



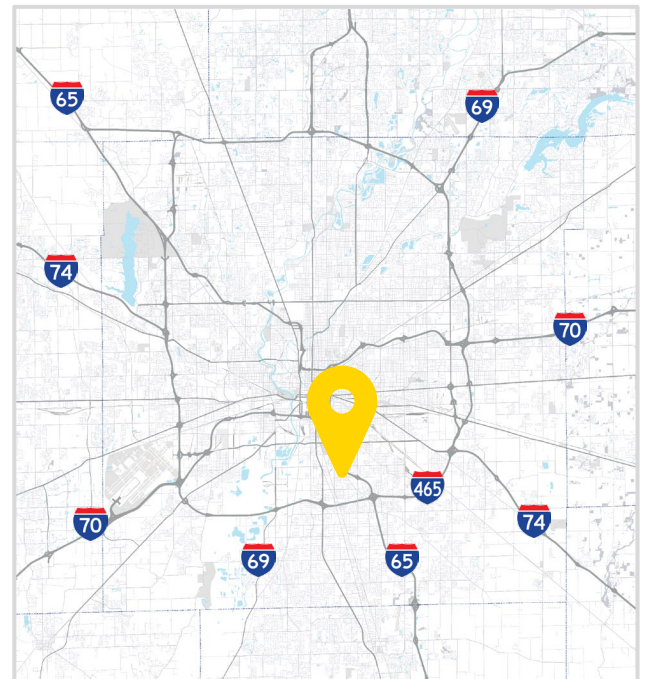
Building 5
±58,322 SF

FOR LEASE

3000 Shelby St | Indianapolis, IN 46227

Property Highlights

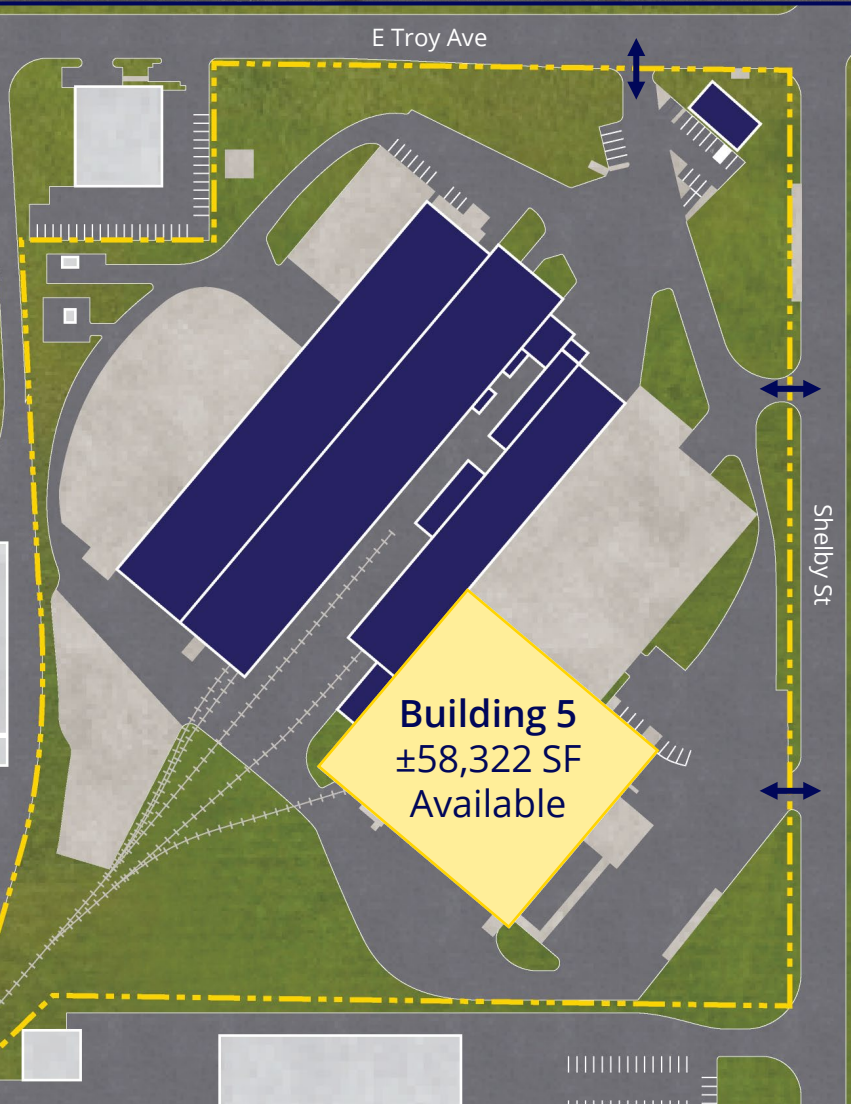
- ±58,322 SF warehouse building with ±2,115 SF of office space
- Additional 4,000 SF office building can be made available
- 22' clear height with efficient 20' x 40' column spacing
- 9 Dock doors & 8 oversized drive-in doors, including interior dock access
- Zoned I-4-U – Heavy Industrial
- Shared trailer parking and access to multiple service pad areas, enhancing truck circulation and functionality
- Fully sprinklered building with fire and burglar alarm systems
- LED warehouse and office lighting with programmable controls and ongoing security lighting upgrades
- Significant recent capital improvements
- Secured campus environment with perimeter surveillance, exterior lighting, and controlled access system
- Located on IndyGo bus line network
- Excellent connectivity to Indianapolis' interstate systems



