

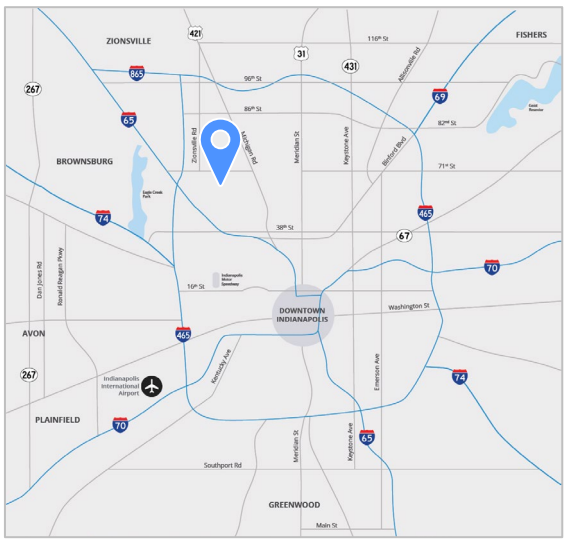
FOR SALE OR LEASE

6205 Morenci Trail

Indianapolis, IN 46268

Owner-user or single tenant opportunity near Park 100

- ± 32,857 SF building
    - ± 9,200 SF 2-story office
    - ± 14,497 SF first floor warehouse
    - ± 9,160 SF second story warehouse served by in-place lift
- ± 1.61 acres
- Built in 1989
- Wet-sprinklered
- Zoned I-2
- Power: 600 amps / 3-phase
- Fenced perimeter with electric gate
- (2) 14’ x 14’ drive-ins
- (1) dock with EOD leveler
- Business park setting
- Quick access to interstate system and labor



Brian Dell SIOR
+1 317 713 2179
brian.dell@colliers.com

Colliers Indianapolis
colliers.com

Building Information

BUILDING FOOTPRINT	
Total Building SF	**± 32,857**
1st Floor SF	**± 19,097**
Office SF	± 4,600
Warehouse SF Warehouse A Warehouse B	± 14,497 9,385 SF at 11′ clear 5,112 SF at 24′ clear
2nd Floor SF	**± 13,760**
Office SF	± 4,600
Warehouse SF	± 9,160 SF at 10′ clear
If most of mezzanine is removed:	
Total Building SF	± 26,944 (19,097 SF floorplate)
Office SF	± 4,600 per floor
Warehouse	± 11,250 SF at 24′ clear height ± 3,247 SF at 11′ clear height ± 3,247 SF mezzanine storage at 10′ clear height

