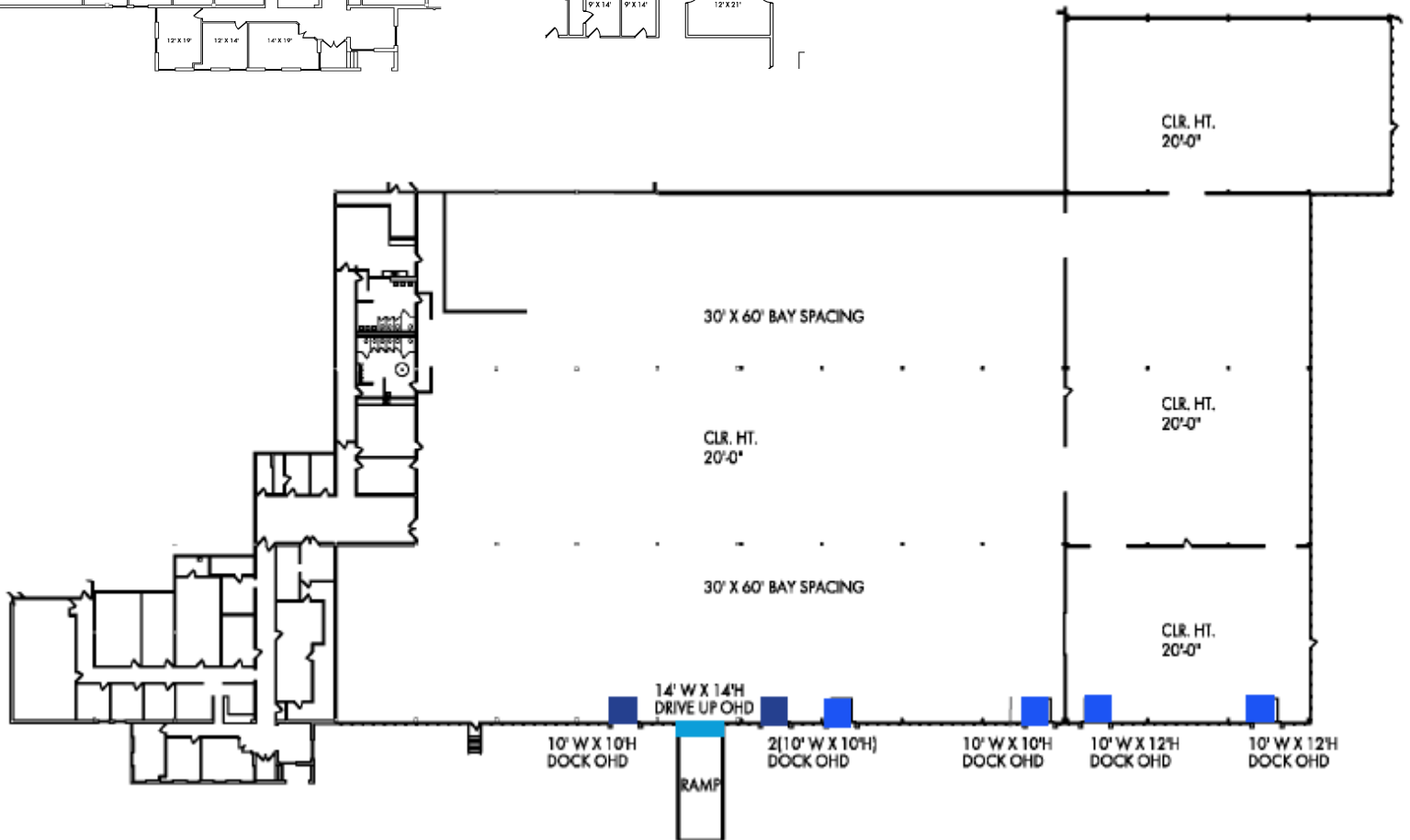


Site Plan

Suite A Office



- = existing loading docks
- = potential additional dock positions
- = drive-in door



