

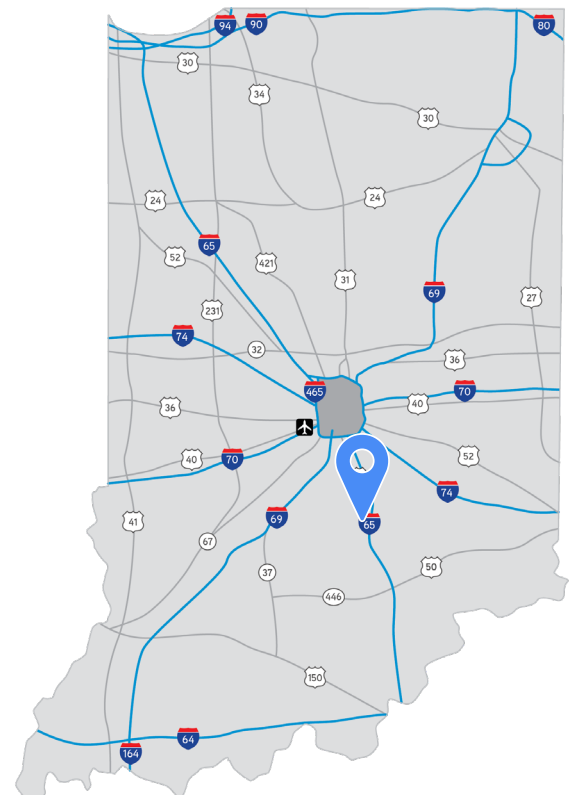


FOR SALE

# 312 W Center Cross St Edinburgh, IN

## Property Highlights

- ±19,490 SF total – two (2) buildings
- ±990 SF office
- Four (4) oversized drive-in doors
- One (1) dock door
- 15.5'–30' clear height
- ±4.2 acres
- Outdoor storage with compacted stone/millings base
- Industrial zoning allows for a wide range of uses
- Located in the heart of Edinburgh with immediate access to I-65 and US-31
- Asking Price: \$1,599,000 (±\$84 PSF)



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## BUILDING 1 SPECS

Total Building	±13,990 SF
Office Space	±240 SF
Clear Height	16' – 30'
Loading Doors	1 Dock & 3 Drive-ins
Power Service	1,200A   480V   3-Phase

## BUILDING 2 SPECS

Total Building	±5,500 SF
Office Space	±750 SF
Clear Height	15.5' – 16'
Loading Doors	1 Drive-in
Power Service	400A   480V   3-Phase