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Building 5



Building 5 Specifications

Available SF	±58,322 SF
Office SF	±2,115
Clear Height	22'
Configuration	20'x40'
Drive-in Door	8
Dock Doors	9 (10'x10')
Power	600 amp, 480V, 3-phase
Lighting	LED w/ motion sensors
Outdoor Storage	Flexible options available
Zoning	I-4-U Heavy Industrial

Location and Connectivity

Key Distances

I-65 1.1 mi

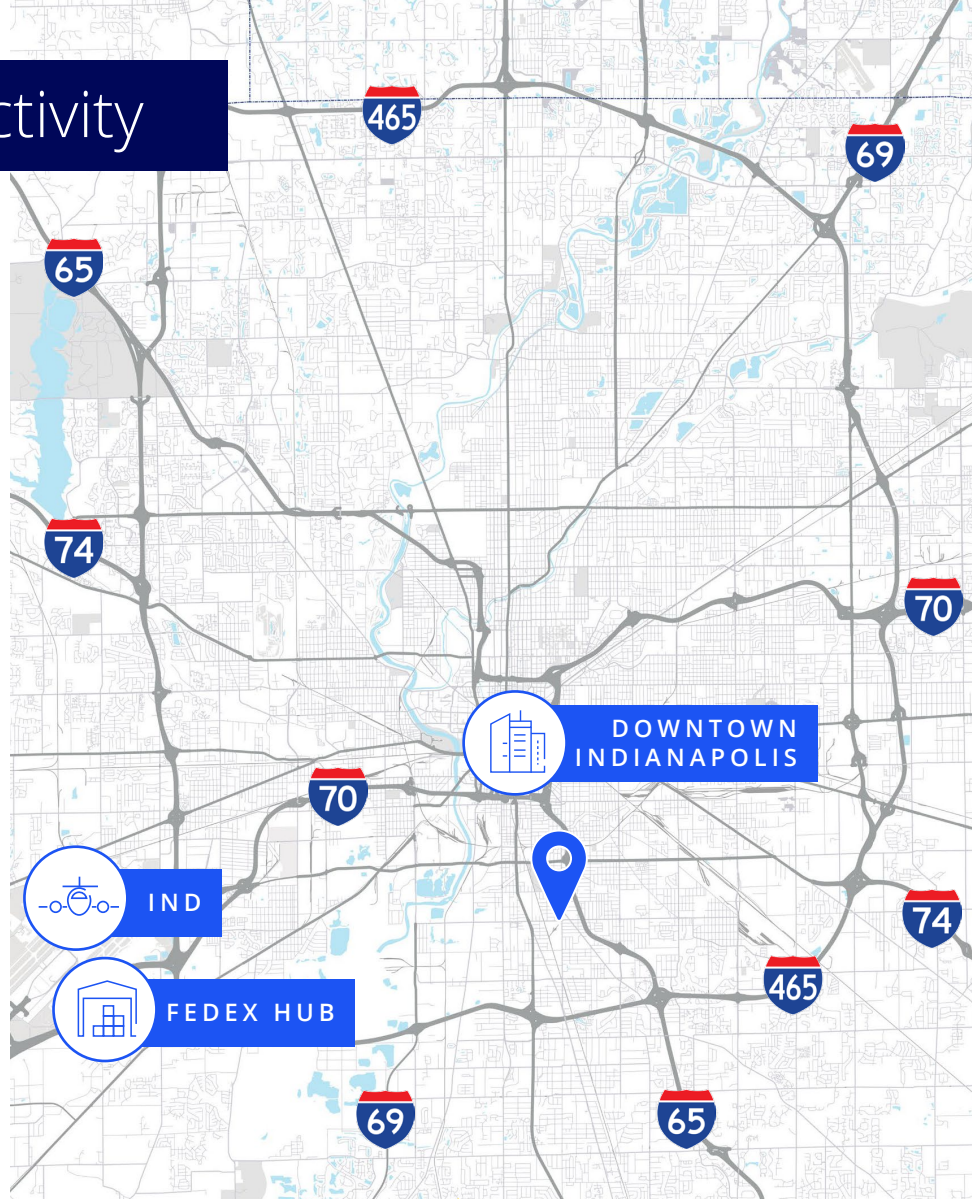
I-465 1.9 mi

I-70 2.7 mi

Downtown Indianapolis 4.9 mi

FedEx Hub 10 mi

Indianapolis Int'l Airport 13 mi



Why Indiana



INDIANAPOLIS INT'L AIRPORT

- 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 than 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



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.

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

in advanced industry specialization

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

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