

FOR LEASE OR SALE

1442 Amy Ln

Franklin, IN 46131

Suite A 6,000 SF

1,535 SF first floor office
1,500 SF (bonus) mezzanine office
(1) 12' W X 14' H drive-in
(1) 10' W X 12' H drive-in
200 amps at 208 volts

Suite B 6,000 SF

1,535 SF first floor office
1,500 SF (bonus) mezzanine office
(1) 12' W X 14' H drive-in
(1) 9' W X 12' H dock
200 amps at 208 volts

Suite C 6,000 SF

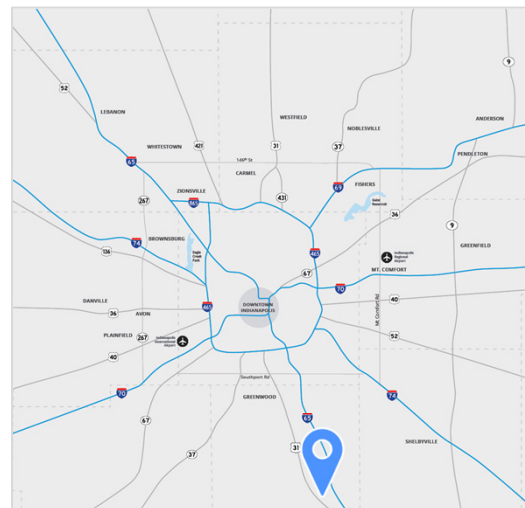
Office BTS
(2) 12' W X 14' H drive-ins
(1) 9' W X 12' H dock
400 amps at 480 volts

Suite D 6,000 SF

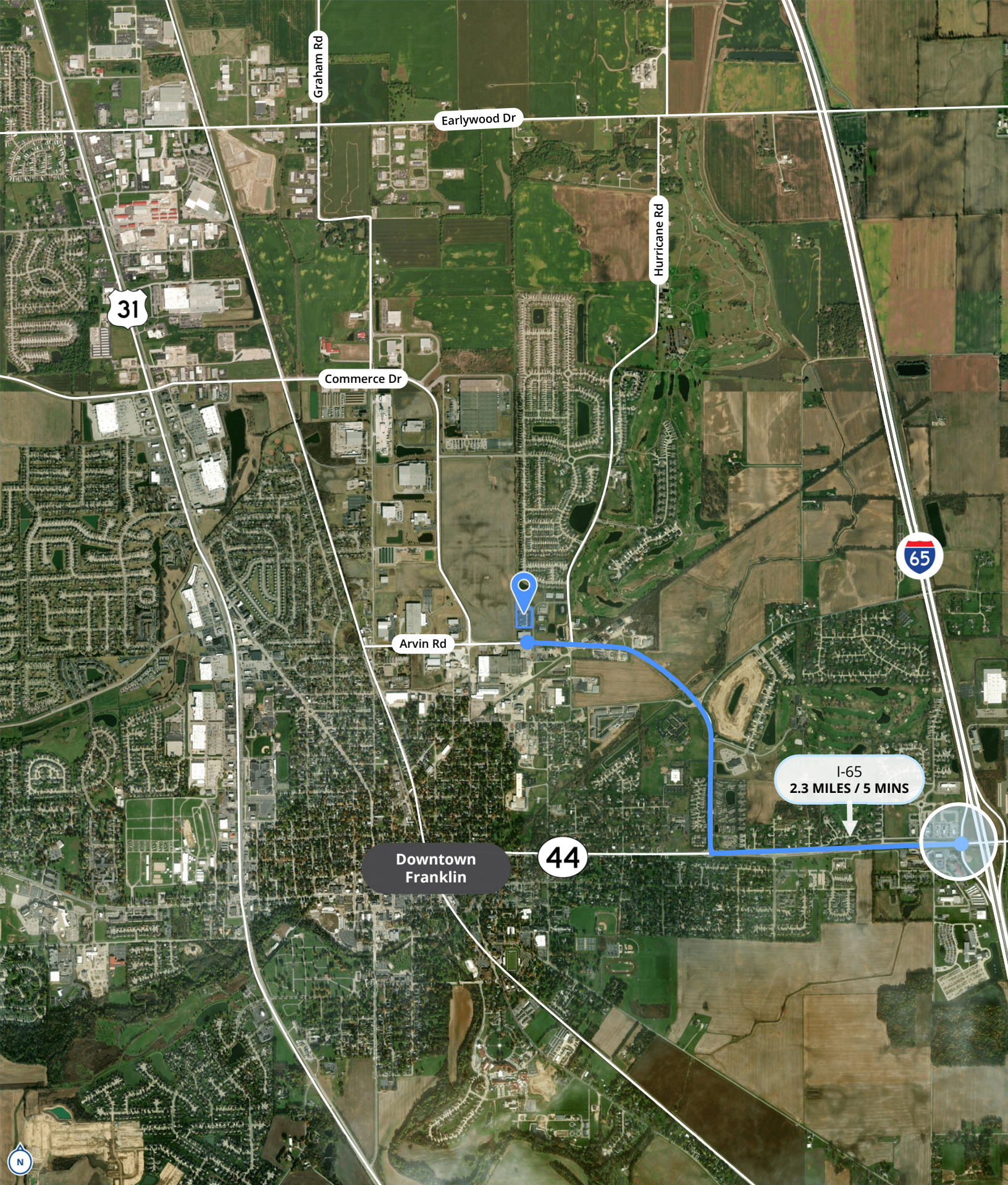
Office BTS
(1) 12' W X 14' H drive-ins
(1) 10' W X 12' H drive-in
200 amps at 208 volts

Property Highlights

- 24,000 SF building (divisible to 12,000 SF or 6,000 SF)
- 6 drive-ins and 2 docks
- 15'-17' clear height
- Heavy Power – 480 volt, 3phase, 1000 amps
- Fenced Truck Court
- Expandable to 36,000 SF
- Potential for electrical service solar credit
- Strong labor force
- Minutes to I-65 and downtown Franklin







Graham Rd

Earlywood Dr

Hurricane Rd

Commerce Dr

Arvin Rd

Downtown
Franklin

44

65

I-65
2.3 MILES / 5 MINS

N

Why Indiana

Colliers



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
- 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.”

– 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

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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