



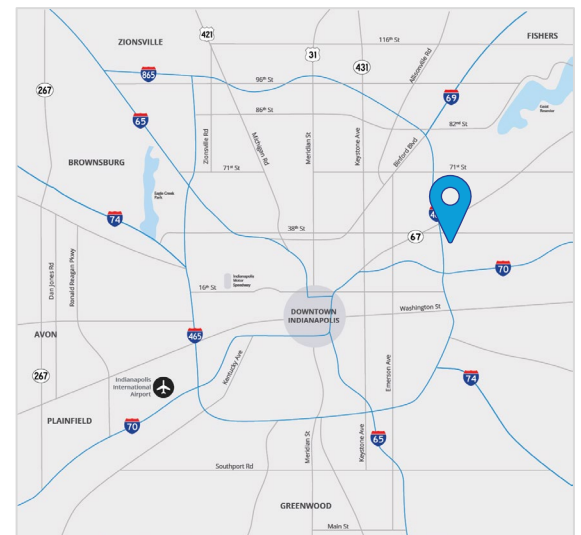
For Lease

Warehouse/Distribution/Manufacturing Space

3131 N Franklin Road
Indianapolis, IN 46226

Property Highlights

- 486,634 total SF building
- 42,736 – 167,915 SF available
- Dock and drive-in loading
- 20' - 24' clear height
- Zoned I-2 & I-4
- WET sprinkler system
- 480 volt | 3 phase power
- Ample parking for employees and clients
