FOR LEASE
1540 Perry Rd
Plainfield, IN



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Colliers

Alterra PROPERTY GROUP

Industrial Facility on ±7 AC in Plainfield Business Park

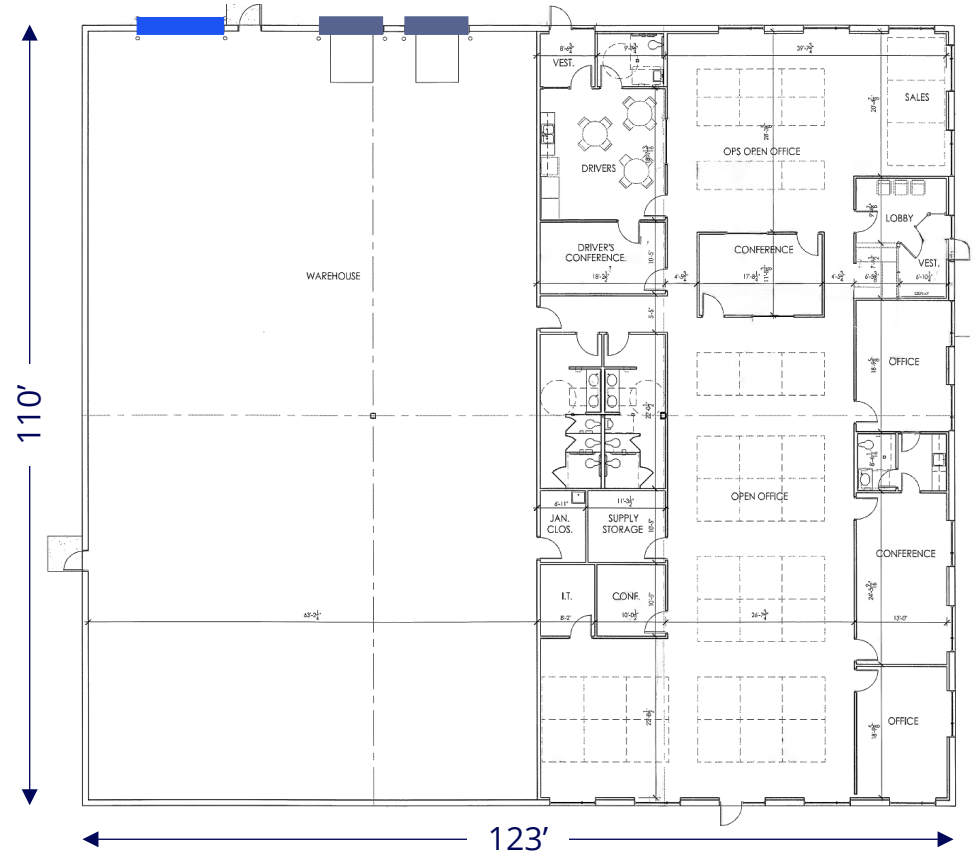
Property Highlights

- ±13,530 SF building situated on ±7.00 AC
- Concrete yard with 72 trailer spaces and 33 auto spaces
- ±6,930 SF warehouse and ±6,600 SF office
- Two (2) dock doors and one (1) drive-in door (12’ x 14’)
- 28’ Clear height
- Located in the heart of Plainfield Business Park
- 1.5 miles to I-70 with convenient access to Indianapolis International Airport
- Available for immediate occupancy

