

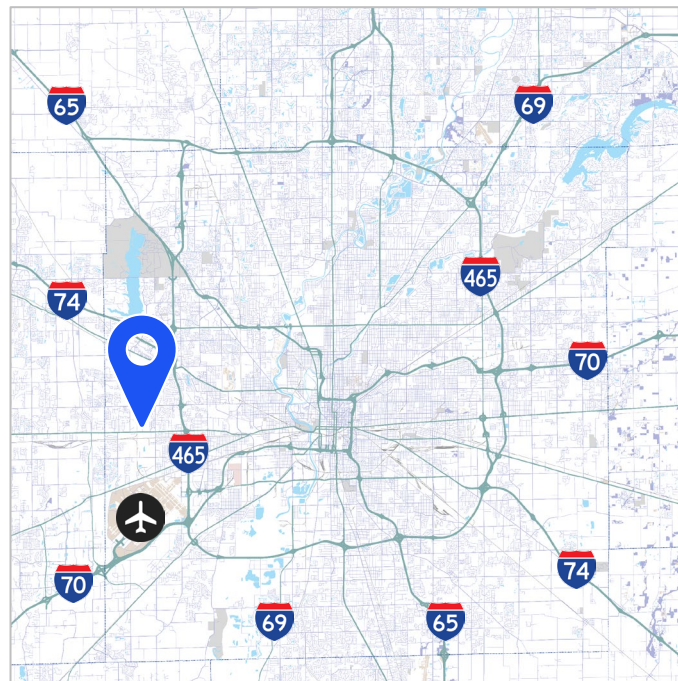


FOR LEASE

235 Transfer Dr

Indianapolis, IN 46214

- ±3.60 Acres
- Fully secured with compacted gravel surface
- Automatic entrance gate
- ±960 SF office trailer
- Zoned I-4 (Heavy Industrial)
- Ideal for truck & trailer parking, container storage, heavy equipment, and auto parking
- Adjacent ±15,000 SF building on ±1.00 Acre available
- Excellent connectivity to Indianapolis' interstate systems
- Located near the Indianapolis International Airport & CSX Indy Railyard



Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com

Colliers Indianapolis
colliers.com

Additional Building Available



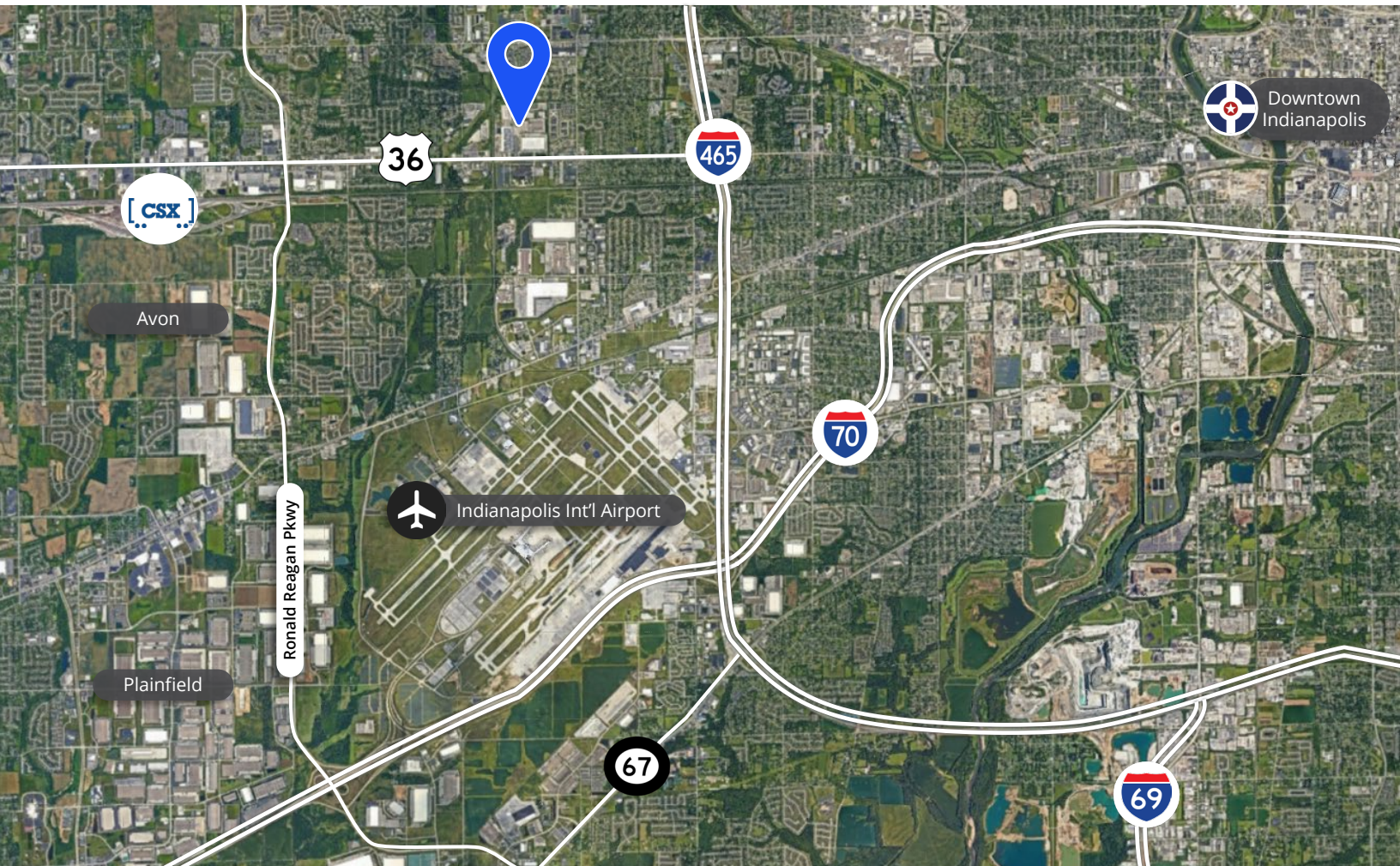
BROCHURE LINK

320 Transfer Dr, Indianapolis, IN

- $\pm 15,000$ SF available for immediate occupancy
- $\pm 3,780$ SF office
- 2 Dock doors & 2 drive-in doors
- 18'-20' Clear height
- ± 1.00 Acre
- Zoned I-4 (Heavy Industrial)



Location



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

*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

NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com

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