- Up to ±2.6 acres of available outdoor storage area
- Easy access to I-465 and I-70



Owned by:



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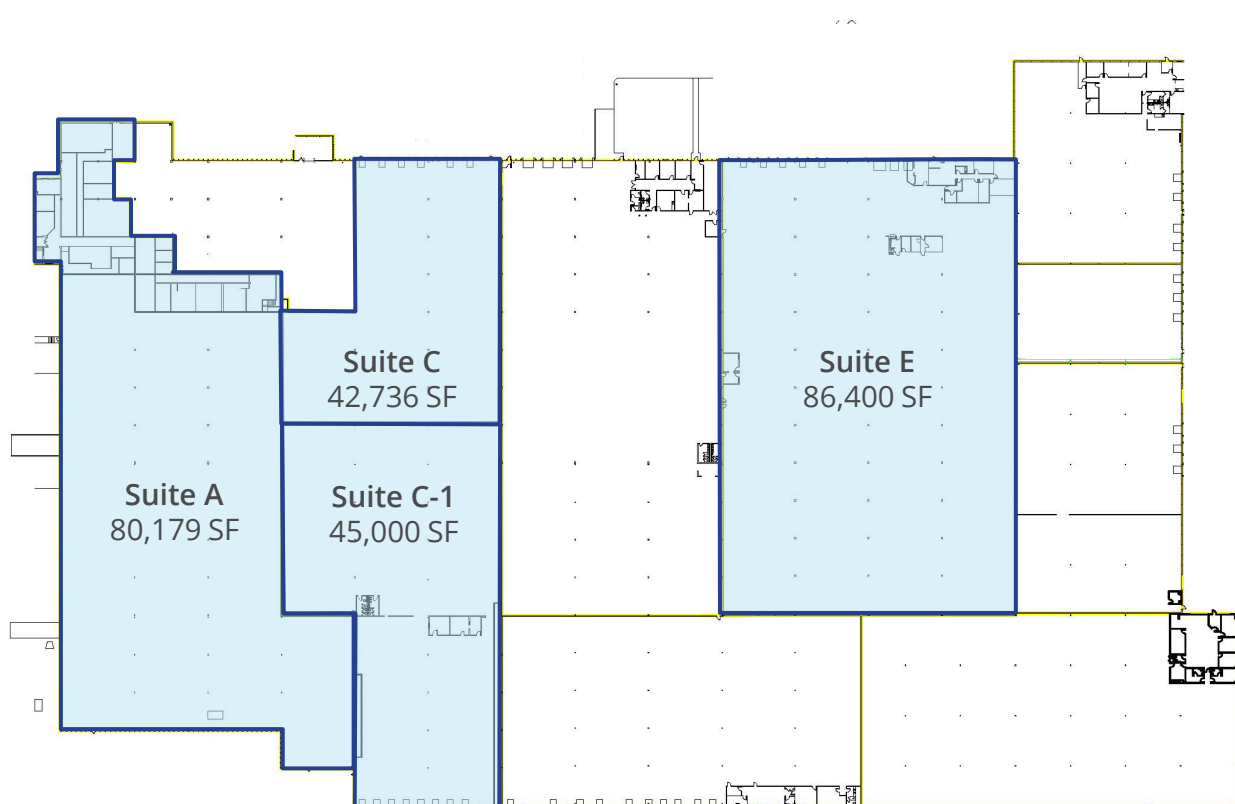
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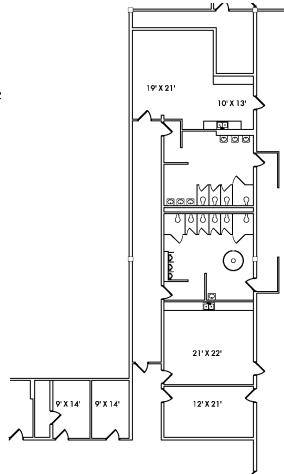
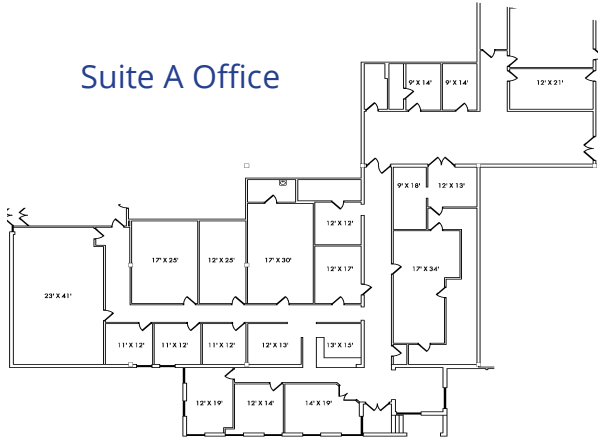
Lease Availability

