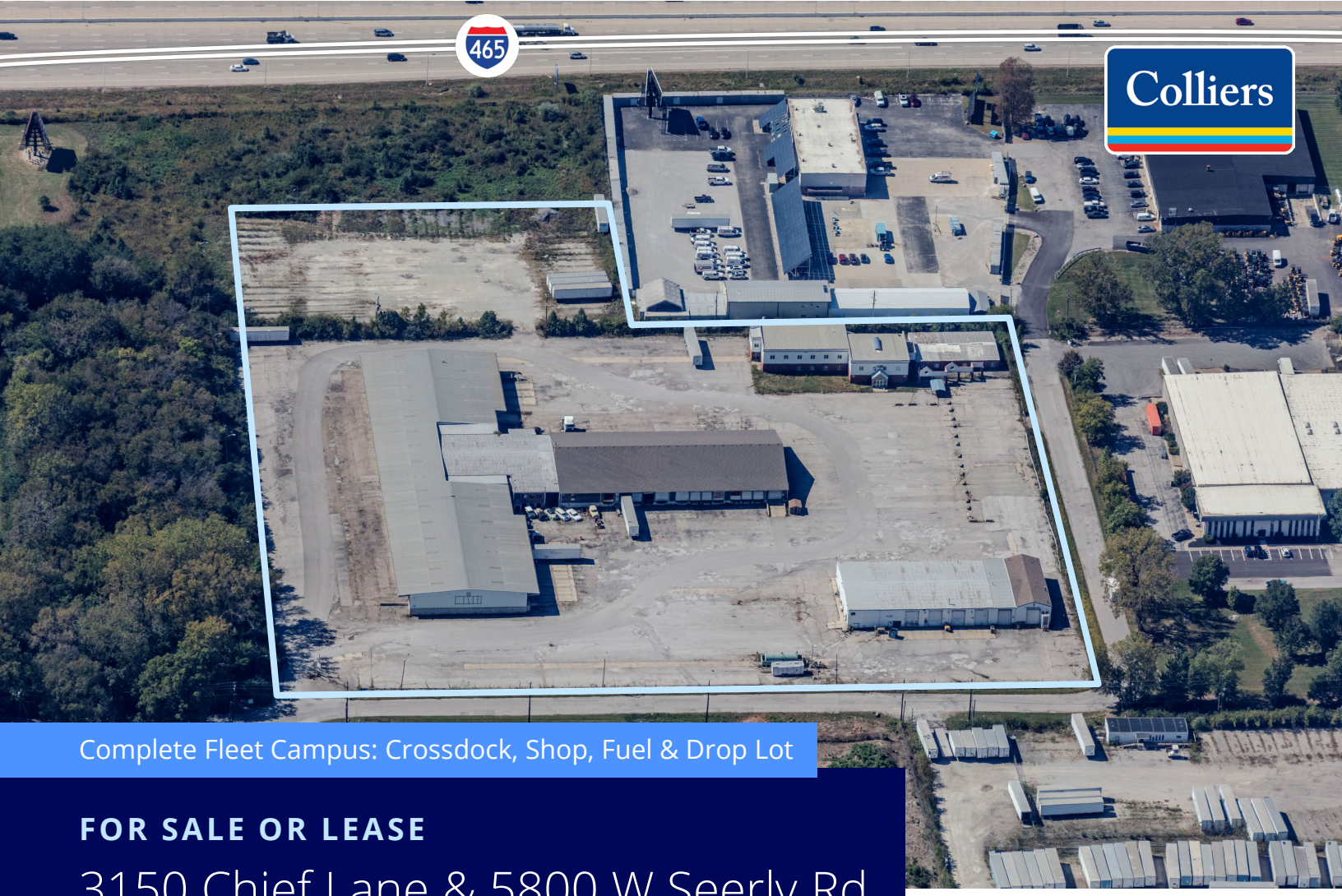


Colliers

Complete Fleet Campus: Crossdock, Shop, Fuel & Drop Lot

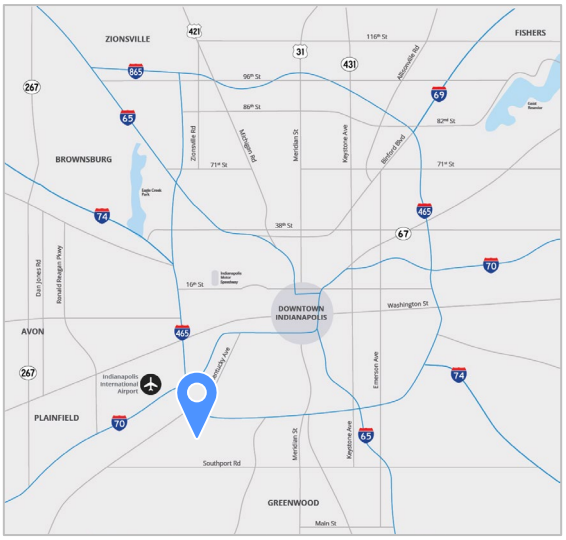
FOR SALE OR LEASE

3150 Chief Lane & 5800 W Seerly Rd

Indianapolis, IN

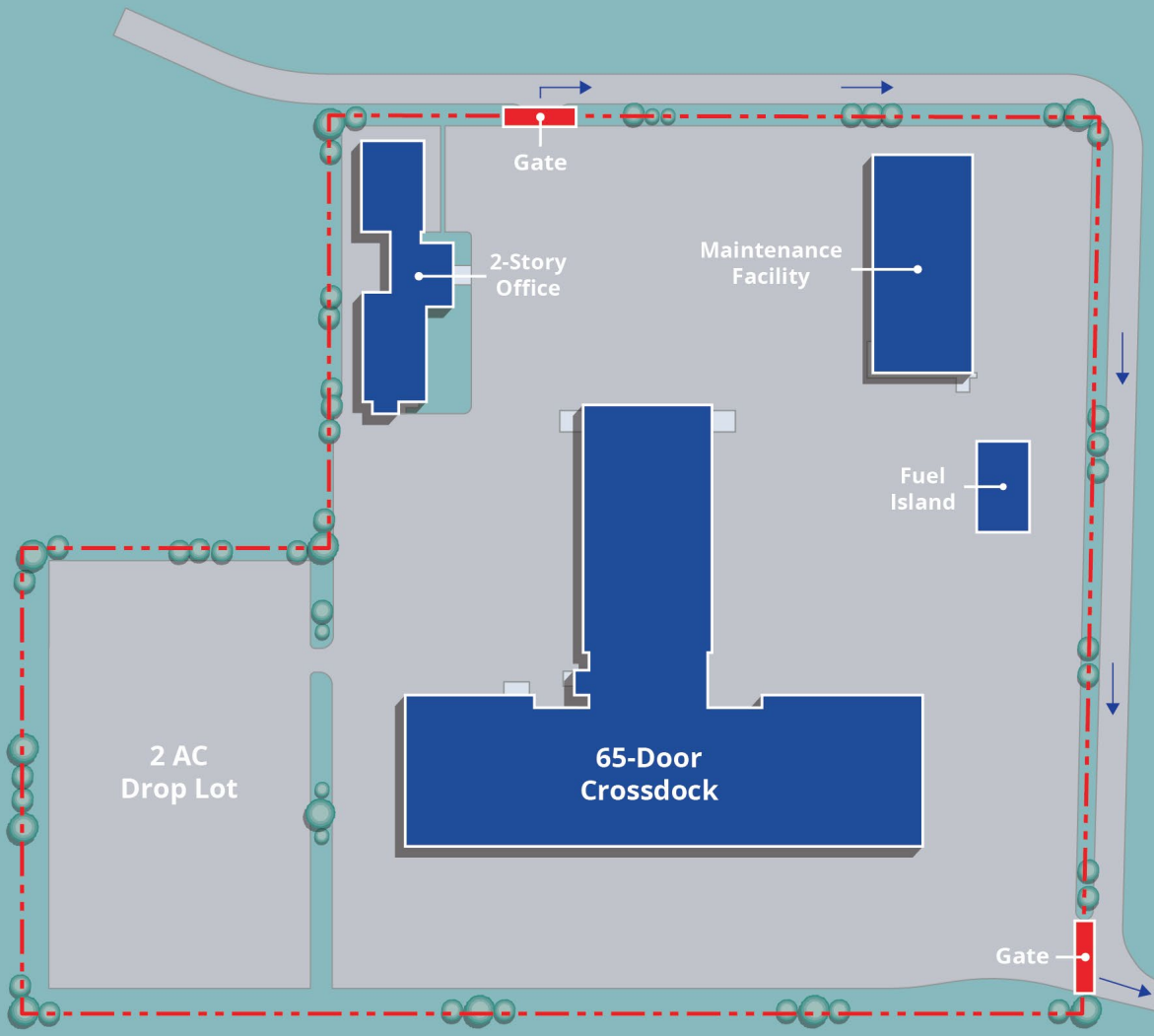
± 97,564 SF on ± 11.75 AC

- Three-building truck terminal campus: Office, Truck Maintenance