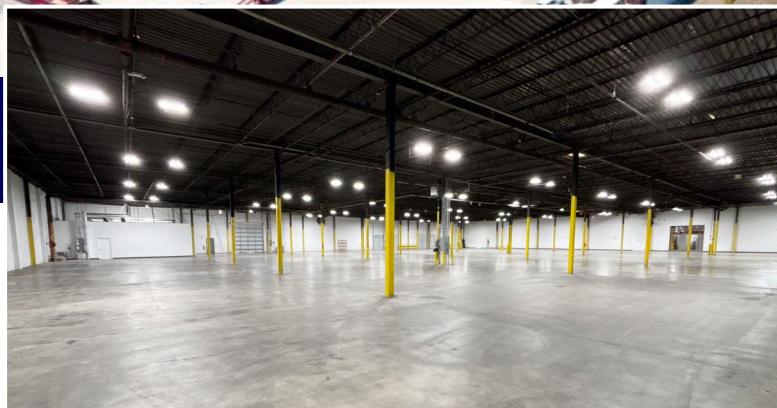


Unmatched Infill Location | Available June 2025



2222 Hillside Ave | Indianapolis, IN 46218



FOR LEASE

- ±75,566 SF fully renovated suite available for occupancy Q1 2025
- ±1,163 SF office (built Q1 2025)
- extensive site renovations & upgrades recently completed
- Immediate access to I-70, offering excellent connectivity to Indy's interstate systems, the airport, and FedEx Hub
- Situated in Central Indiana, with access to 75% of the U.S. population within a 1-day drive

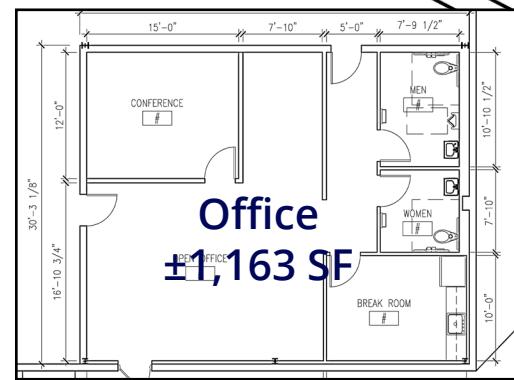
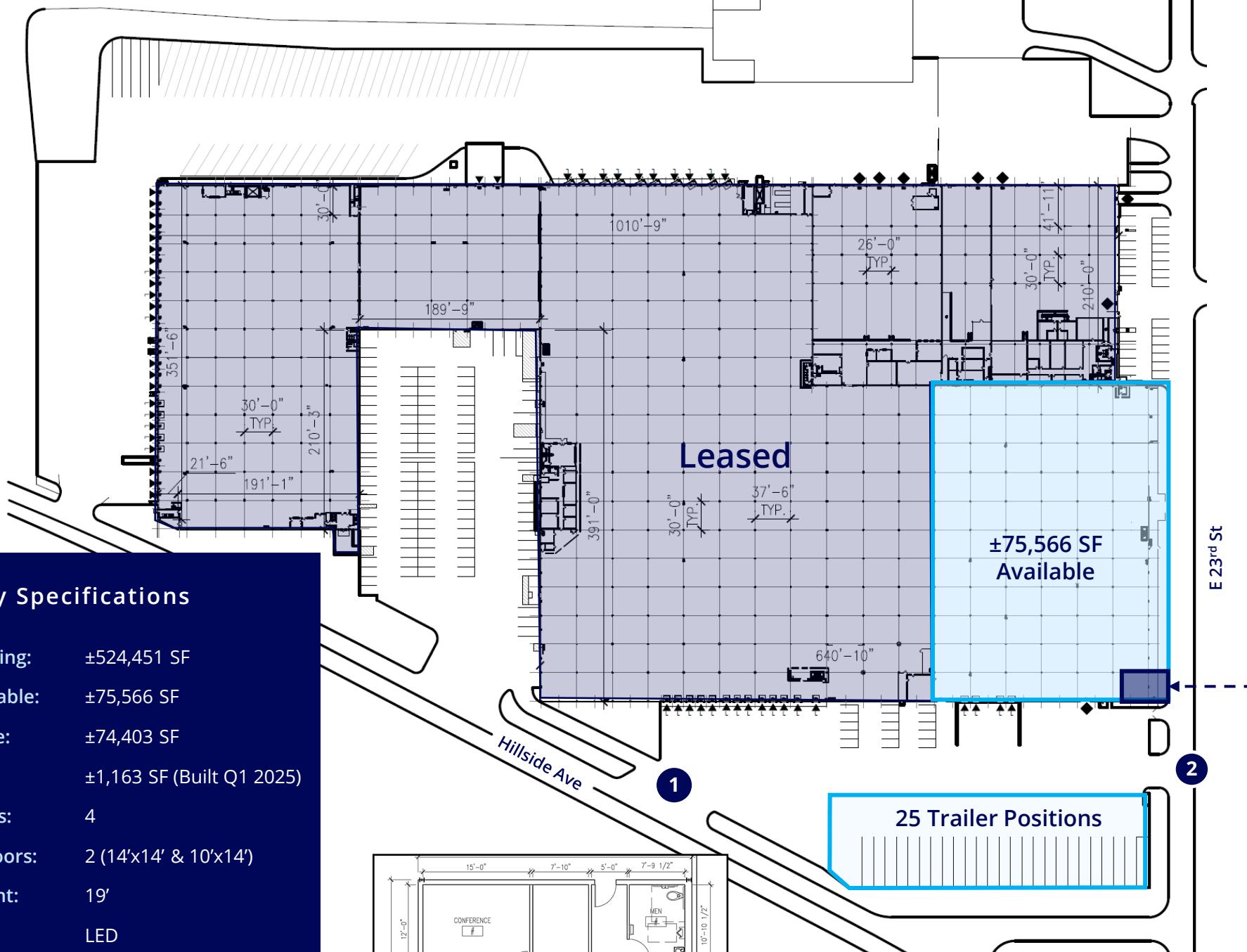
Colliers