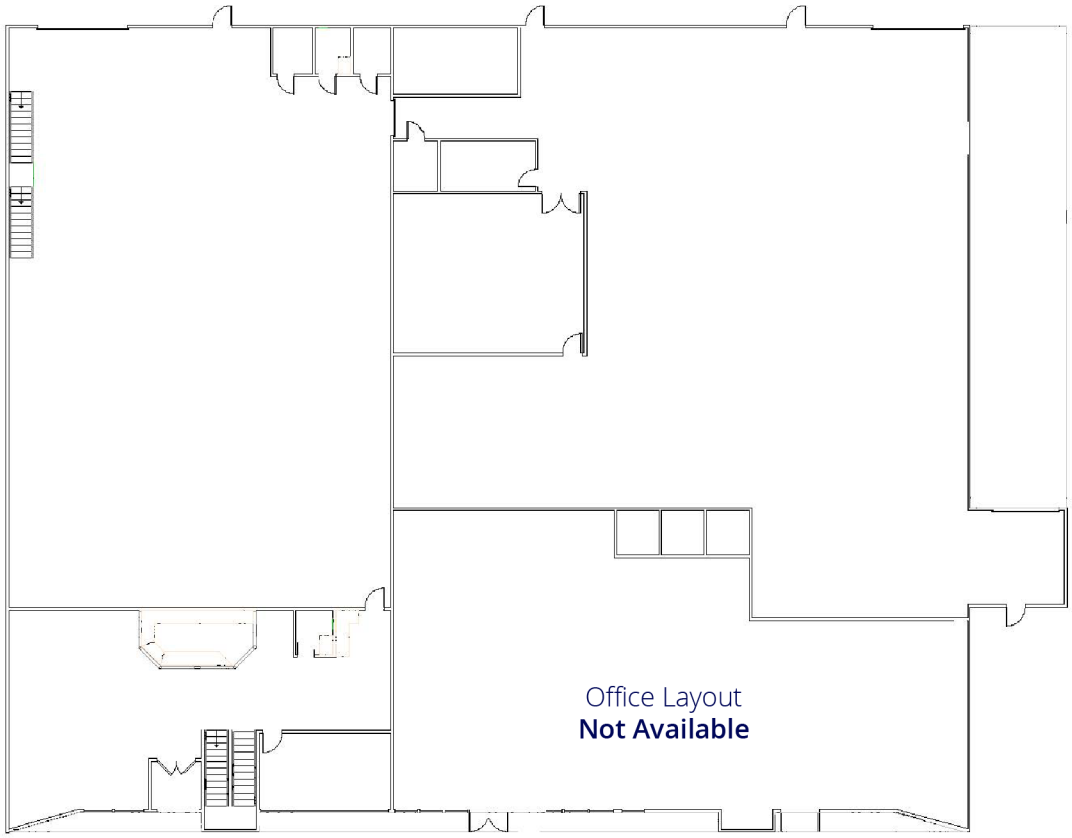
SITE & BUILDING SPECS

Total Building Area	± 32,857 SF
Warehouse Size	± 23,657 SF
Office Size	± 9,200 SF
Site Area	1.61 acres
Year Built	1989
Building Floors	2
Clear Height	24′
Construction	Structural Steel
Exterior Walls	Dryvit & Metal
Fire Protection	Wet-Sprinklered
Drive-in Doors	(2) 14′ x 14′
Dock Doors	(1) 9′ x 10′
Zoning	I-2
Power	600 amps / 3-phase