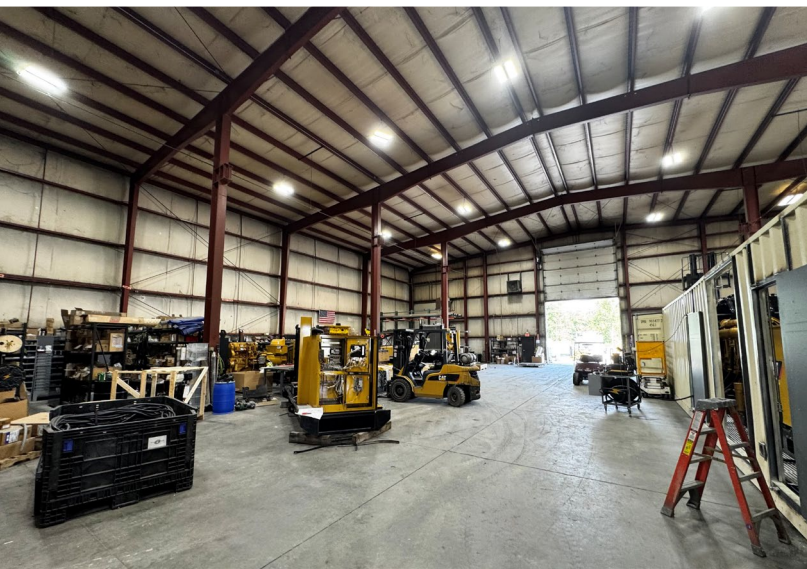
Building 1



Building 2

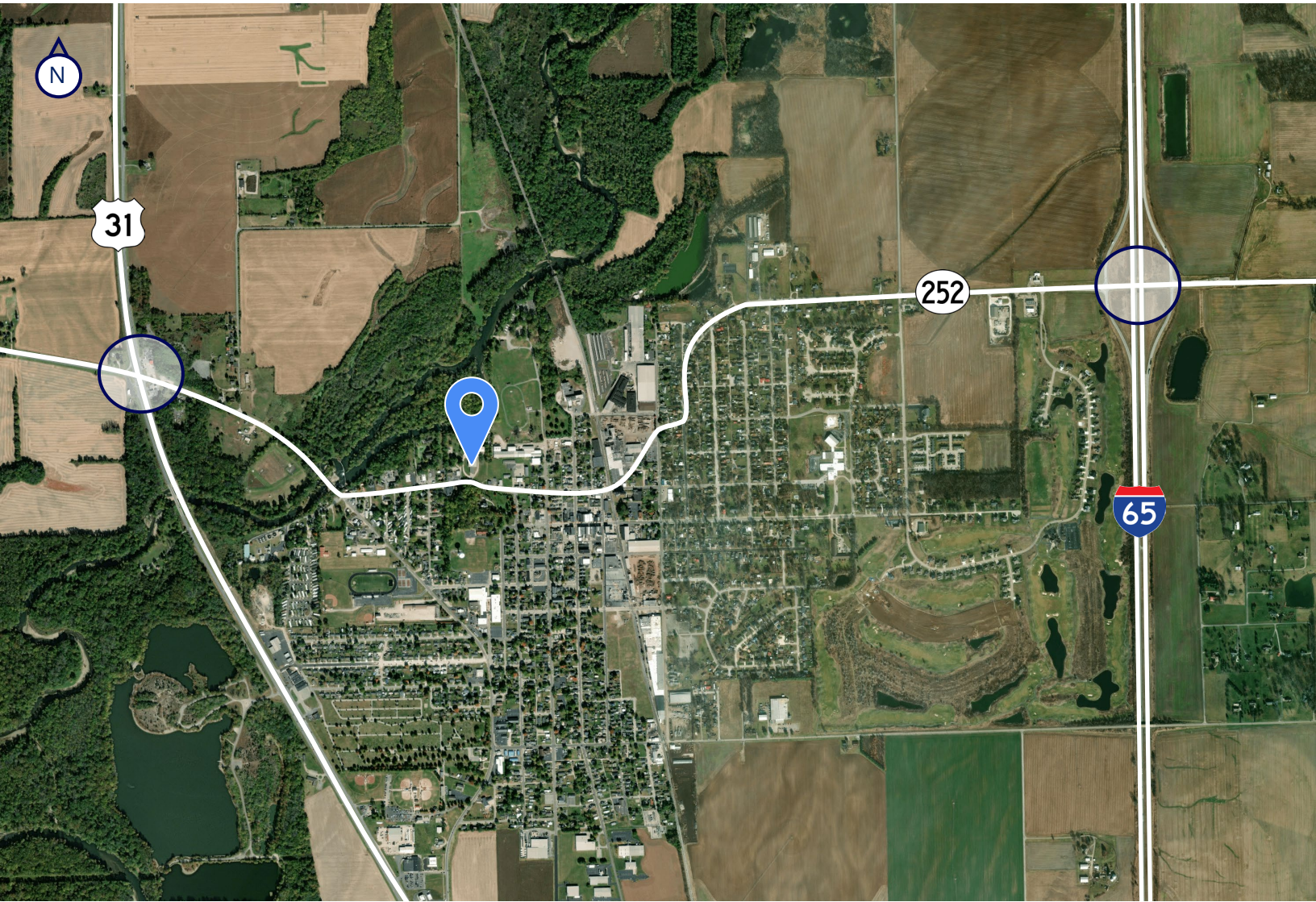








Local Connectivity



Regional Connectivity



# Why Indiana

Colliers



## INDIANAPOLIS INT'L AIRPORT

- 2<sup>nd</sup> largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S.
- 11<sup>th</sup> 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



<b>IND</b>	Indianapolis Int'l Airport
<b>EW</b>	Evansville Regional Airport
<b>FWA</b>	Fort Wayne Int'l Airport
<b>GCIA</b>	Gary/Chicago Int'l Airport
<b>SBN</b>	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
- 5<sup>th</sup> 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
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> 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*



## 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

<b>NW</b>	Burns Harbor
<b>SE</b>	Jeffersonville
<b>SW</b>	Mt Vernon

\*sources: Forbes Magazine, Site Selection Magazine, Business Facilities

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**1<sup>st</sup>**  
in U.S. for  
manufacturing  
output

**1<sup>st</sup>**  
best state  
to start a business

**2<sup>nd</sup>**  
# Manufacturing  
Jobs (% of workforce)