FOR SALE OR LEASE

1800 Churchman Ave

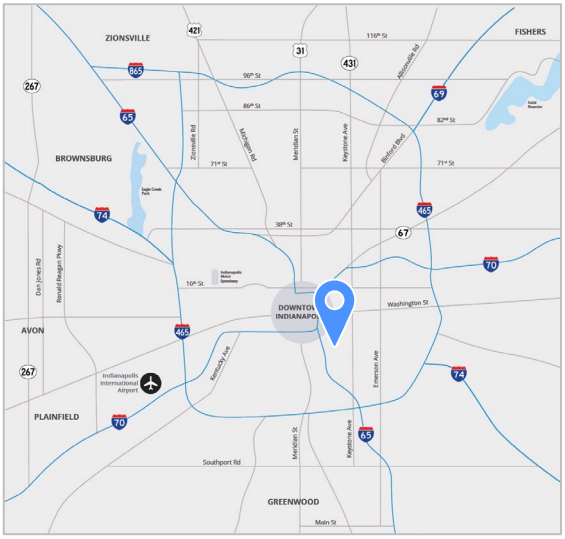
Indianapolis, IN 46203

Rare Large User Opportunity with Rail Potential in Central Indy

Property Highlights

- Approx. 214,650 SF total | Divisible for Lease
- Approx. 11,000 SF newly remodeled office
- ± 13.98 Acres
- Zoned I-3
- CSX Rail Potential with over 1,200 ft of frontage
- Heavy Power
- 16 docks / 3 drive-ins
- Clear height varying from 11.5' to 17.5'
- 480 volt / 5,200 amp / 3-phase power
- Wet Sprinkler
- Approx. 1.2 miles to I-65
- Access to strong labor force
- Close Proximity to downtown Indianapolis
- ± 1.88 Additional Acres Available
- Potential for Seller Financing

$10,000.00 Racking Allowance, plus free design, through Landlord's contractor, with minimum of five-year term.