Suite	Available SF	Office SF	Clear Height	Docks	Drive-ins	NNN Rate	Estimated OpEx
A	80,179	12,070	20'	2	1	\$4.95	\$1.80
C	42,736	12,136	20'	4	1	\$5.50	\$1.80
C-1	45,000	1,000	20'	8	0	\$5.50	\$1.80
E	86,400	±2,000	20'	7	1	\$4.95	\$1.80

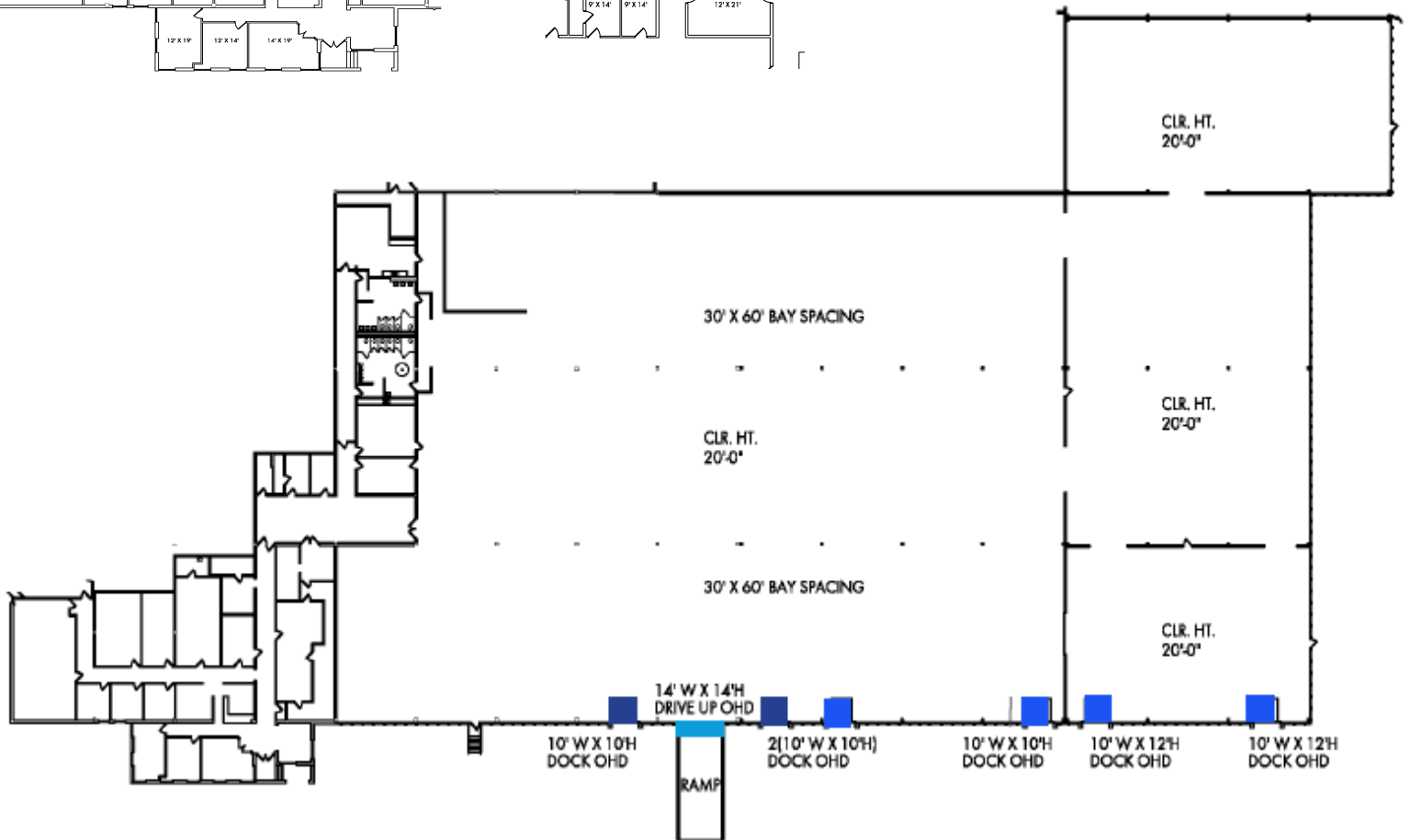


Site Plan

Suite A Office



- = existing loading docks
- = potential additional dock positions
- = drive-in door



