FOR LEASE & BTS

Property Highlights

- **Total Area:** ±58.773 acres (divisible to ±5 acres) in Indy's Northwest submarket
- **Prime Infill Location:** Proximity to I-465 with dual access points via Robison Rd & W 86th St offering excellent connectivity to the regional interstate network
- **Outstanding Visibility:** Interstate frontage along I-465 with exposure to 118,000 vehicles per day
- **Heavy Industrial Zoning (I-4):** Ideal for outdoor storage, transportation, heavy equipment, manufacturing, and rail-served uses (adjacent to CSX)
- **Build-to-Suit Opportunities:** Custom facilities tailored to user requirements
- **Strategic Midwest Location**: Situated in Central Indiana with access to 75% of the U.S. population within a one-day drive

±58.77 Acres Heavy Industrial

4933 Robison Rd, Indianapolis, IN

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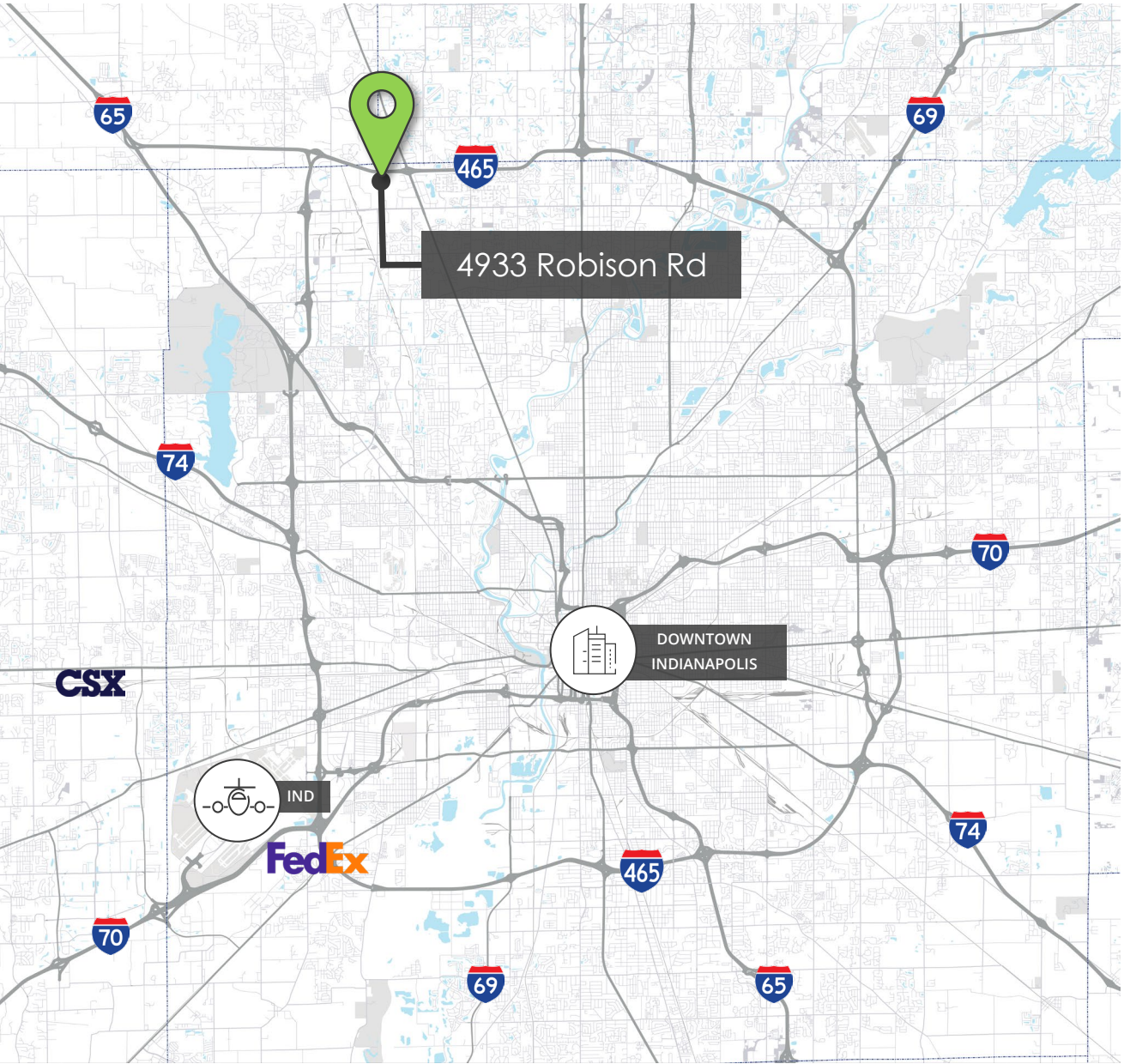
Key Location

Strategically located in Indy's Northwest submarket, adjacent to Park 100

Less than 2 miles from I-465 via 2 interchanges

Access & Connectivity



Key Distances

Buckeye Terminal (Zionsville)	0.7 mi
FedEx Hub	18 mi
CSX Rail Yard	19 mi
Indianapolis Intermodal Facility	20 mi
Indianapolis Int'l Airport **(IND)**	21 mi

Local Connectivity

I-465	1.7 mi
I-65	6.7 mi
I-74	10 mi
I-69	13 mi
I-70	17 mi

Regional Connectivity

Cincinnati, OH	126 mi
Louisville, KY	132 mi
Chicago, IL	174 mi
Columbus, OH	185 mi
St. Louis, MO	256 mi
Detroit, MI	284 mi

Why Indiana

Colliers

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
- 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

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

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

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

> "Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation."
>
> *— Site Selection Magazine*

CONTACT

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