Korey Ryan SIOR
765 520 6662
korey.ryan@colliers.com

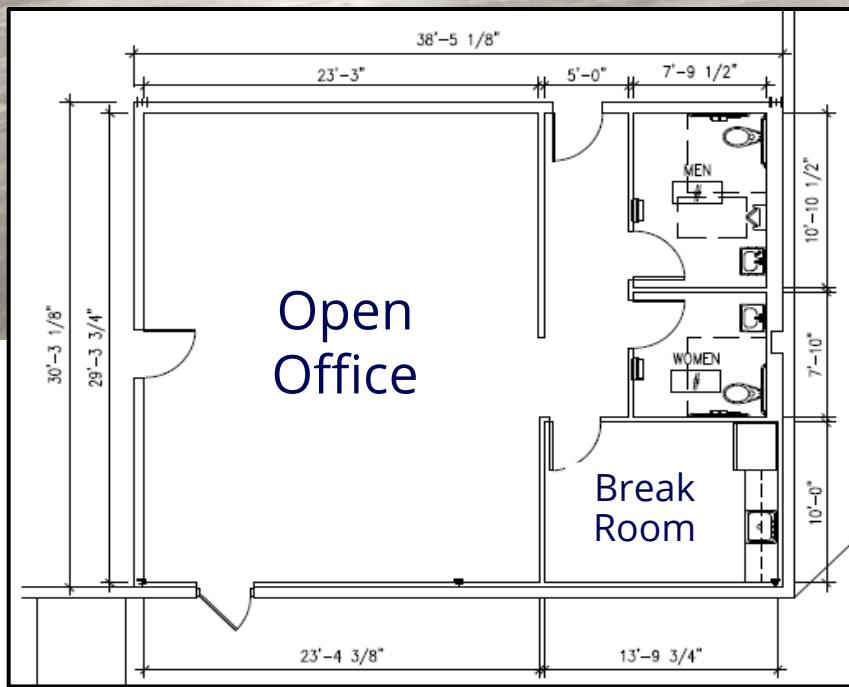
Cam Kucic SIOR
317 713 2142
cam.kucic@colliers.com

Property Specifications

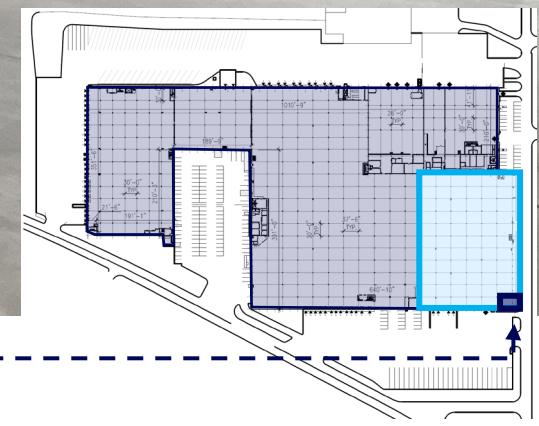
Total Building:	±524,451 SF
Total Available:	±75,566 SF
Warehouse:	±74,403 SF
Office:	±1,163 SF (Built Q1 2025)
Dock Doors:	4
Drive-in Doors:	2 (14'x14' & 10'x14')
Clear Height:	19'
Lighting:	LED
Column Spacing:	30' x 37'6"
Sprinkler System:	Wet
Trailer Parking:	25 positions
Zoning:	I-3 (Heavy Industrial)

