FOR LEASE
1519 S Post Rd
Indianapolis, IN



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Colliers

Alterra PROPERTY GROUP

East Indy IOS & Maintenance Facility

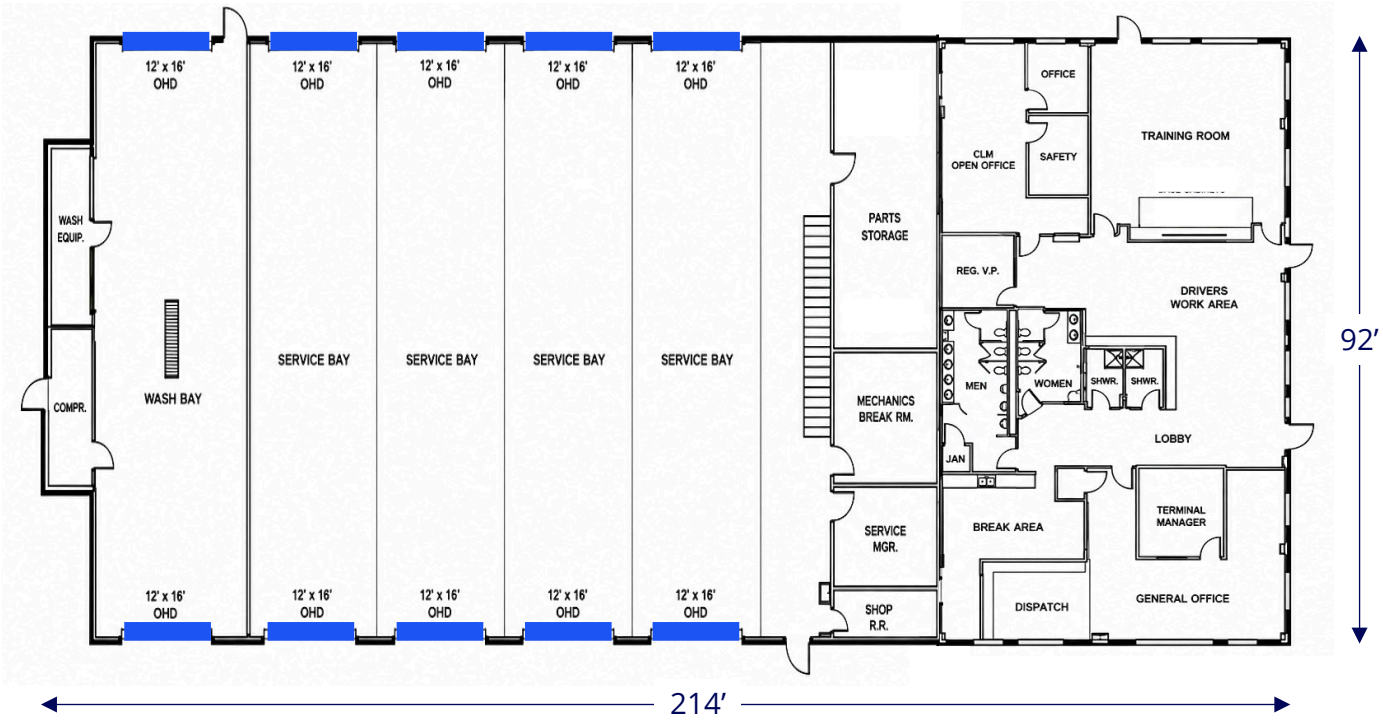
Property Highlights

- ±19,336 SF building on ±14.33 acres
- Four (4) drive-through service bays plus a dedicated wash bay
- 10 (12’ x 16’) drive-in doors
- 20’ Clear height
- Fenced and gated with paved yard surface
- On-site fueling infrastructure
- Zoned I-3 for heavy industrial and outdoor storage uses
- 1.7 miles to I-465, offering excellent interstate access
- Available for immediate occupancy