Facility with (6) drive-thru bays, and a 65-door crossdock
- ±2 AC trailer drop lot (5800 W Seerly Rd)
- Fully fenced, gated, and paved with two (2) points of ingress/egress
- Onsite fuel island
- Zoned I-3: permits fleet terminal, truck repair, and heavy outdoor storage
- Owner-user or IOS investment opportunity
- Visible from I-465 in Indianapolis' strongest industrial submarket
- Immediate access to I-70, I-465, and Sam Jones Expressway
- Minutes to the FedEx hub and Indianapolis International Airport
- Short-term outdoor storage and trailer parking available
- Available for immediate occupancy



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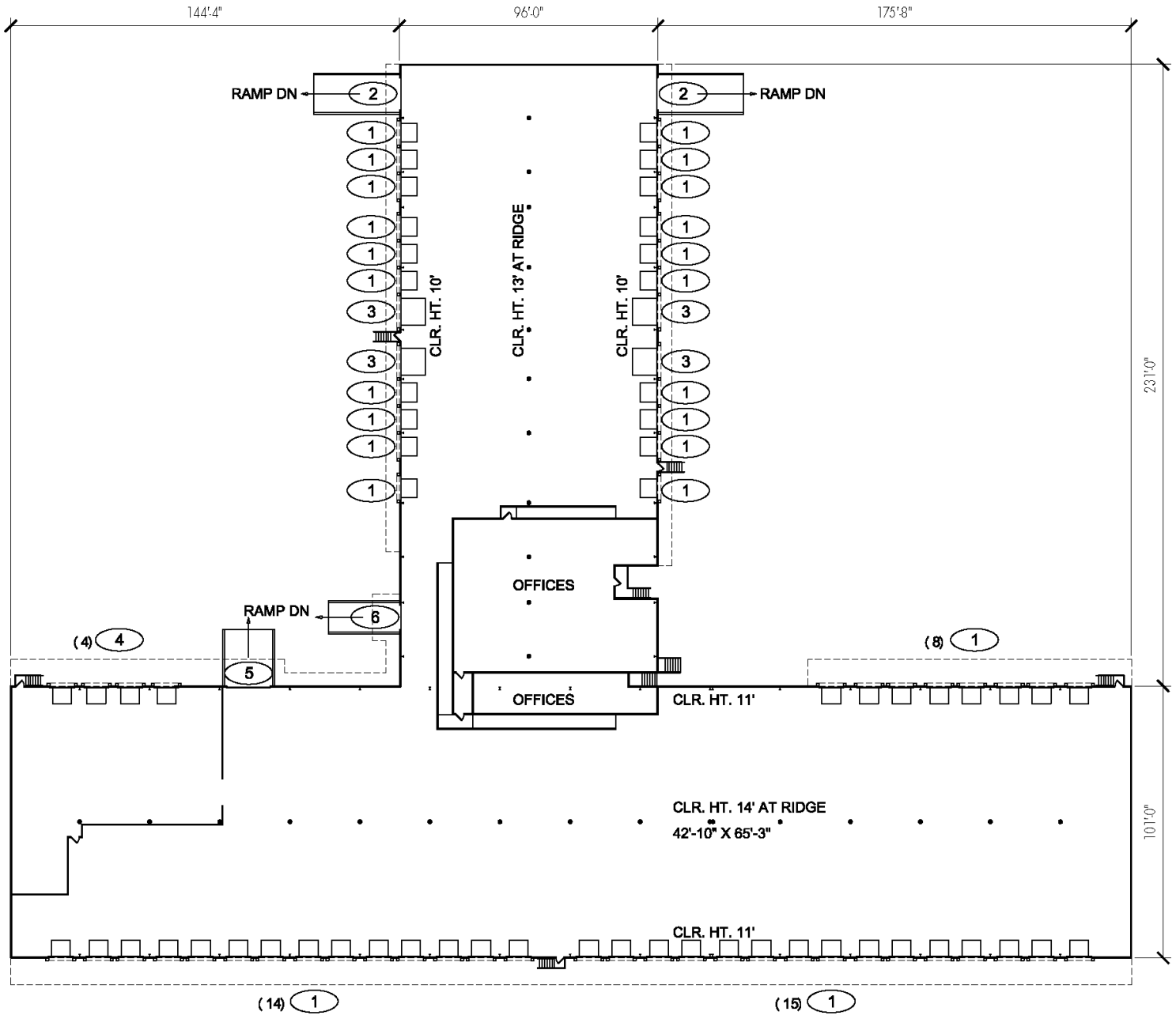
Property Specs

