



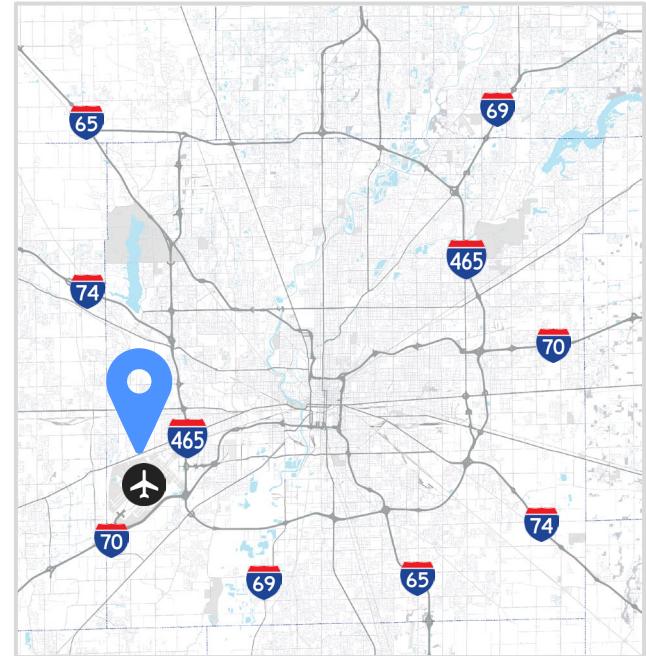
FOR SALE OR LEASE

7337 W Washington St

Indianapolis, IN

Dynamic Repurposing: Office to Warehouse Redevelopment Underway

- ±72,347 SF Building
- ±52,716 SF Available (divisible)
 - ± 36,962 SF Warehouse / ±15,754 SF Office
- ±8.32 Acres
- Recently rezoned to I-3 (outdoor storage permitted)
- New access road constructed to accommodate large vehicles
- Excellent connectivity to Indianapolis' interstate systems
- Strategically located next to the Indianapolis International Airport
- Access to one of the strongest labor pools in the Indianapolis MSA
- Adjacent to the recently announced 885-acre 'West Washington Corridor' revitalization development



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Floor Plan + Specs

Flexible Size Ranges Available



SPECIFICATIONS

Available SF: ±52,716 SF (divisible)

Office SF: ±15,754 SF
(can be reduced)

Warehouse SF: ±36,962 SF

Dock Doors: Multiple can be added

Drive-in Doors: 2 (12' x 14' & 8' x 10')
Multiple can be added

Clear Height: 13.5' – 14'