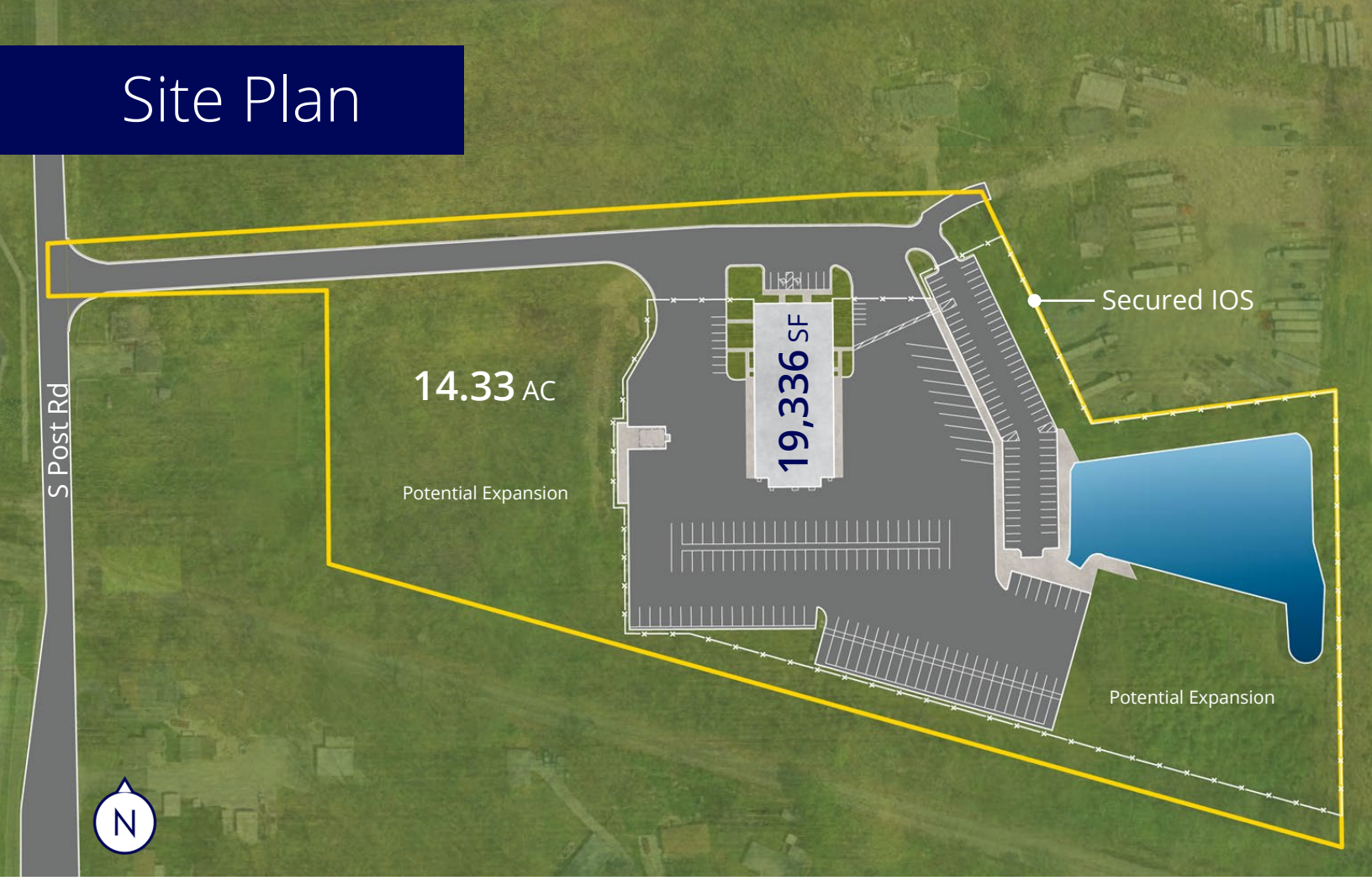
Property Overview



Building SF:	±19,336 SF	**Wash Bay:**	±2,208 SF Trench Drain w/ Oil Water Separator
Warehouse SF:	±10,320 SF	**Fuel Island:**	12,000-gallon AST
Office SF:	±6,808 SF	**Site Area:**	±14.33 AC
Clear Height:	20’	**Lot Surface:**	Asphalt
Drive-ins:	10 (12’ x 16’)	**Zoning:**	I-3

