



FOR SALE

5550 Poindexter Dr  
Indianapolis, IN

Colliers

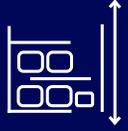
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## Property Highlights

- High-image industrial facility totaling  $\pm 24,146$  SF on  $\pm 4.0$  acres
- Multiple bays featuring oversized drive-in doors, dock-high loading, 25' clear height, including a wash bay with an oil water separator system, offering flexibility for a wide range of industrial users
- Exceptionally well-maintained asset that has operated as a long-term corporate HQ with minimal deferred maintenance
- Secured, paved yard suitable for vehicle parking and equipment storage
- Prime East Indianapolis location offering excellent interstate access and efficient connectivity to I-465, I-70, and the broader market



±24,146 SF Total



25' Clear Height



11 Drive-ins  
1 Dock



Wash Bay with an  
Oil Water Separator



Built in 2004



±4.0 Acres



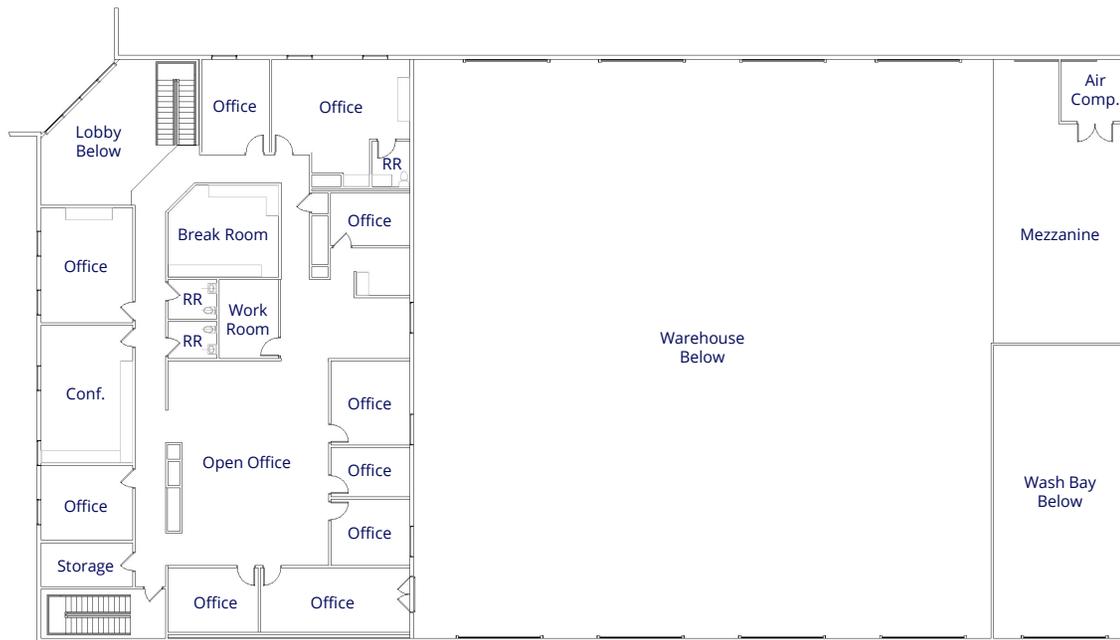
Paved & Secured  
Lot



## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor



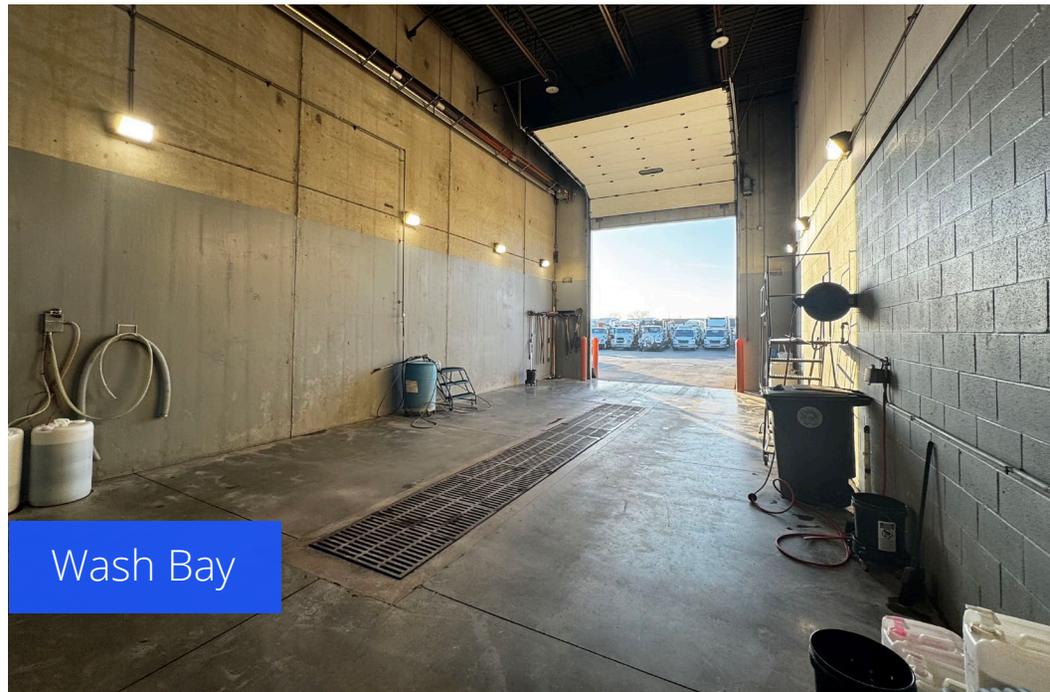
## BUILDING SPECIFICATIONS

<b>Total Building:</b>	±24,146 SF
<b>Office:</b>	±8,669 SF
<b>Warehouse:</b>	±15,477 SF
<b>Mezzanine:</b>	±1,120 SF <i>(excluded from total SF)</i>
<b>Clear Height:</b>	25'
<b>Drive-in Doors:</b>	9 (14' x 16') 1 (10' x 12') 1 (16' x 8')
<b>Dock Door:</b>	1 (9' x 10')
<b>Electrical:</b>	1,200 Amps, 277/480V, 3-Phase (2) 225 Amps, 208/120V, 3-Phase
<b>Fire Protection:</b>	Wet system
<b>Heating:</b>	Central A/C & Radiant heat <i>(7 new RTUs in 2023)</i>
<b>Floor:</b>	8" concrete (4,000 psi)
<b>Floor Drain:</b>	Oil/Water separator
<b>Lighting:</b>	LED
<b>Construction:</b>	Precast concrete panels
<b>Year Built:</b>	2004

