



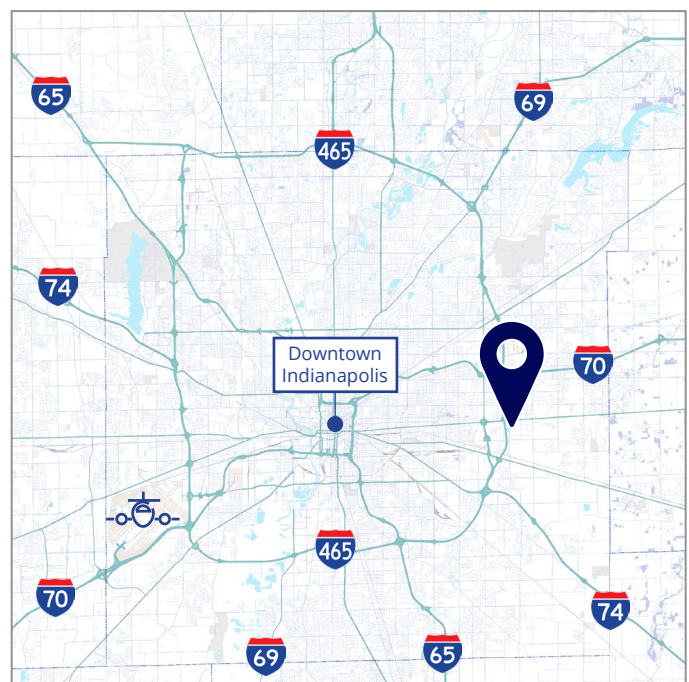
FOR SUBLEASE

333 S Franklin Rd

Indianapolis, IN 46219

### Property Highlights

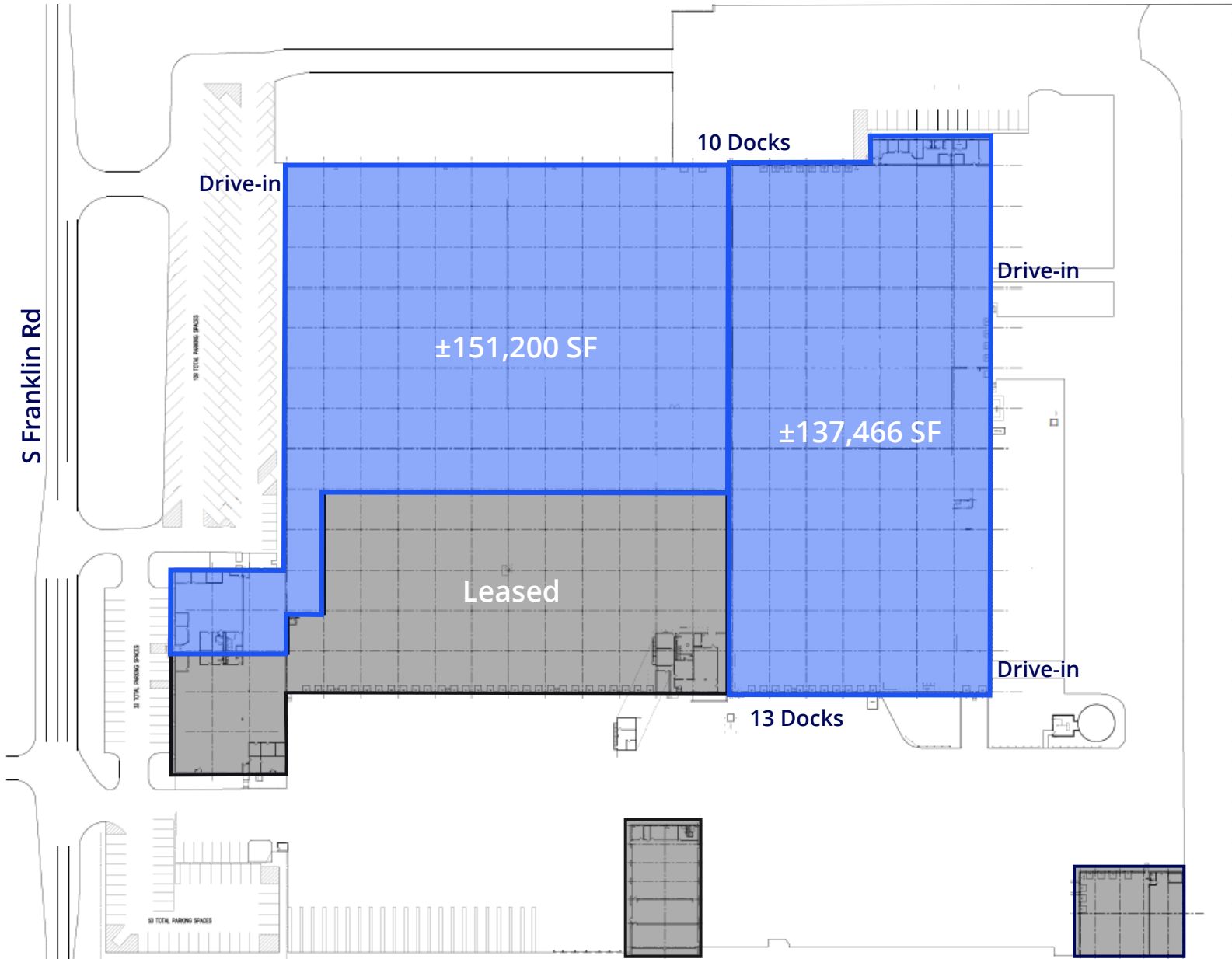
- ±288,666 SF Available (Divisible to ±30,000 SF)
- ±11,677 SF Office (Divisible to ±3,037 SF Office)
- 23'6" Clear height
- 23 Dock doors & 3 Drive-in doors
- Wet sprinkler system
- Cross-docked configuration
- Abundant auto & trailer parking
- Fully secured with outdoor storage available
- Immediate access to I-465, offering excellent connectivity to Indy's interstate systems
- Building renovations completed in 2023



