



COMPLETE
Ready for Occupancy



EIX

EAST INDY EXCHANGE

- 
- **Building #1** - ±28,140 AVAILABLE 2/1/2027
 - ±1,253 SF office in place
 - 5 docks & 1 drive-in door
 - **Building #3** - 112,840 SF AVAILABLE IMMEDIATELY
 - Zoned I-4 Heavy Industrial
 - Outside storage & heavy parking requirements easily accommodated
 - Immediate access to I-465, less than 4 miles to I-70 & I-74
 - Rawles Avenue upgrades at entrance to the park
 - Master planned industrial park w/ BTS sites available up to 900,000 SF
 - Superb access to strong labor force w/ close proximity to public transportation
 - 5-year tax abatement approved

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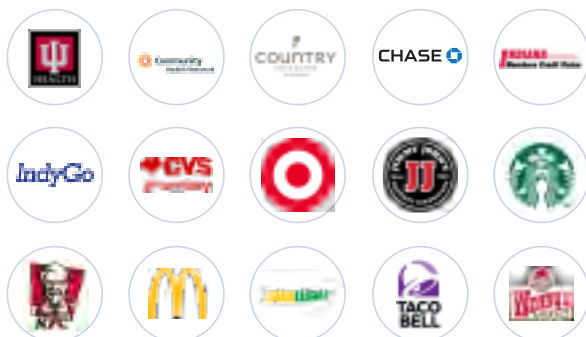