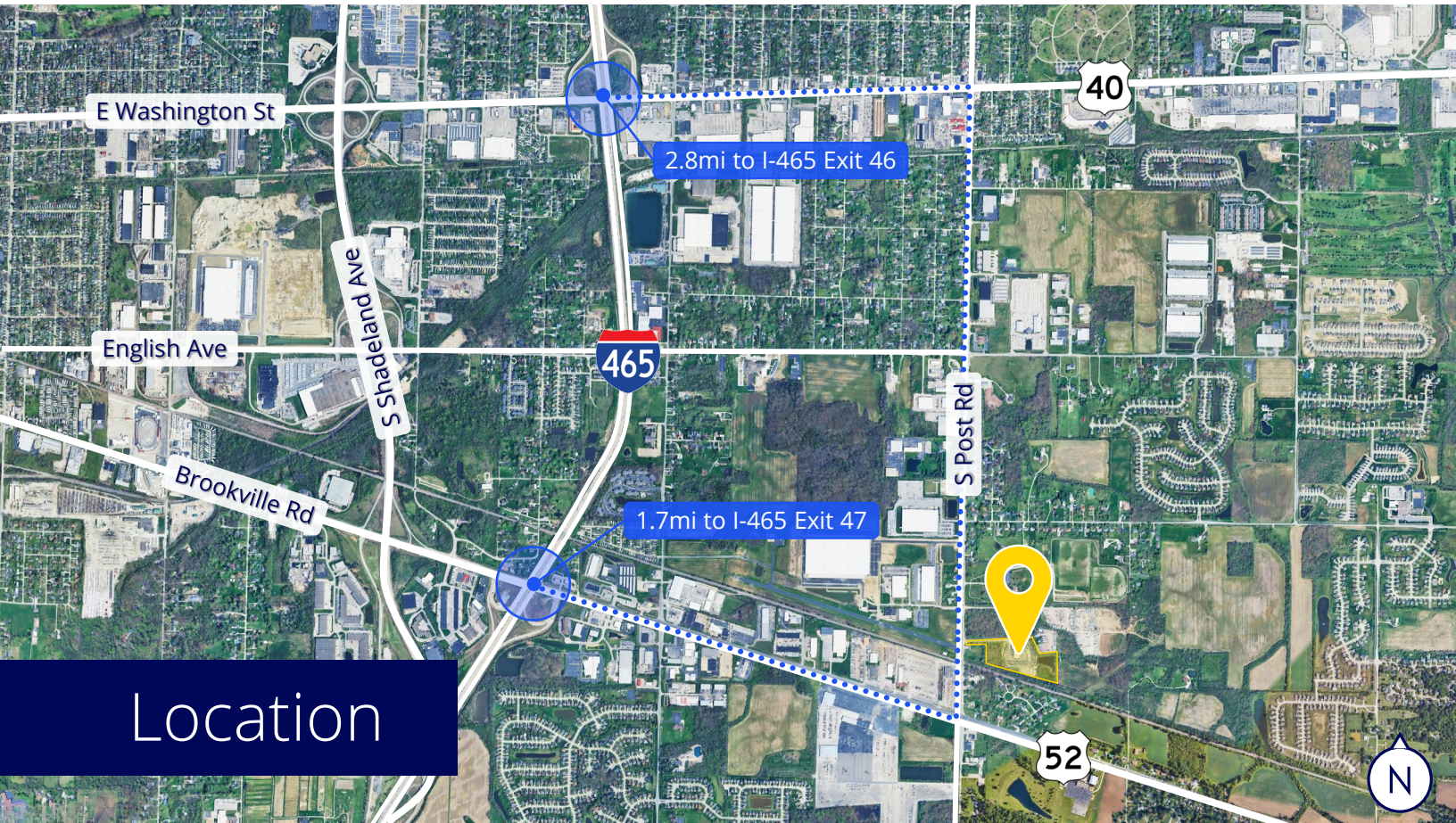


Site Plan

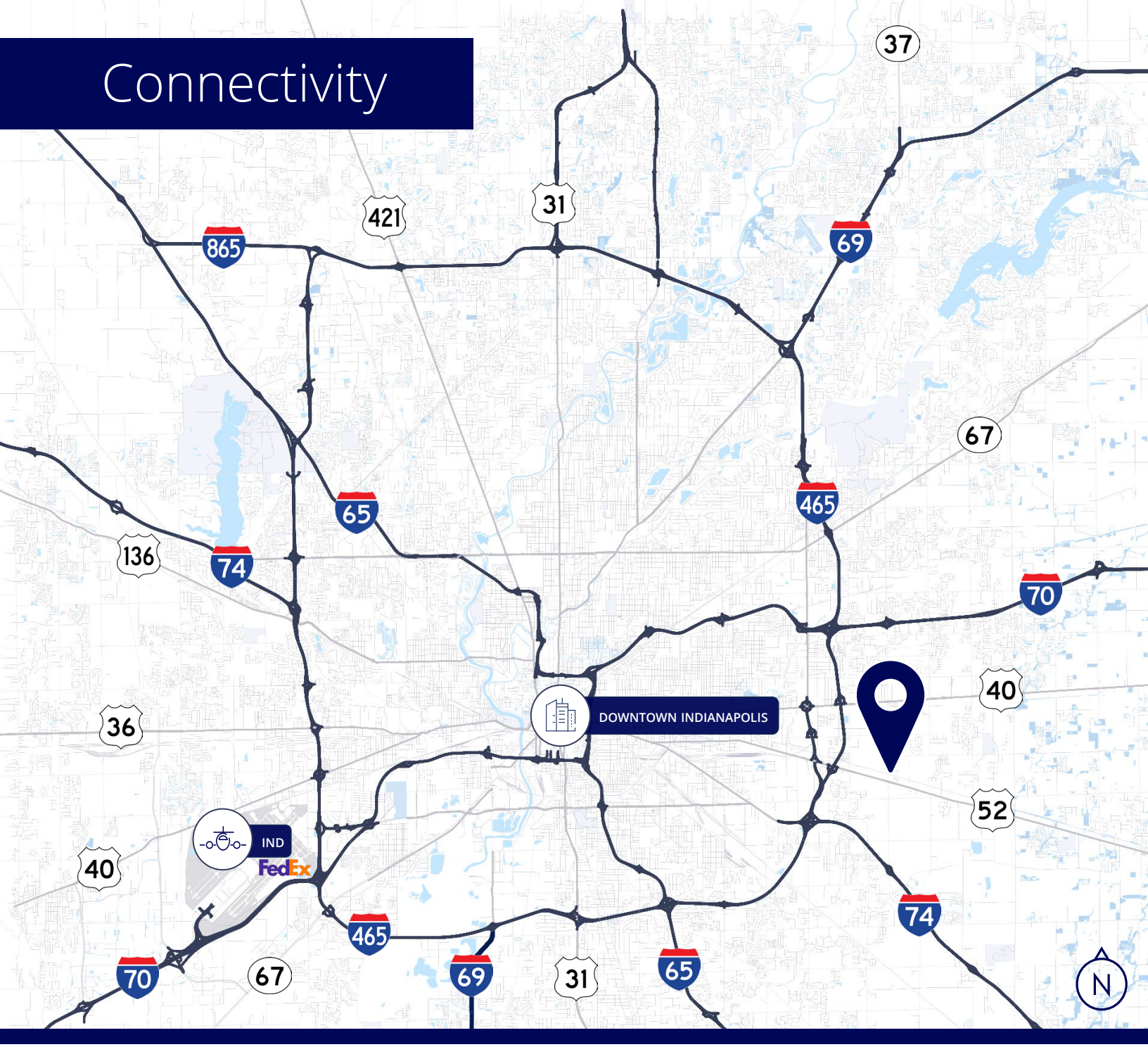


Secure. Functional. Built for Fleet Operations.

Location



Connectivity



Local Connectivity	Miles	Drive Time
I – 465	1.7	3 min
I – 74 Southeast	2.5	5 min
I – 70 East	4.3	8 min
I – 65 South	7.4	11 min
Downtown Indy	13.5	20 min
Indianapolis Intl. Airport	21.3	24 min

Regional Connectivity	Miles	Drive Time
Cincinnati, OH	102	1 hr 39 min
Louisville, KY	116	1 hr 49 min
Columbus, OH	168	2 hr 39 min
Chicago, IL	194	3 hr 10 min
Detroit, MI	284	4 hr 18 min
St. Louis, MO	254	4 hr 03 min

Why Indiana

INDIANAPOLIS INT'L AIRPORT

IND

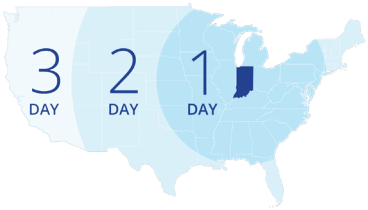
- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 13th year named "Best Airport in North America"

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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