Property Overview

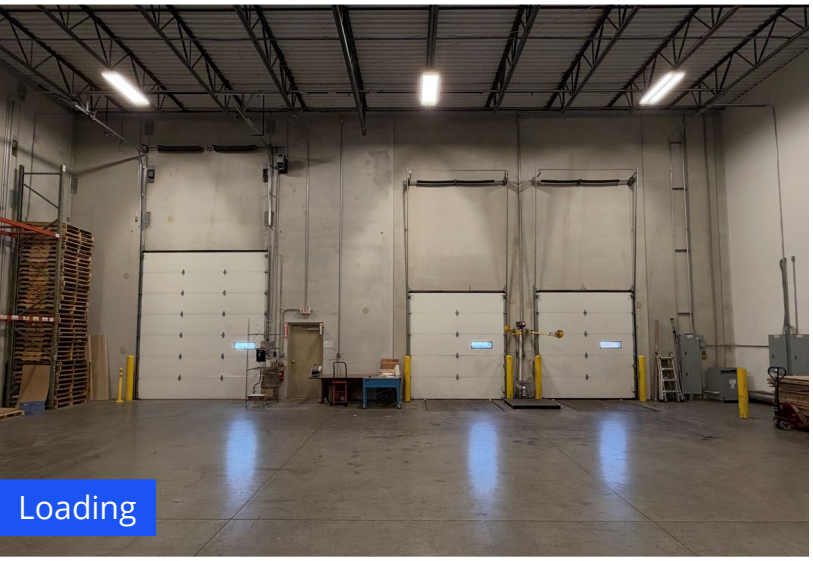


Building SF:	±13,530 SF	**Docks:**	2
Warehouse SF:	±6,930 SF	**Drive-ins:**	1 (12′ x 14′)
Office SF:	±6,600 SF	**Site Area:**	±7 AC
Clear Height:	28′	**Zoning:**	I-2



Property Photos





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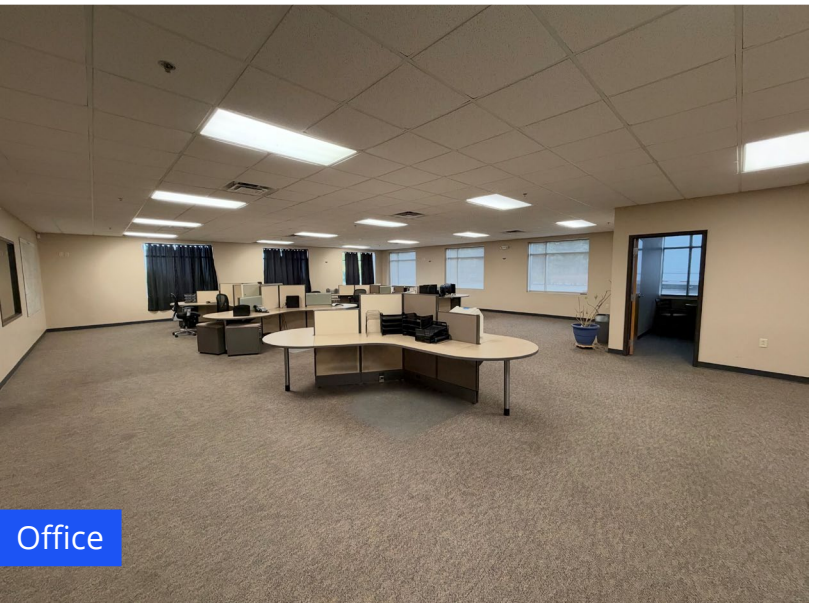
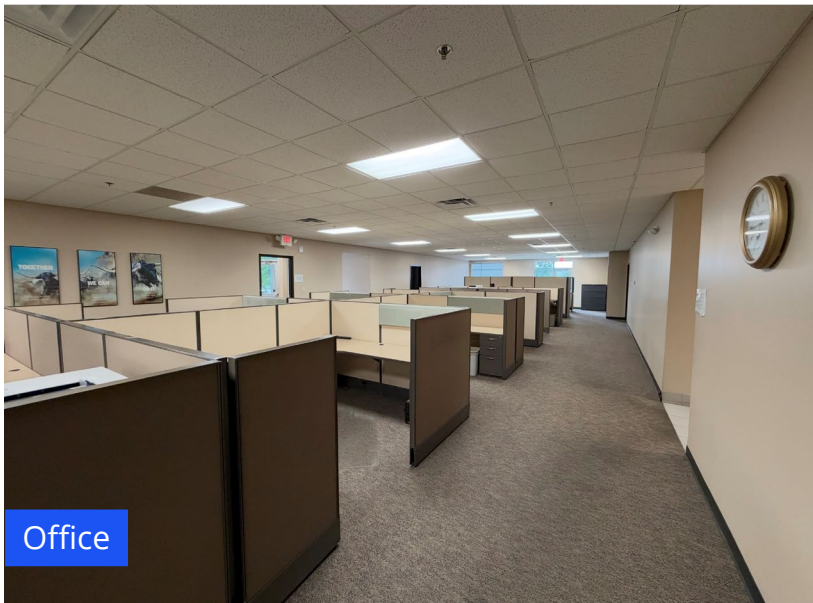
Warehouse