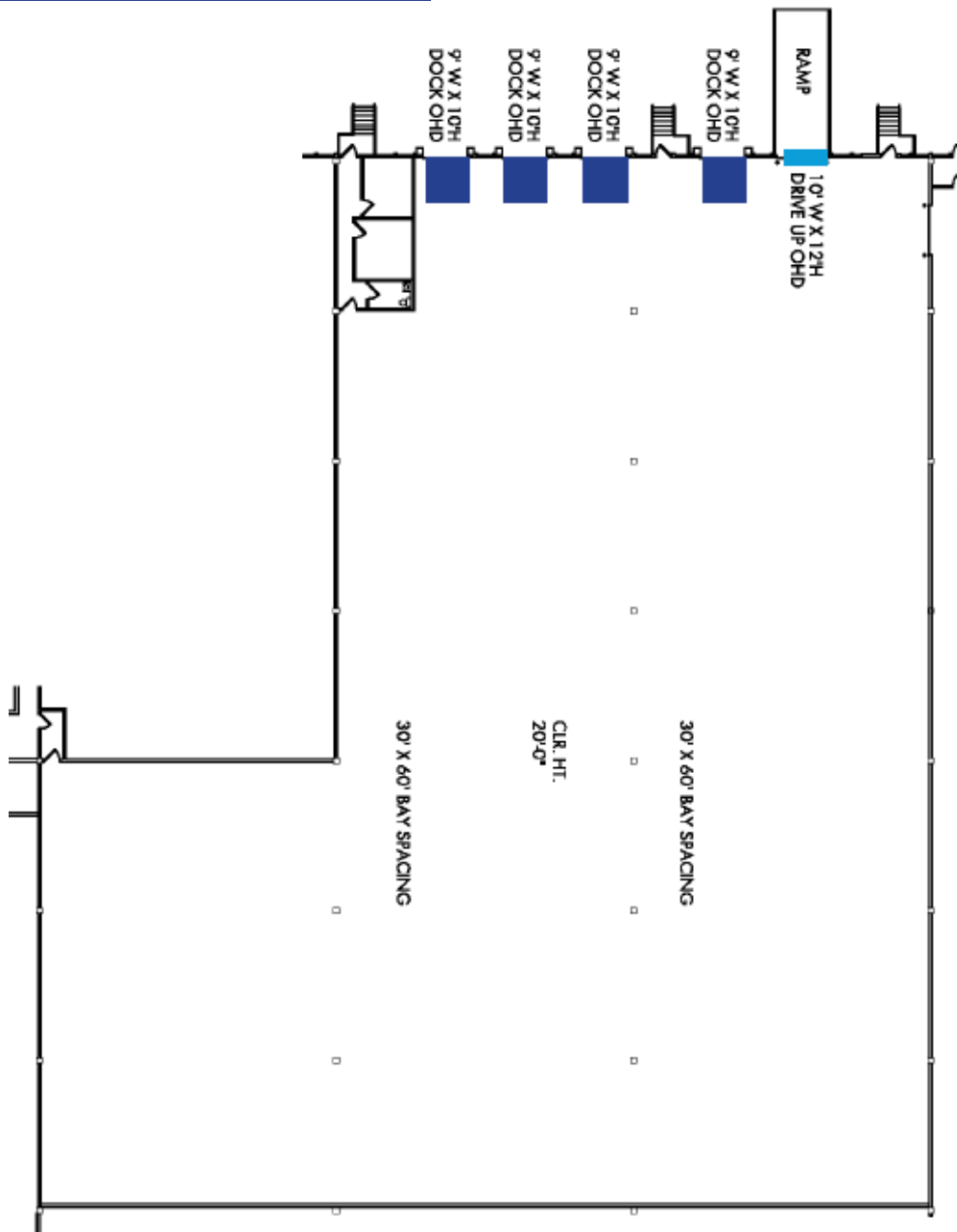
Suite A

Office SF	12,070
Warehouse SF	68,109
Total SF	80,179

Suite Specs

- 20' clear height
- (2) 8' x 9' loading docks with pit levelers & seals
- (4) potential additional dock positions can be made operational as needed
- (1) 14' x 14' ramped drive-in door
- 30' x 60' column spacing
- Power: 480 volt | 2,000 amp | 3-phase
- LED lighting in the warehouse
- Ample private offices
- Conference & training rooms
- Breakroom
- Large multiple stall restrooms
- Up to 167,915 SF contiguous available