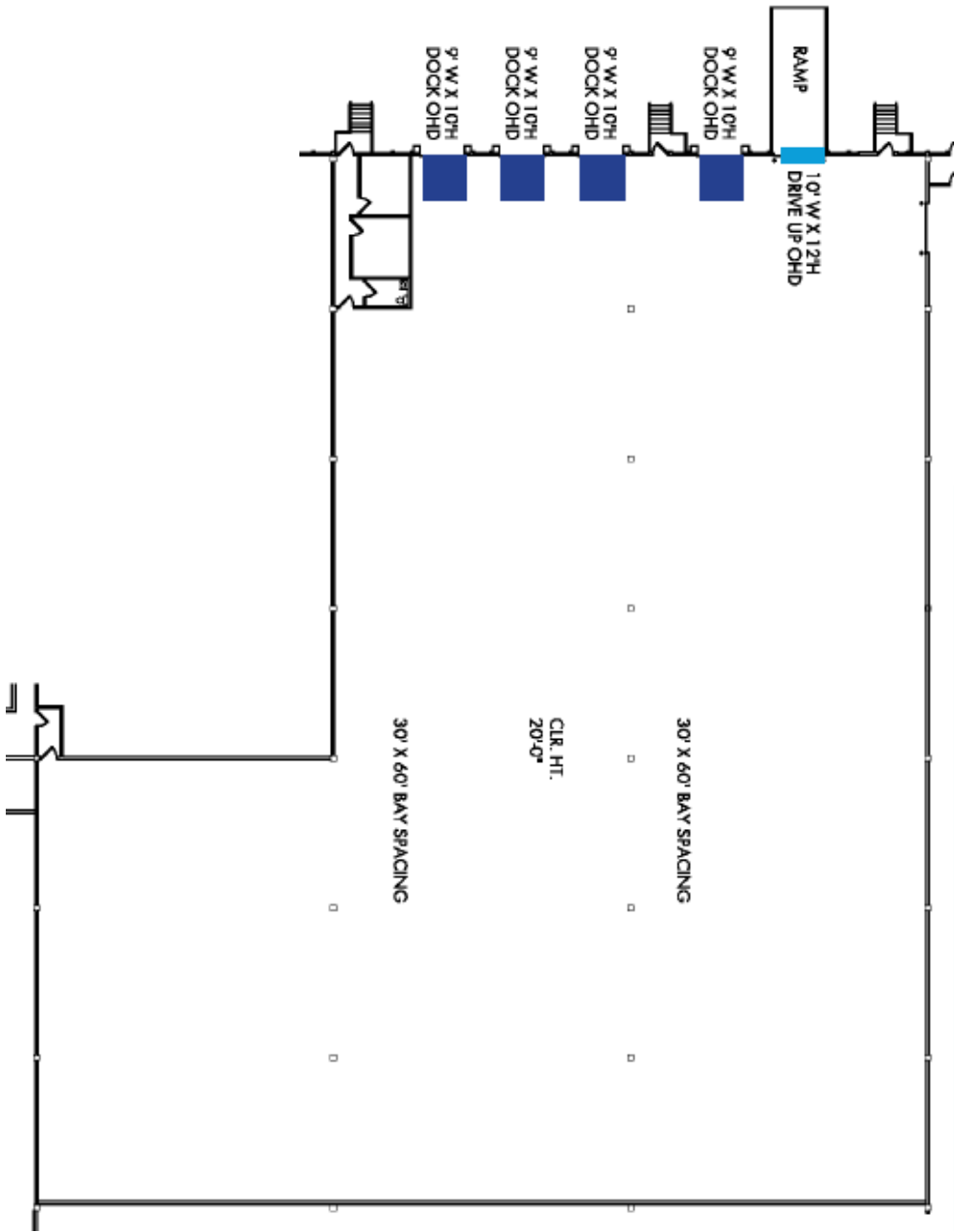
Suite A

Office SF	12,070
Warehouse SF	68,109
Total SF	80,179

Suite Specs

- 20' clear height
- (2) 8' x 9' loading docks with pit levelers & seals
- (4) potential additional dock positions can be made operational as needed
- (1) 14' x 14' ramped drive-in door
- 30' x 60' column spacing
- Power: 480 volt | 2,000 amp | 3-phase
- LED lighting in the warehouse
- Ample private offices
- Conference & training rooms
- Breakroom
- Large multiple stall restrooms
- Up to 167,915 SF contiguous available