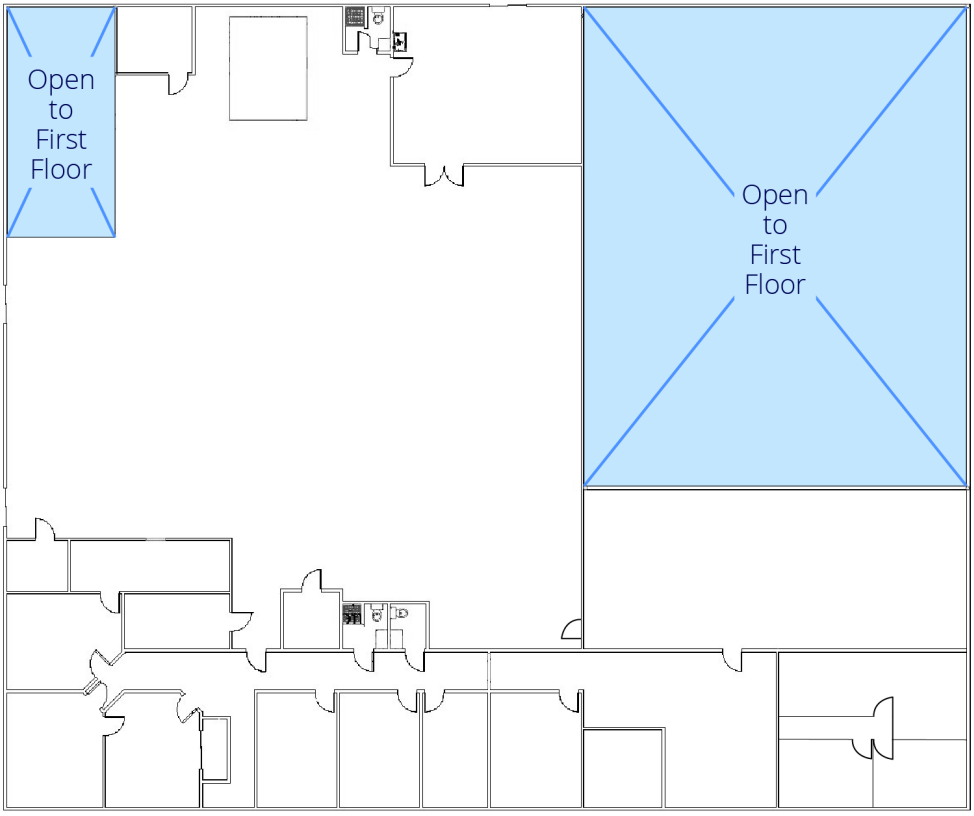


Building Floorplans

1st Floor
± 19,097 SF Total



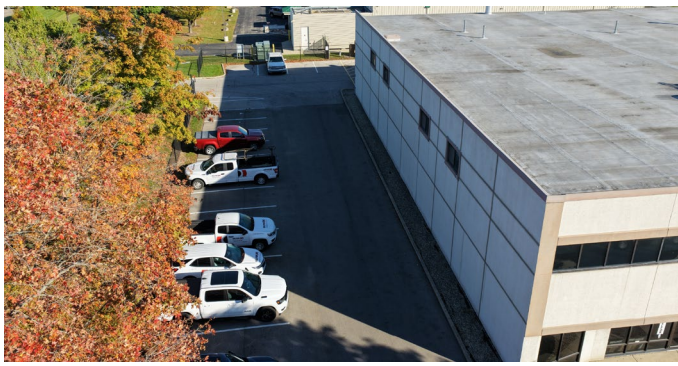
2nd Floor
± 13,760 SF Total




N
Downtown Indianapolis
Guion Rd
Morenci Business Park
W 62nd St
Morenci Trail

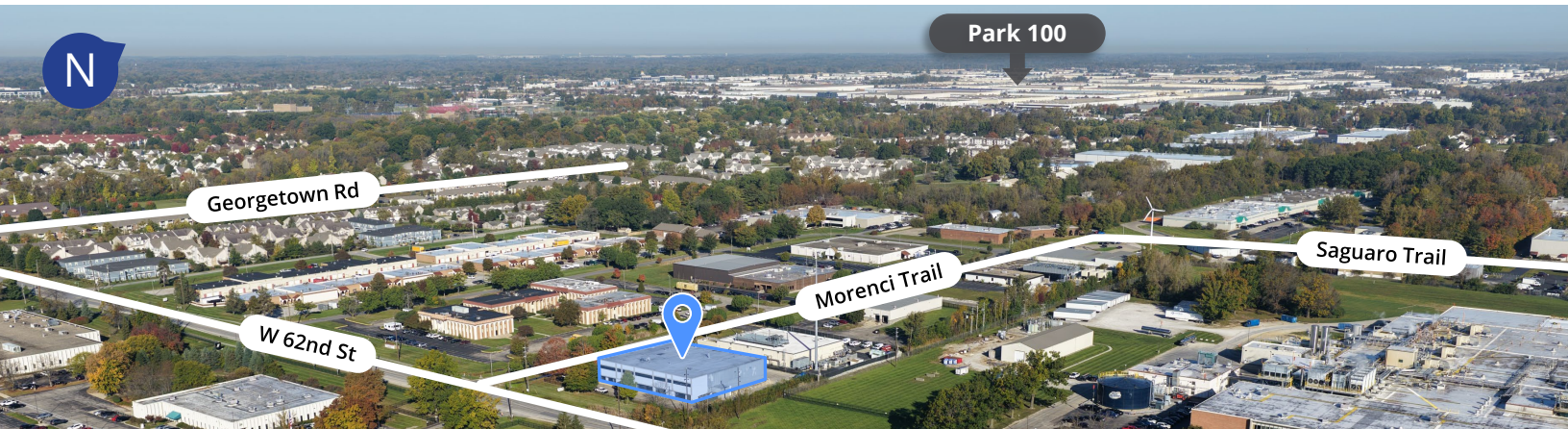

W 62nd St






Morenci Trail
W 62nd St


W 62nd St
Morenci Trail


N
Park 100
Georgetown Rd
W 62nd St
Morenci Trail
Saguaro Trail













Drive Times (in minutes)

I-65	6	**I-74**	10	**Downtown Indy**	14
I-465	6	**I-70**	14	**IND Airport**	20

Why Indiana

INDIANAPOLIS INT'L AIRPORT

IND

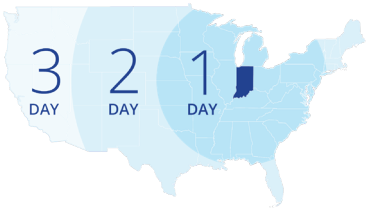
- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 13th year named "Best Airport in North America"

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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Brian Dell SIOR
+1 317 713 2179
brian.dell@colliers.com