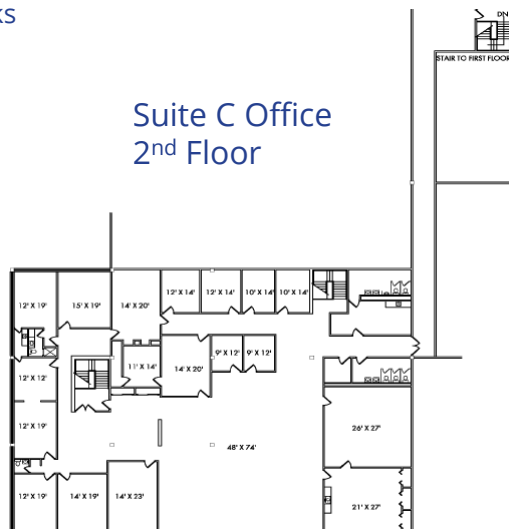
Site Plan



■ = existing loading docks

■ = drive-in door

Suite C Office 2nd Floor

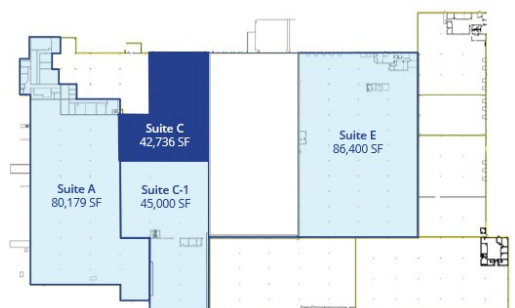


Suite C

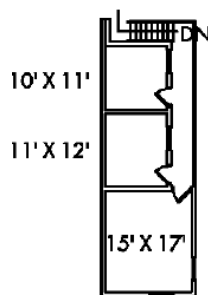
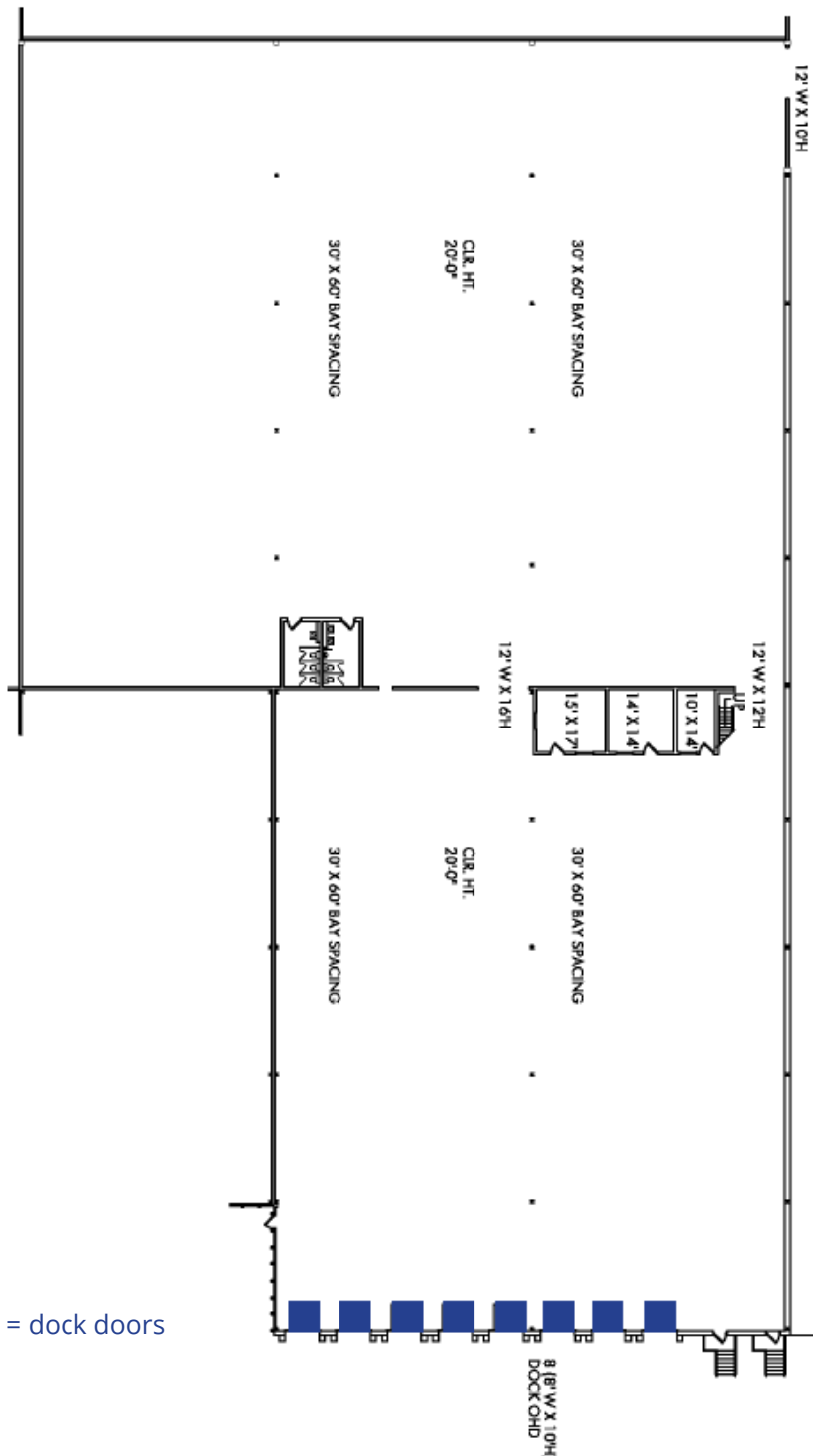
Office SF	12,136
Warehouse SF	30,600
Total SF	42,736