Site Plan



■ = existing loading docks

■ = drive-in door

Suite C Office
2nd Floor

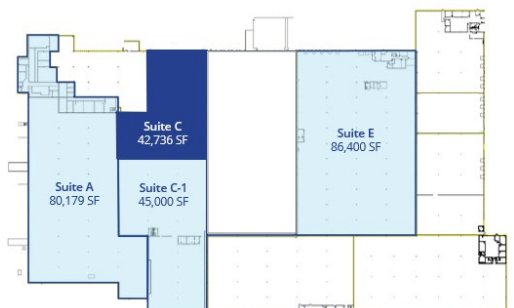


Suite C

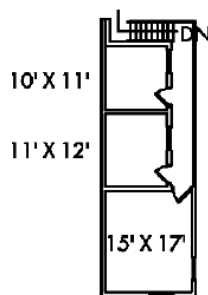
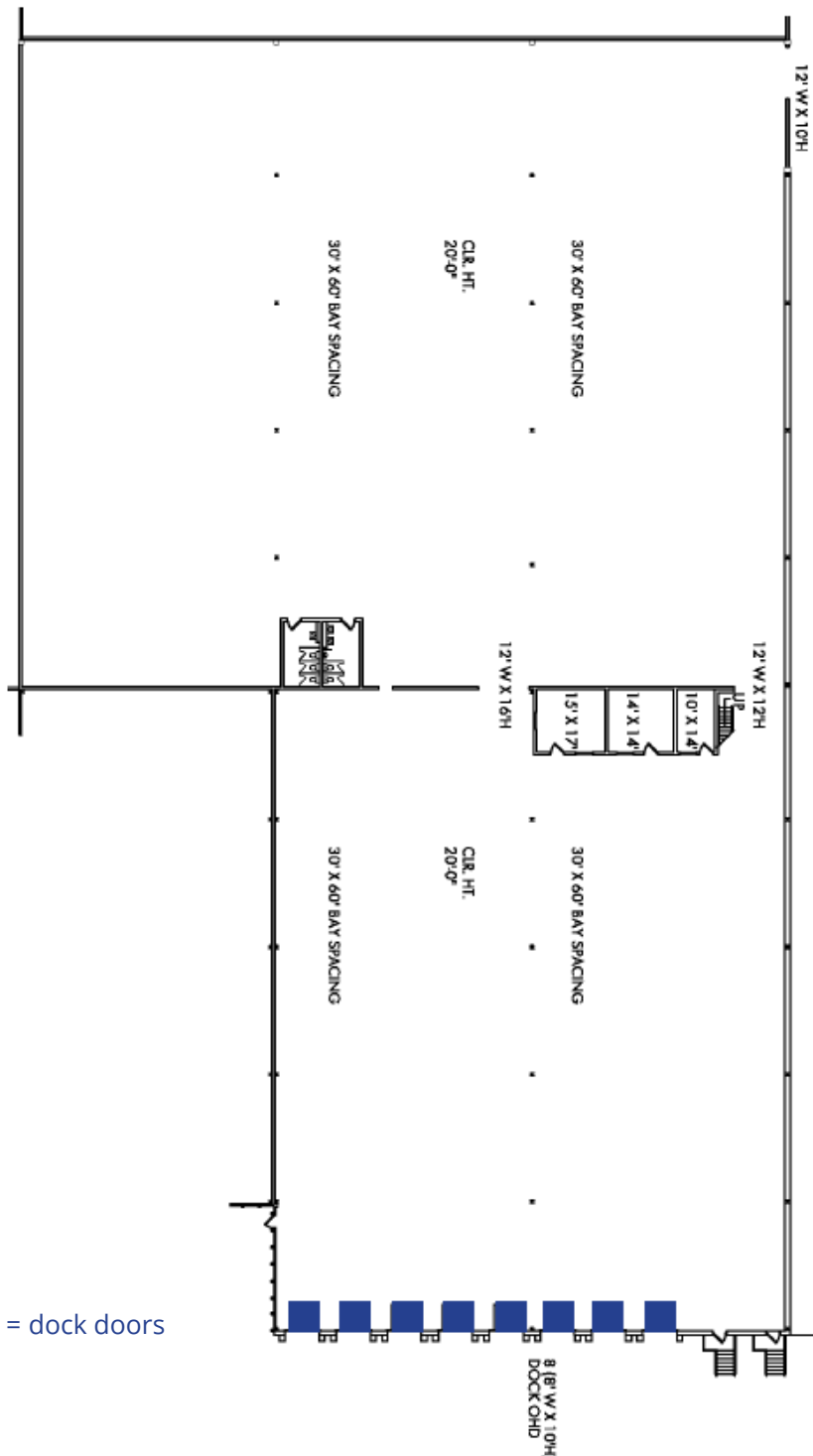
Office SF	12,136
Warehouse SF	30,600
Total SF	42,736

Suite Specs

- 20' clear height
- (4) loading docks with pit levelers and seals
- (1) additional dock can be made operational
- (1) 10' x 12' ramped drive-in door
- Power:
480 volt | 3-phase
- LED lighting in the warehouse
- Office located on 2nd floor (not shown)
 - Ample private offices
 - Conference & training rooms
 - Breakroom
 - Large multiple stall restrooms
- Franklin Road frontage & visibility
- Up to 167,915 SF contiguous available
- Move-in ready