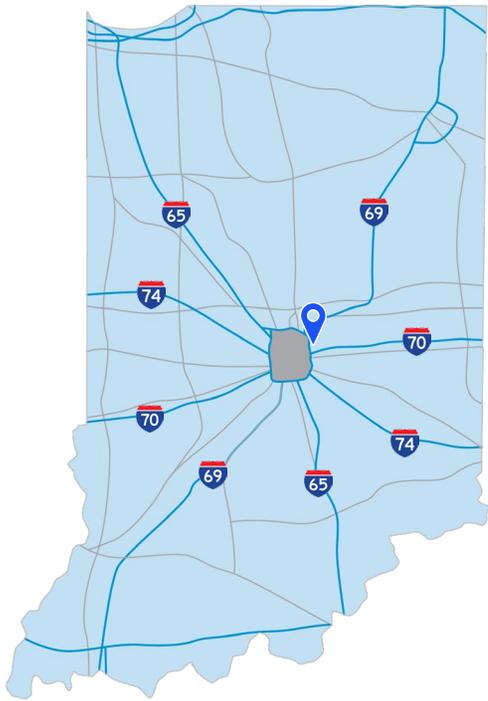
±24,146 SF on ±4.0 Acres



4 Drive Through Bays



Wash Bay

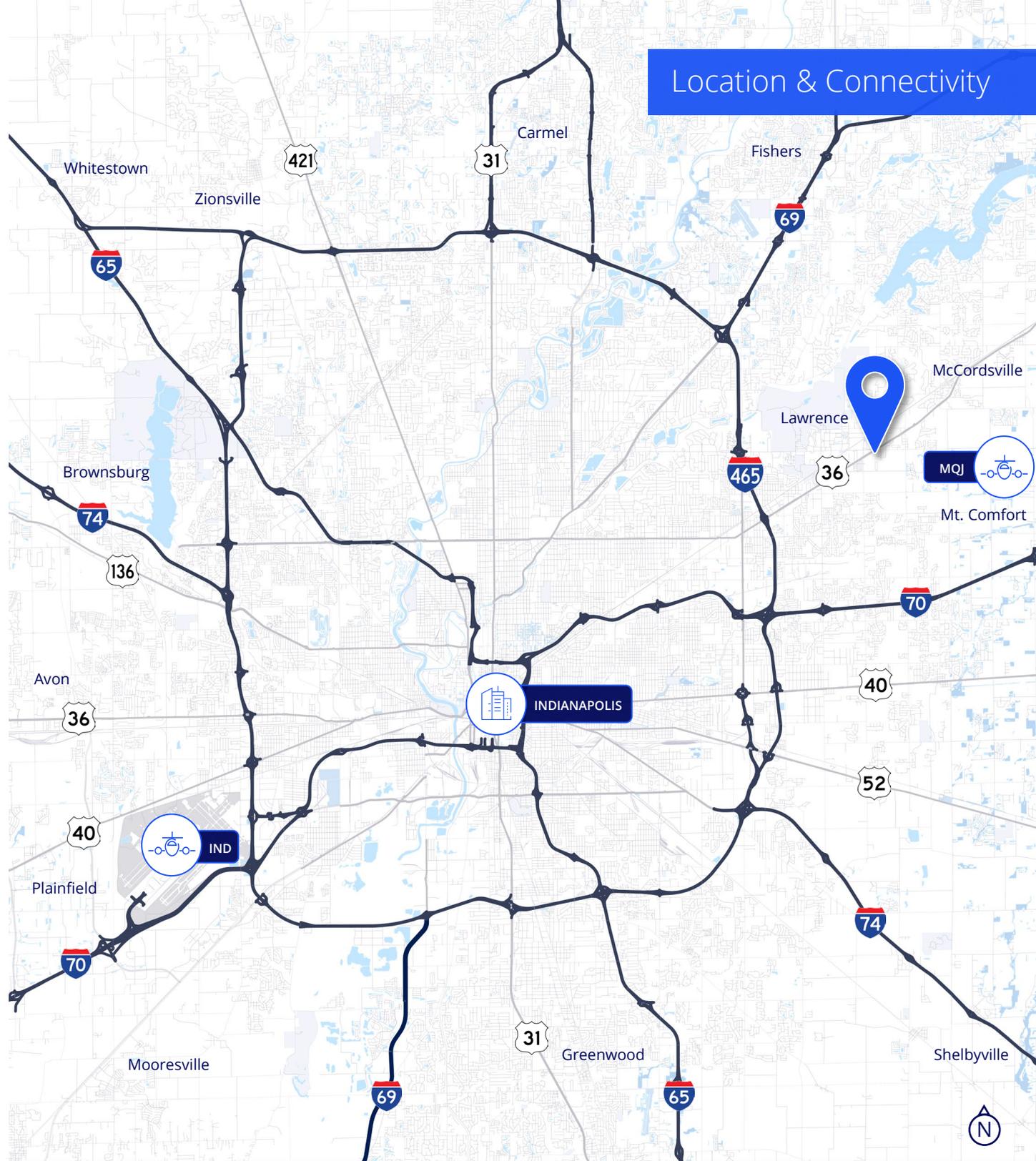


### Interstate Connectivity

	3.3 mi
	5.0 mi
	6.4 mi
	10.2 mi
	12.0 mi

### Regional Connectivity

Cincinnati, OH	113 mi
Louisville, KY	125 mi
Columbus, OH	166 mi
Chicago, IL	190 mi
St. Louis, MO	256 mi
Detroit, MI	271 mi



## Location & Connectivity

# Why Indiana

## INDIANAPOLIS INT'L AIRPORT IND

- 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



- 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
- 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. ”

— *Site Selection Magazine*

- 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)
- 3<sup>rd</sup>** leading state in biotech exports



- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

## INDIANA PORTS — ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B/year to Indiana's economy, handling over 25M tons of cargo yearly

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