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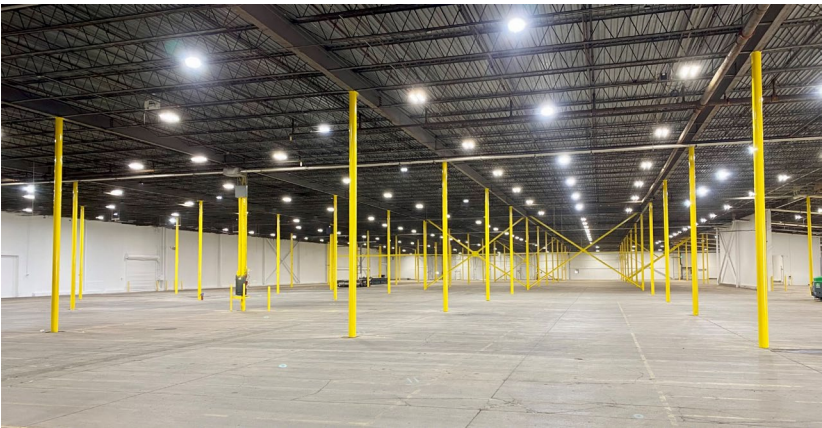
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## Property Specifications

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Available:        | $\pm 288,666$ SF<br>(Divisible to $\pm 30,000$ SF) |
| Office:           | $\pm 11,677$ SF<br>(Divisible to $\pm 3,037$ SF)   |
| Dock Doors:       | 23                                                 |
| Drive-in Doors    | 3                                                  |
| Clear Height:     | 23'6"                                              |
| Electrical:       | 2000 Amps   480V   3 Phase                         |
| Lighting:         | LED                                                |
| Sprinkler System: | Wet                                                |











| Miles | Drive Time |
|-------|------------|
|-------|------------|

|  | Miles | Drive Time |
|--|-------|------------|
|--|-------|------------|

|                | Miles | Drive Time  |
|----------------|-------|-------------|
| Cincinnati, OH | 104   | 1 hr 38 min |
| Louisville, KY | 117   | 1 hr 53 min |
| Columbus, OH   | 170   | 2 hr 31 min |
| Chicago, IL    | 191   | 3 hr 10 min |
| Detroit, MI    | 280   | 4 hr 10 min |
| St. Louis, MO  | 252   | 4 hr 37 min |



# Why Indy

Colliers



## 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
- 11<sup>th</sup> 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



|             |                             |
|-------------|-----------------------------|
| <b>IND</b>  | Indianapolis Int'l Airport  |
| <b>EW</b>   | Evansville Regional Airport |
| <b>FWA</b>  | Fort Wayne Int'l Airport    |
| <b>GCIA</b> | Gary/Chicago Int'l Airport  |
| <b>SBN</b>  | 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
- 5<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
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> 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

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



## 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

|           |                |
|-----------|----------------|
| <b>NW</b> | Burns Harbor   |
| <b>SE</b> | Jeffersonville |
| <b>SW</b> | Mt Vernon      |

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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>

leading state in  
biotechnology  
exports