Site Plan



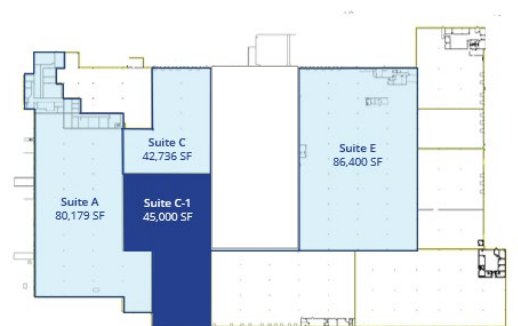
Suite C-1 Office
2nd Floor

Suite C-1

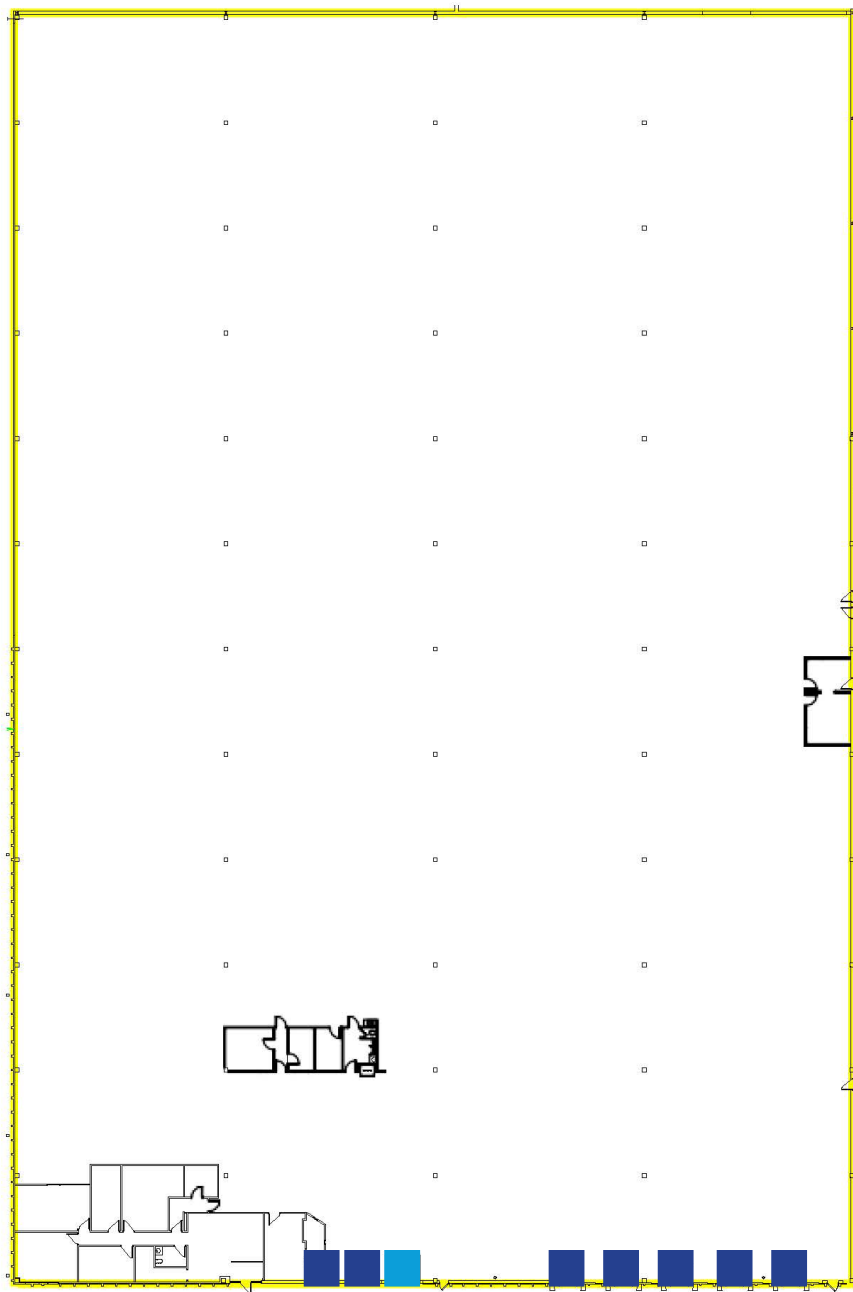
Office SF	1,000
Warehouse SF	44,000
Total SF	45,000

Suite Specs

- 20' clear height
- (8) loading docks with pit levelers and seals
- Ability to add drive-in loading
- 30' x 60' column spacing
- Power: 480 volt | 3-phase
- LED lighting in the warehouse
- Potential for trailer parking or outdoor storage
- 2-story office
- Multiple private offices
- Up to 167,915 SF contiguous available
- Move-in ready



Site Plan



Suite E

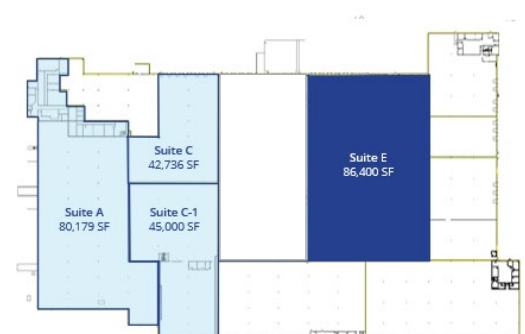
Office SF	±2,000
Warehouse SF	±84,400
Total SF	86,400

Suite Specs

- 20' clear height
- (7) loading docks with pit levelers and seals
- (1) 12' x 14' ramped drive-in door
- 30' x 60' column spacing
- Power:
480 volt | 2,000 amp | 3-phase
- LED lighting in warehouse
- Multiple private offices
- Conference room
- Breakroom
- Office & warehouse restrooms
- Franklin Rd. frontage & visibility
- Move-in ready

■ = dock doors

■ = drive-in door



Why Indy

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.”

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

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