Site	
Site area	±11.75 AC (Incl. ±2 AC drop lot)
Zoning	I-3
Access	(2) gated entries Fully fenced & paved
Fuel	Onsite fuel island
2-Story Office	
Total size	17,140 SF
Floors	1st: 10,708 SF 2nd: 6,432 SF
Maintenance Building	
Total size	14,000 SF
Shop / Office	11,900 SF / 2,100 SF
Bays	(6) drive-thru
Doors	(12) 12'W x 16'H drive-thru (1) 10'W x 8'H drive-up
Clear height	16' – 18'
Mezzanine	Yes (not incl. in SF)
Crossdock	
Total size	72,856 SF
Whse / Office	67,556 SF / 5,300 SF
Docks	65 (majority 9'W x 9'H)
Drive-in doors	4
Clear height	10' – 14'



Crossdock

72,856 SF | 65 Docks | 4 Drive-ins

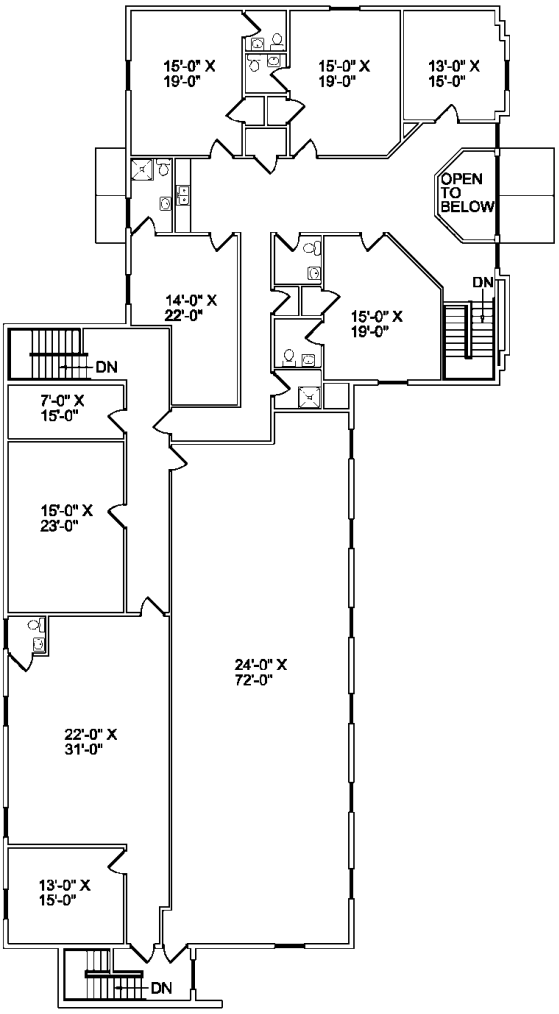


Overhead Door Legend
1 — 9'W x 9'H Dock OHD
2 — 12'W x 10'H Drive-up OHD
3 — 12'W x 10'H Dock OHD
4 — 9'W x 10'H Dock OHD
5 — 16'W x 10'H Drive-up OHD
6 — 9'W x 10'H Drive-up OHD

Crossdock Specs	
Total size	72,856 SF
Warehouse	67,556 SF
Office	5,300 SF
Docks	65 (majority 9'W x 9'H)
Drive-in doors	4
Clear height	10' – 14' (13'–14' at ridge)