Brian Dell SIOR
+1 317 507 9875
brian.dell@colliers.com

Matt Bitter
+1 812 550 4695
matt.bitter@colliers.com

Colliers Indianapolis
colliers.com

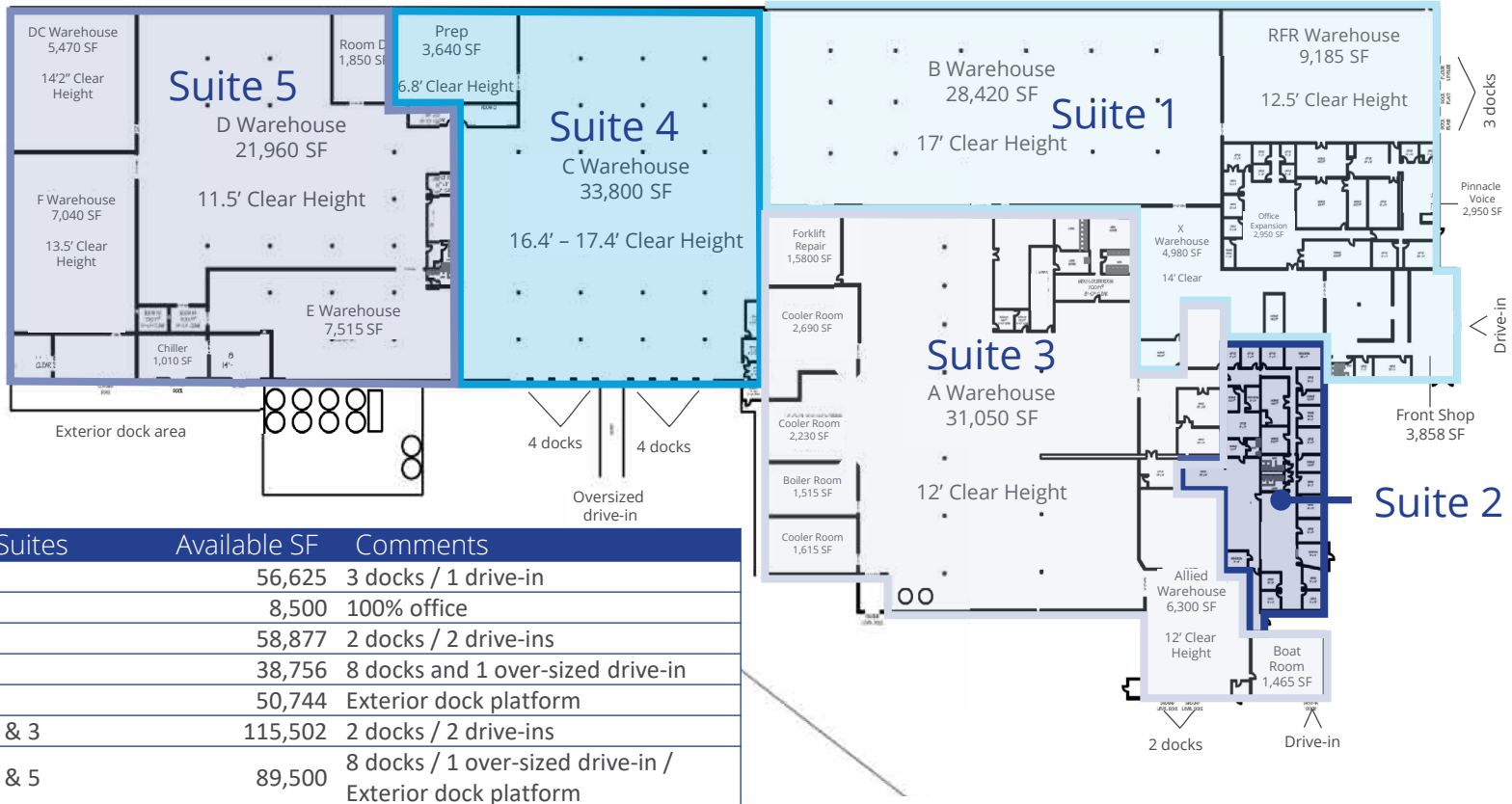
Property and Area Overview

Property Overview	
Property Address	1800 Churchman Avenue Indianapolis, Indiana 46203
Total Square Feet	± 214,650
Zoning	I-3
Parcel Numbers	49-10-18-205-004.000-101
Acreage	± 13.98
Rail	Possible (CSX)
Power	480 volt / 5,200 amp / 3-phase power
Clear Height	11.5' to 17.5'
Dock Doors	16
Drive-in Doors	3
Rate (IG)	Suites 1, 3, and 5: $3.75/SF IG Suite 4: $4.50/SF IG Multiple Suite Pricing: Negotiable
Rate for Full Building, Single Tenant	Lease: $2.45/SF NNN Sale: $6.5 million

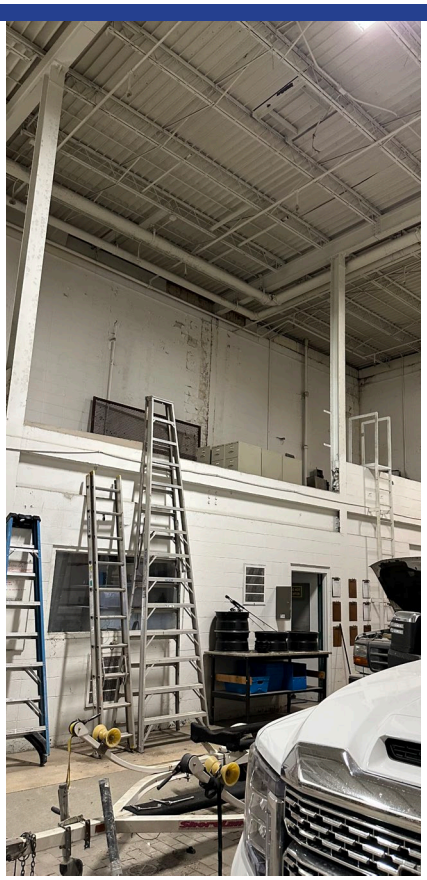
Demographics	1 Mile	3 Mile	5 Mile
Population 2023	14,576	106,657	234,774
Population Projected 2028	14,841	107,761	238,200
Average HH Income 2023	$69,054	$76,811	$75,639
Total Households 2023	5,935	46,077	99,559
Households Project 2028	6,079	47,044	101,766

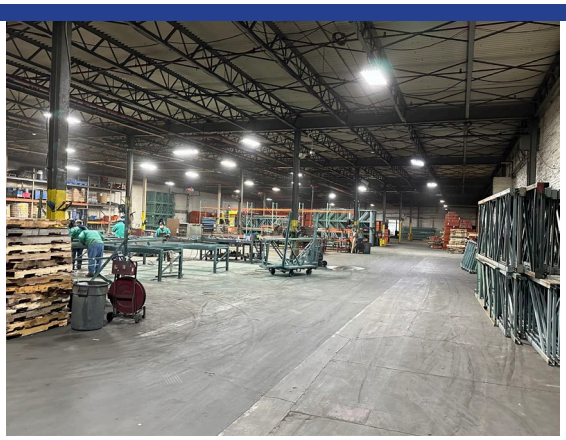
Floorplan & Photos

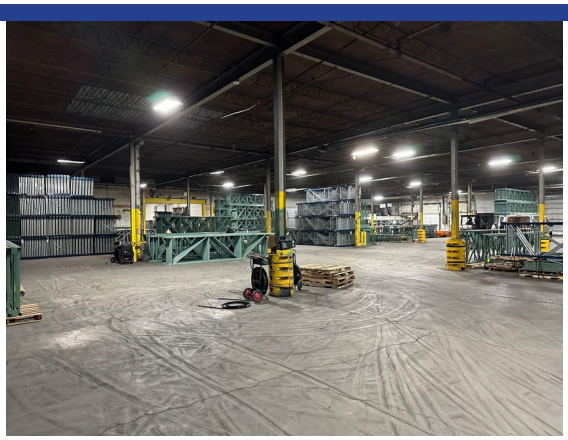
214,650 Total Square Footage



Suites	Available SF	Comments
1	56,625	3 docks / 1 drive-in
2	8,500	100% office
3	58,877	2 docks / 2 drive-ins
4	38,756	8 docks and 1 over-sized drive-in
5	50,744	Exterior dock platform
2 & 3	115,502	2 docks / 2 drive-ins
4 & 5	89,500	8 docks / 1 over-sized drive-in / Exterior dock platform
2-4	154,215	10 docks / 3 drive-ins
1-5	214,650	13 docks / 4 drive-ins / Exterior dock platform







Why Indy

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

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*

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 $7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

sources: Forbes Magazine, Site Selection Magazine, Business Facilities

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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