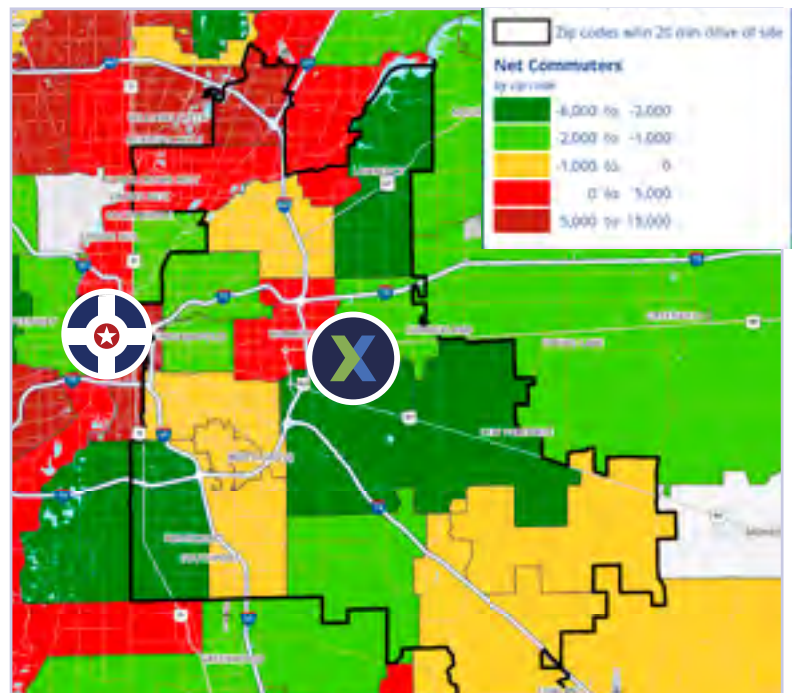
INTERSTATE ACCESS

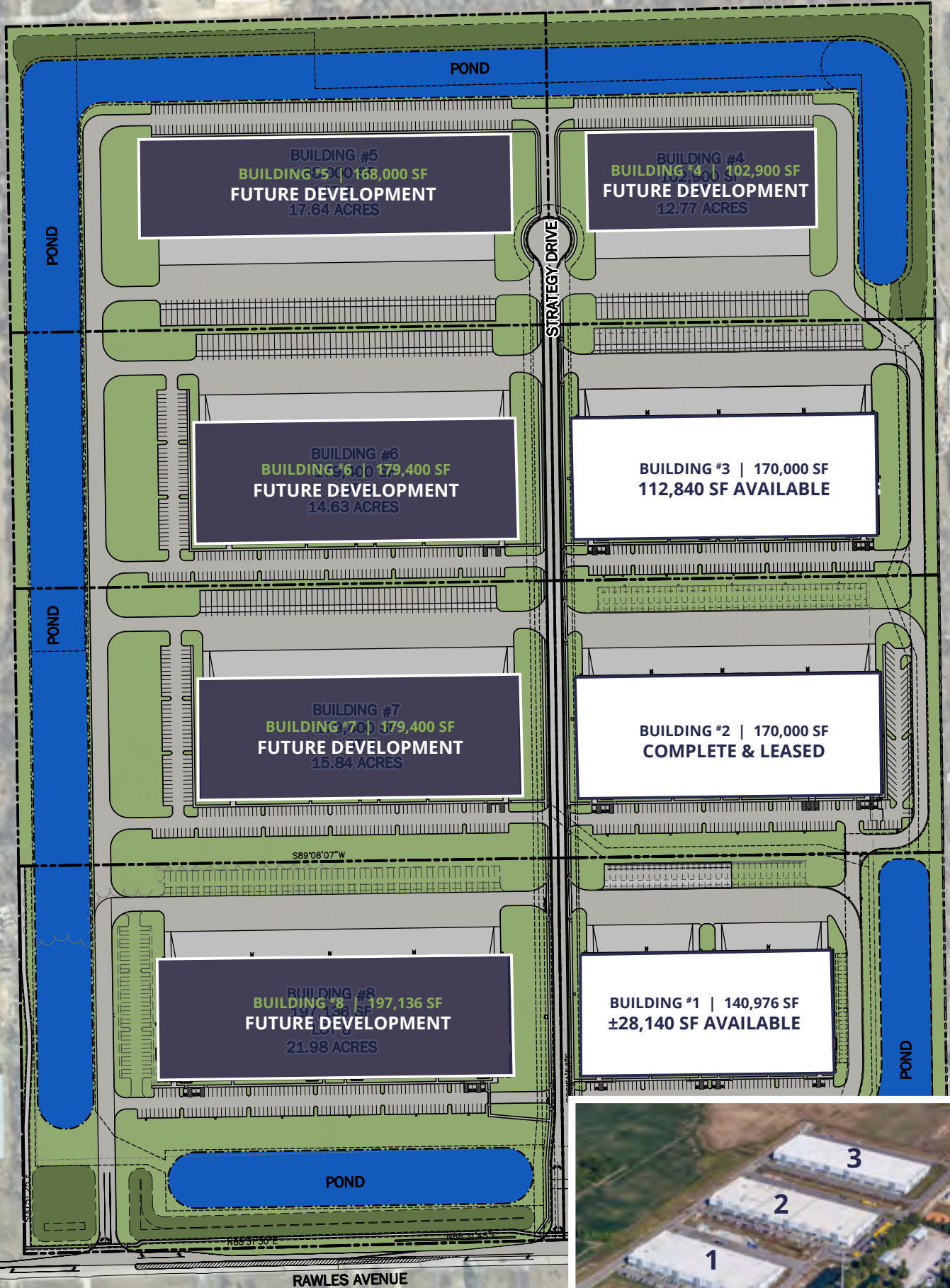


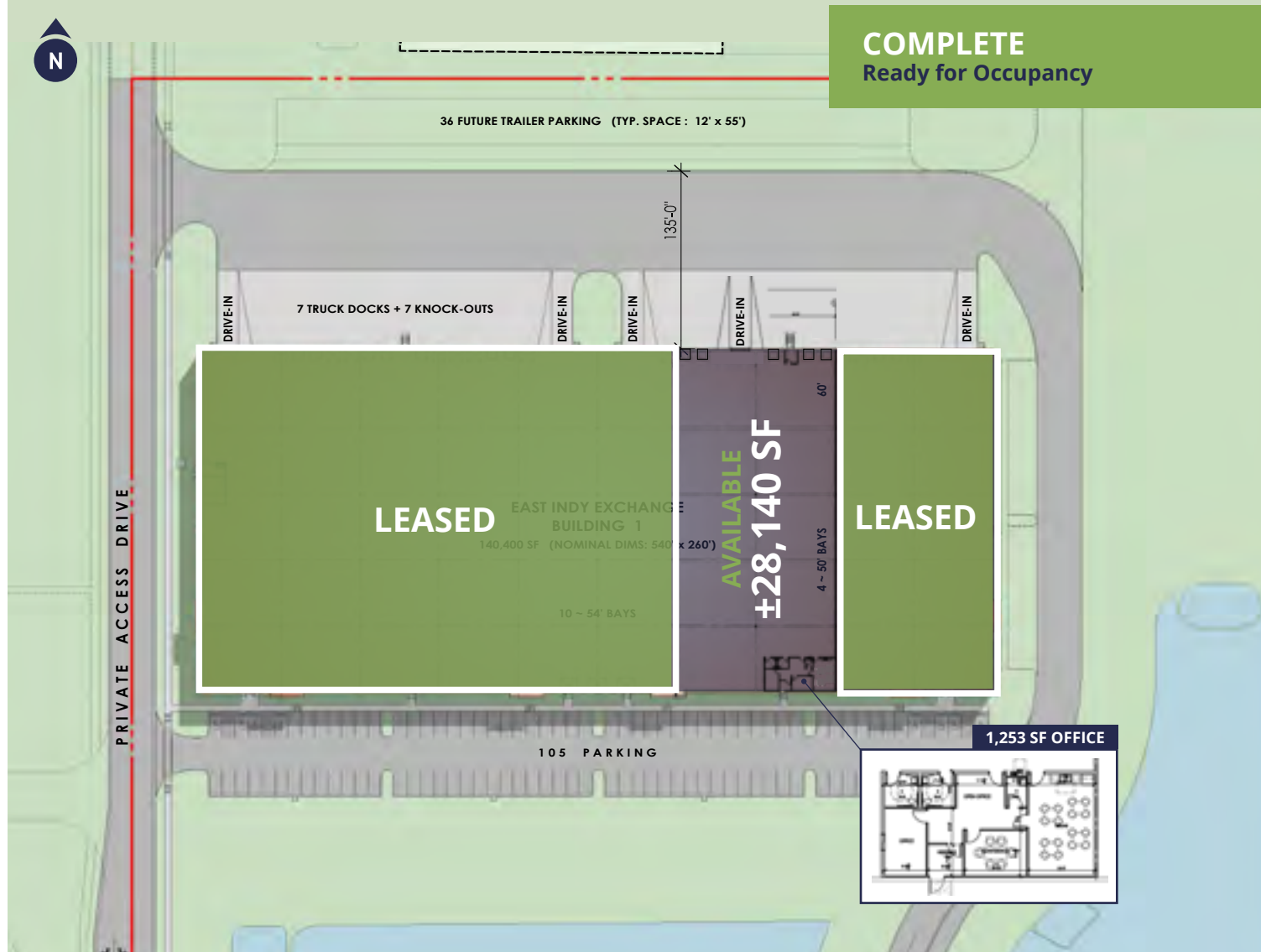
NEARBY AREA AMENITIES



LABOR DATA HEAT MAP - NET COMMUTERS

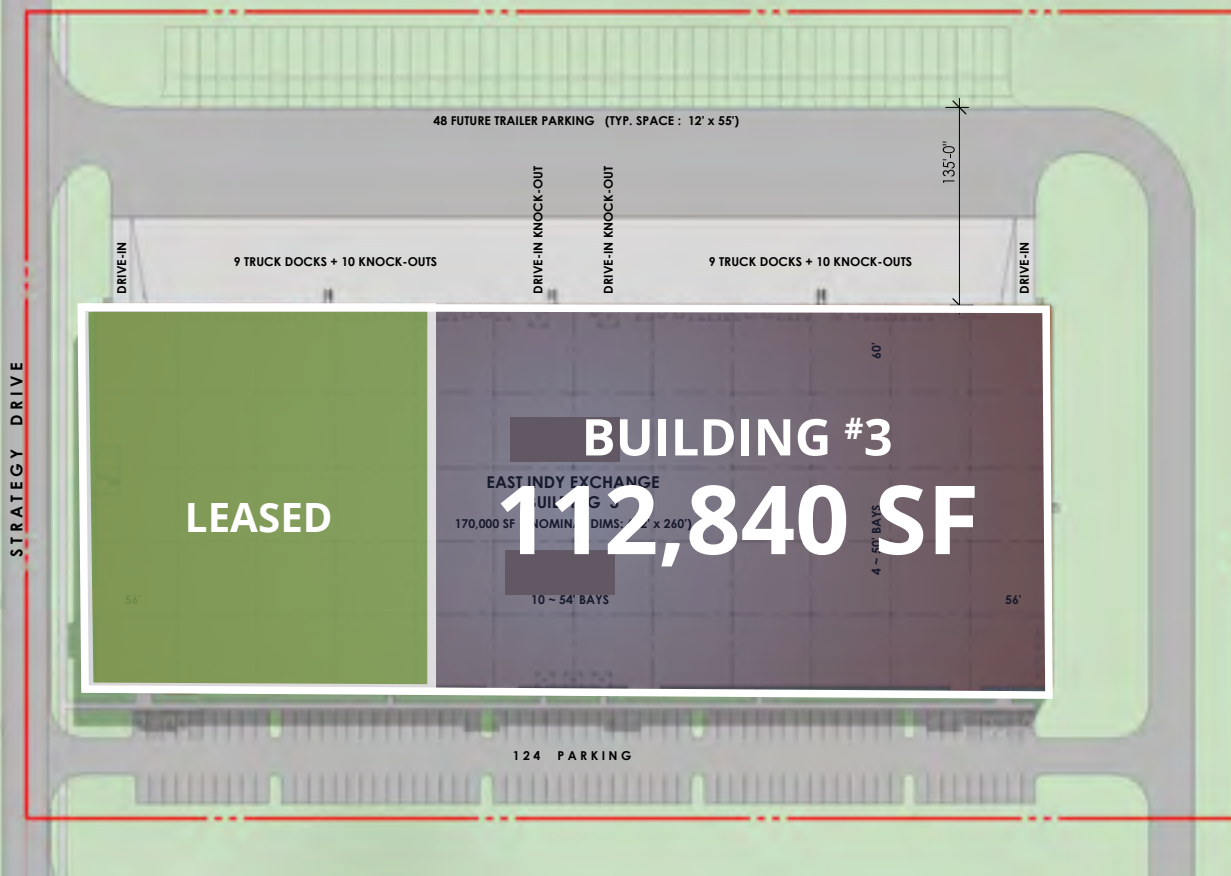






BUILDING #1 | 9720 RAWLES AVE | SITE PLAN + BUILDING SPECS

Available SF	±28,140 SF	Power	400 amps 480 volt 3-phase
Site Area	15.45 acres	Truck Court	135'
Year Built	2021	Office Space	±1,253
Clear Height	32'	Access	Dual access points
Column Spacing	54' x 50' docking bays (54' x 60' staging bays)	DESIGN DETAILS	
Configuration	Rear load facility	Construction	Insulated precast panel system
Dock Equipment Dock Levelers	(5) 9' x 10' docks w/ seals & levelers 40,000 lb. mechanical levelers	Roof	.045 mechanically attached white TPO roof system