Office



Office

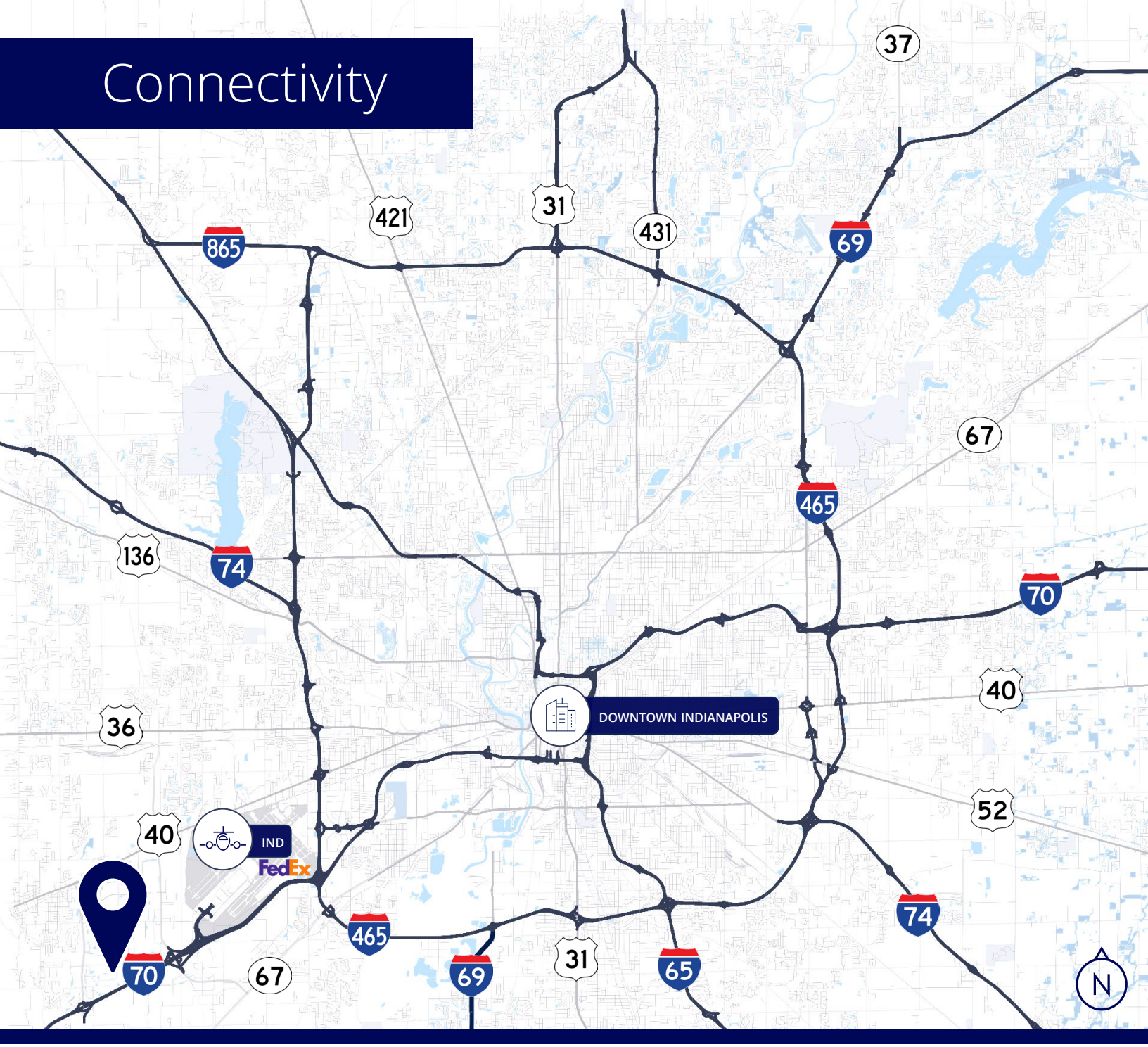
Site Plan & Location



Strategic Location with Excellent Interstate Access



Connectivity



Local Connectivity	Miles	Drive Time
I – 70 West	1.5	3 min
I – 465	7.2	11 min
I – 69 South	11.0	15 min
I – 74 Northwest	11.6	17 min
Downtown Indy	16.0	25 min
Indianapolis Intl. Airport	6.5	13 min

Regional Connectivity	Miles	Drive Time
Cincinnati, OH	123	2 hrs 3 min
Louisville, KY	125	1 hr 58 min
Columbus, OH	190	2 hrs 59 min
Chicago, IL	190	3 hrs 10 min
St. Louis, MO	229	3 hrs 24 min
Detroit, MI	304	4 hrs 34 min

Why Indiana

INDIANAPOLIS INT'L AIRPORT

IND

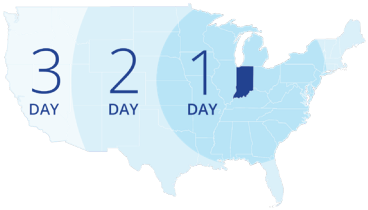
- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 13th year named "Best Airport in North America"

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 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

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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