Suite Specs

- 20' clear height
- (4) loading docks with pit levelers and seals
- (1) additional dock can be made operational
- (1) 10' x 12' ramped drive-in door
- Power:
480 volt | 3-phase
- LED lighting in the warehouse
- Office located on 2nd floor (not shown)
 - Ample private offices
 - Conference & training rooms
 - Breakroom
 - Large multiple stall restrooms
- Franklin Road frontage & visibility
- Up to 167,915 SF contiguous available
- Move-in ready



Site Plan



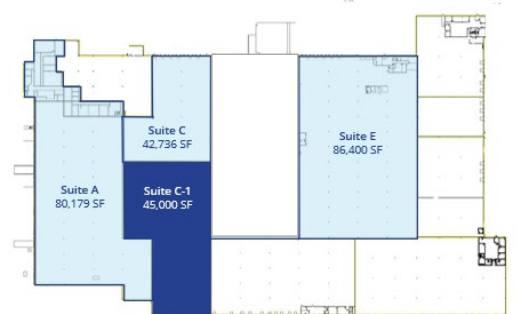
Suite C-1 Office
2nd Floor

Suite C-1

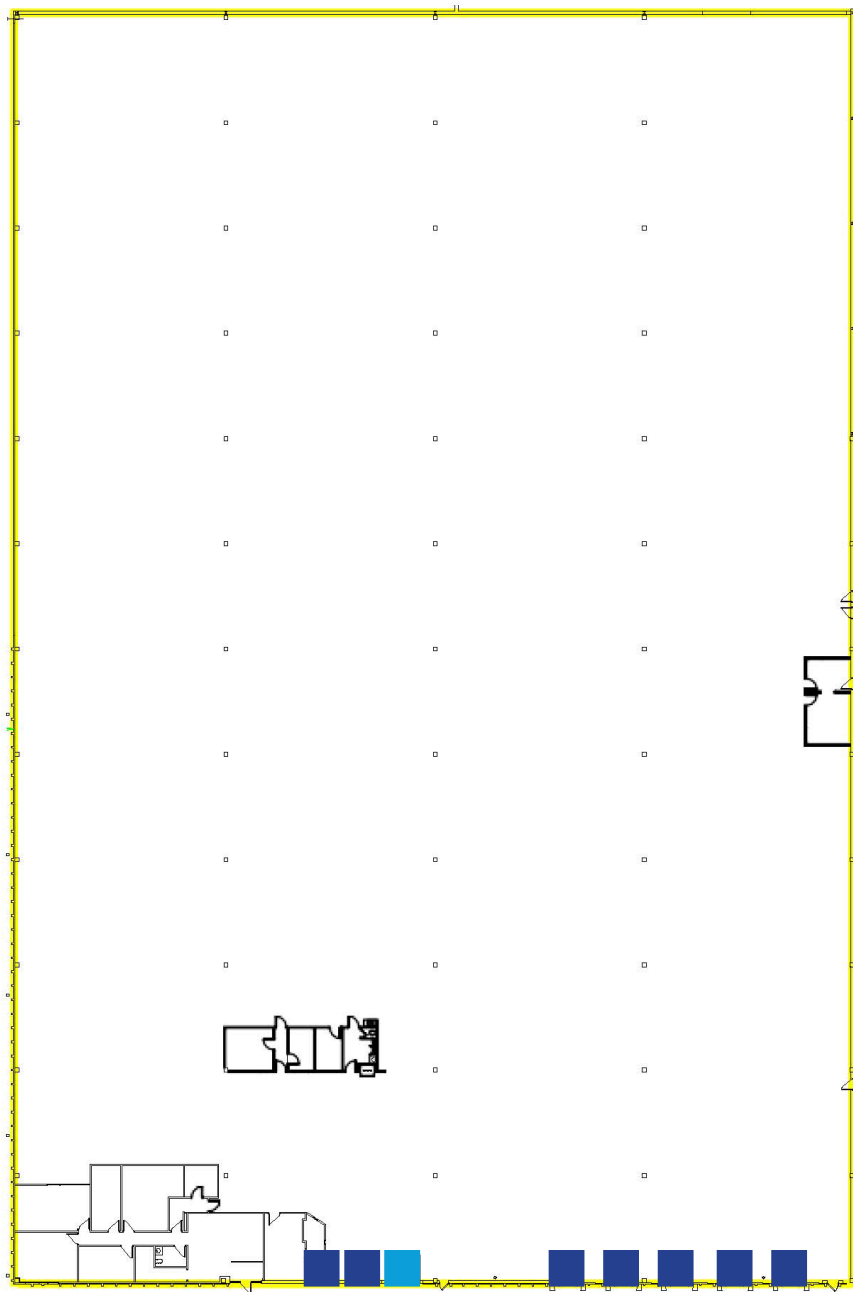
Office SF	1,000
Warehouse SF	44,000
Total SF	45,000

Suite Specs

- 20' clear height
- (8) loading docks with pit levelers and seals
- Ability to add drive-in loading
- 30' x 60' column spacing
- Power: 480 volt | 3-phase
- LED lighting in the warehouse
- Potential for trailer parking or outdoor storage
- 2-story office
- Multiple private offices
- Up to 167,915 SF contiguous available
- Move-in ready



Site Plan



■ = dock doors

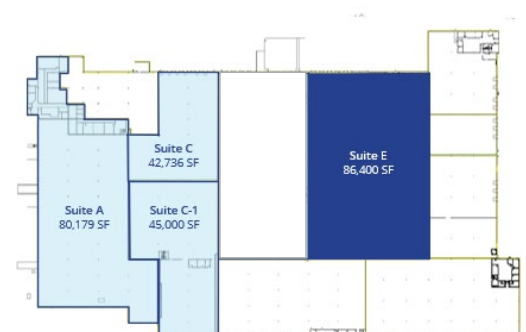
■ = drive-in door

Suite E

Office SF	±2,000
Warehouse SF	±84,400
Total SF	86,400

Suite Specs

- 20' clear height
- (7) loading docks with pit levelers and seals
- (1) 12' x 14' ramped drive-in door
- 30' x 60' column spacing
- Power:
480 volt | 2,000 amp | 3-phase
- LED lighting in warehouse
- Multiple private offices
- Conference room
- Breakroom
- Office & warehouse restrooms
- Franklin Rd. frontage & visibility
- Move-in ready



Why Indy

Colliers



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
- 11th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



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 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
- 5th 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
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- 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

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

2022 – Site Selection Magazine



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

leading state in biotechnology exports