Drive-ins	(1) 12' x 14' drive-in door	Floor	7" unreinforced concrete floor slab with Ashford seal
Auto Parking	±22	Warehouse Lighting	LED high bay lights
Future Trailer Parking	Ability to add dedicated trailer parking spots	Warehouse Heating	Gas fired make-up air units
Security	Truck court can be fully secured	Fire Protection	ESFR

**COMPLETE**
Ready for Occupancy**BUILDING #3 | 335 STRATEGY DR | SITE PLAN + BUILDING SPECS**Available SF 112,840 SF *(Divisible)*

Site Area 10.43 acres

Year Built 2023

Clear Height 32'

Column Spacing 54' x 50' docking bays
(54' x 60' staging bays)

Configuration Rear load facility

Dock Equipment (11) 9' x 10' docks w/ seals & levelers
Knock Outs (12) knock-outs
Dock Levelers 40,000 lb. mechanical levelers

Drive-ins (2) 12' x 14' drive-in doors

Auto Parking ±75 *(expandable)*

Future Trailer Parking 48 dedicated trailer parking spots

Security Truck court can be fully secured

Power 1200 amps w/ preparation to expand to 4 total services

Truck Court 135'

Office Space BTS

Access Dual access points

DESIGN DETAILS

Construction Insulated precast panel system

Roof .045 mechanically attached white TPO roof system

Floor 7" unreinforced concrete floor slab with Ashford seal

Warehouse Lighting LED high bay lights

Warehouse Heating Gas fired make-up air units

Fire Protection ESFR

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.