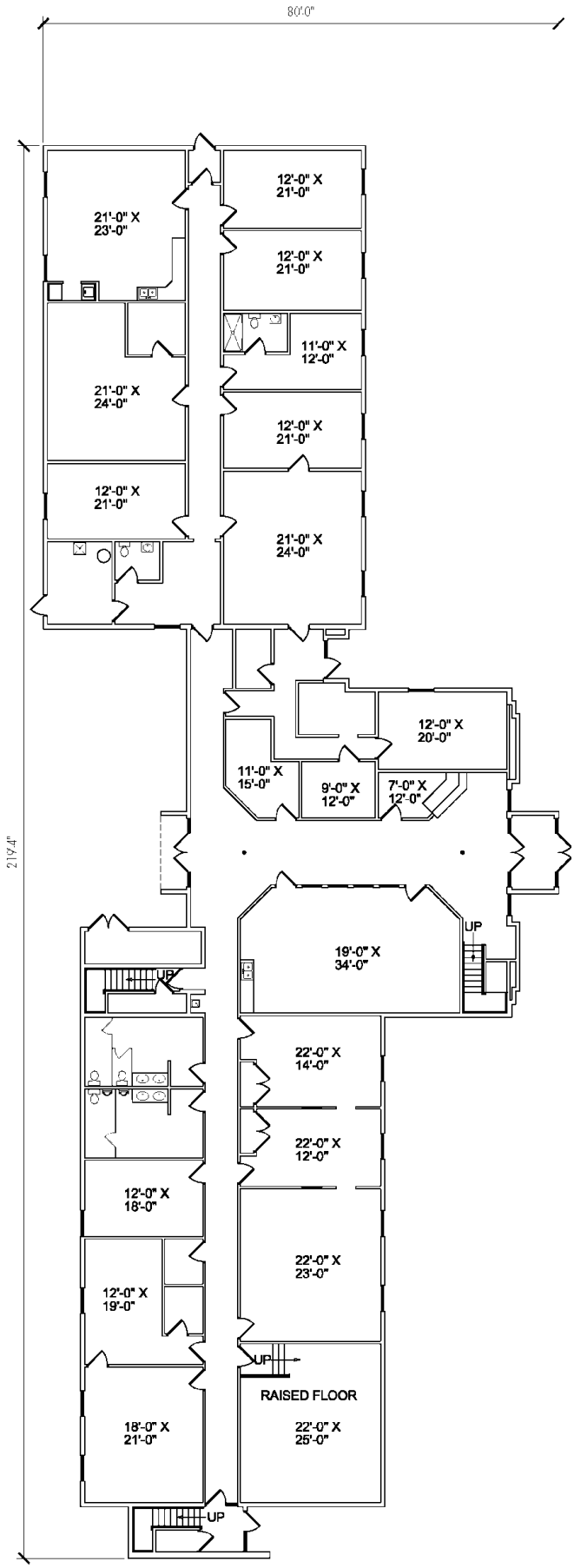
2-Story Office

17,140 SF total | 10,708 SF footprint



Second Floor

6,432 SF

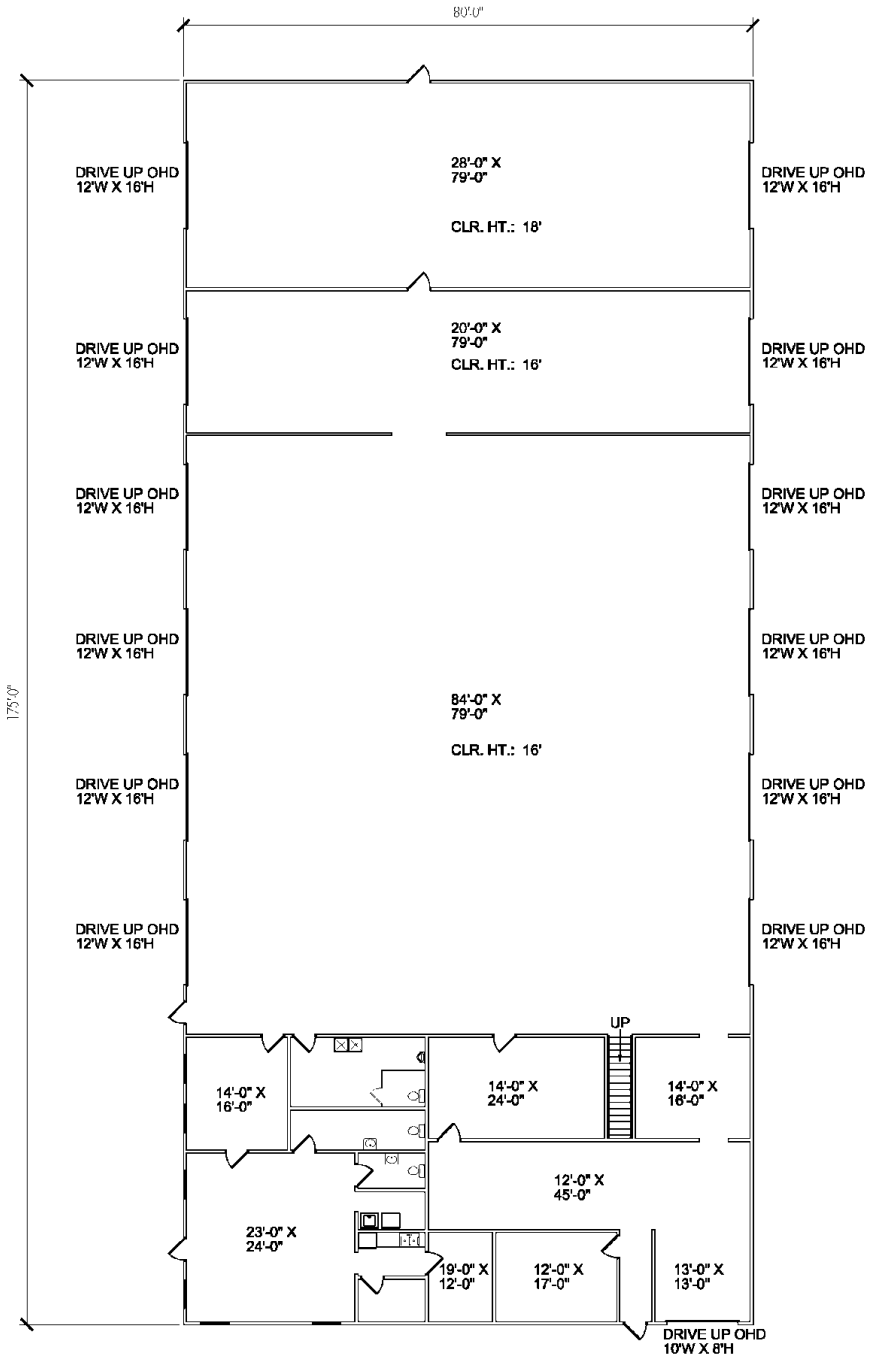


First Floor

10,708 SF

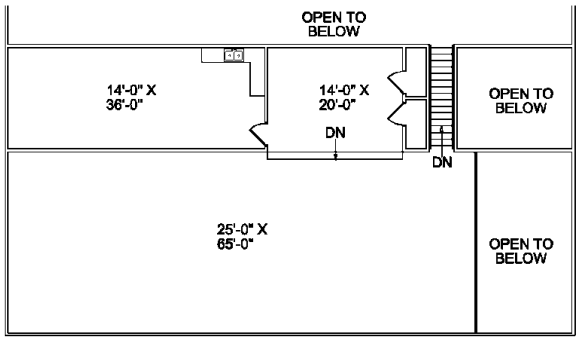
Maintenance Building

14,000 SF | (6) Drive-thru bays | 16’ – 18’ Clear height



Mezzanine

Not included in square footage



Maintenance Specs	
Total size	14,000 SF
Shop	11,900 SF
Office	2,100 SF
Drive-thru OHDs	(12) 12’W x 16’H
Drive-up OHD	(1) 10’W x 8’H
Clear height	16’ – 18’
Mezzanine	Yes (not incl. in SF)

Why Indiana

INDIANAPOLIS INT'L AIRPORT

IND

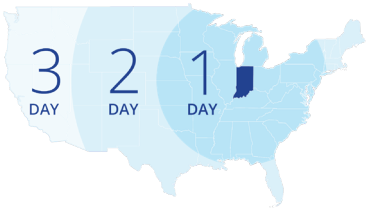
- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 13th year named "Best Airport in North America"

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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