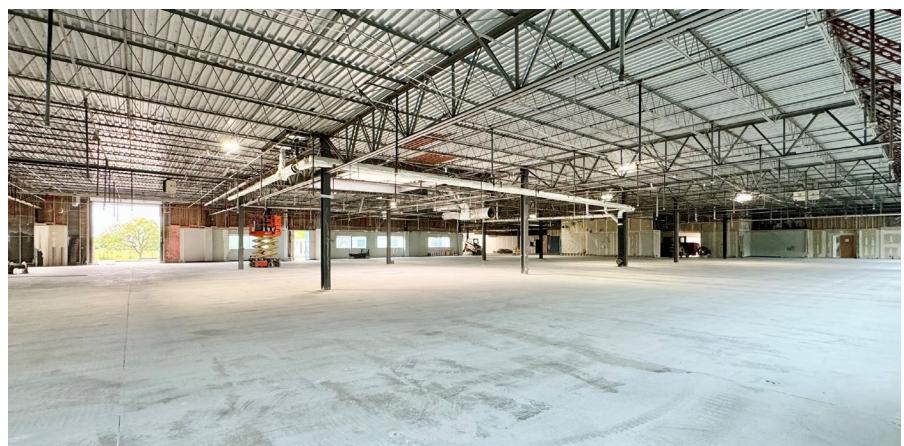
Electrical: 480V / 277V 2,000 amp

Sprinkler System: Wet system

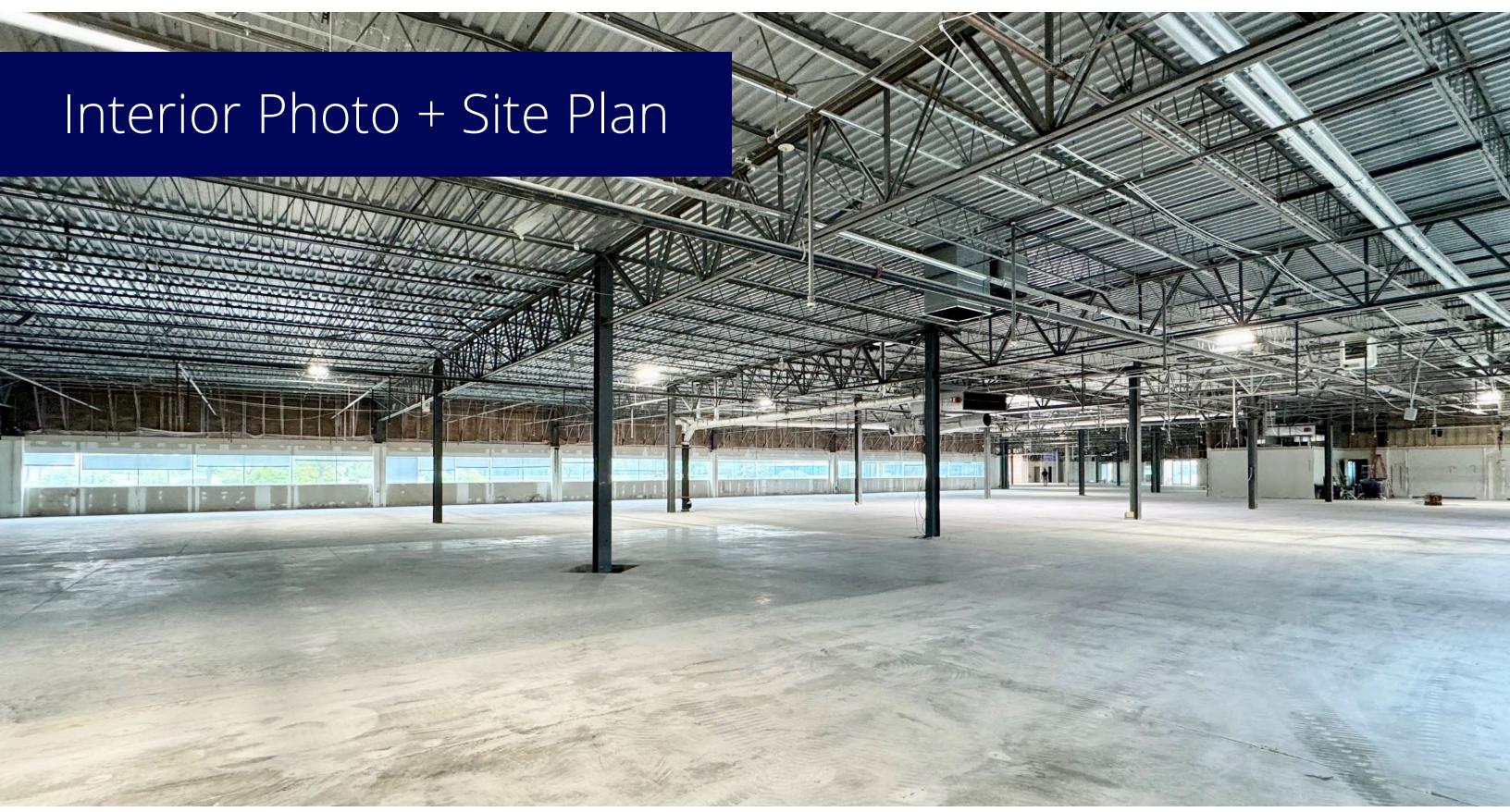
Roof: Rubber membrane

Land: ±8.32 Acres

Zoning: I-3



Interior Photo + Site Plan



West Washington Corridor

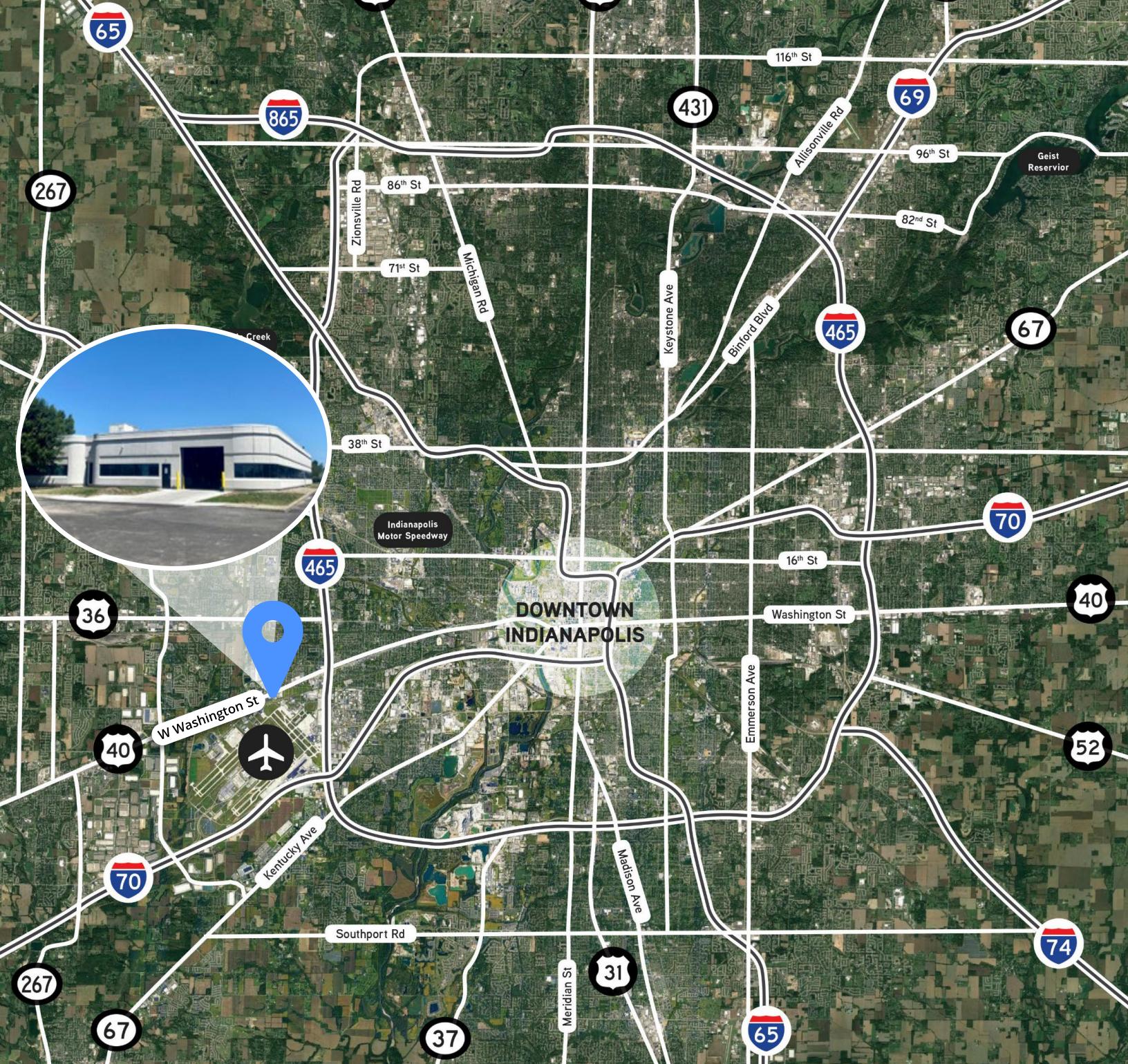
The West Washington Corridor redevelopment projects includes approximately 885 acres on the west side of Indianapolis, immediately north of the Indianapolis International Airport. The development strategy focuses on attracting businesses and industries that will benefit from the adjacency to the airport, I-465, and FedEx – including advanced manufacturing, light industrial, R&D, tech uses, anchor institutions, and corporate headquarters.

This site will also serve as the gateway to the extended West Washington Street corridor with community amenities, mixed-use development, and a hotel. Residential development is proposed on the northern portions of the site to tie in with the existing neighborhoods. [LEARN MORE](#)

The 7337 W Washington St property sits immediately west of the revitalization zone — providing value-add investment return as the area's development activities expand.



Use	Full Build-Out
Advanced Manufacturing / Light Industrial	940,000 SF
Commercial	380,000 SF
R&D / Office / Tech	180,000 SF
Residential	655 Units
Hotel	270 Keys



Local Connectivity

	Miles	Drive Time
I-465	1.4	3 min
I-70	3.9	6 min
Indianapolis Int. Airport	4.1	6 min
Downtown Indy	7.0	20 min
SR 37 / I-69	8.8	10 min
I-65	9.8	13 min

Neighboring State Connectivity

	Miles	Drive Time
Louisville, KY	122	2 hr 01 min
Cincinnati, OH	119	2 hr 04 min
Chicago, IL	182	3 hr 04 min
Columbus, OH	190	3 hr 05 min
St. Louis, MO	236	3 hr 37 min
Detroit, MI	298	4 hr 41 min

Why Indy

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.
- 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

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NW
SE
SW

Burns Harbor
Jeffersonville
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 \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

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