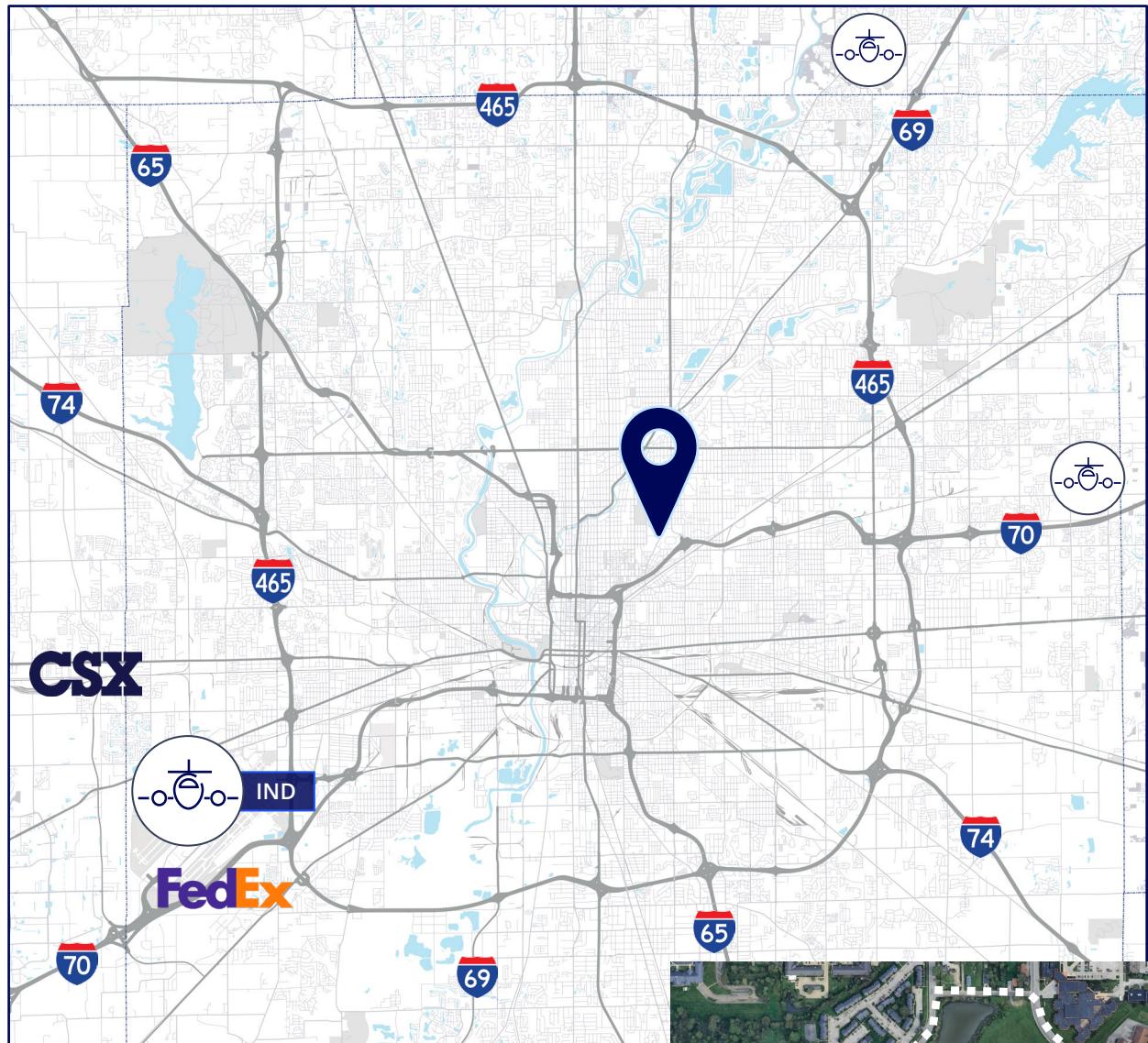


Ideal functionality with 2 access points



Fully renovated with a new 1,163 SF office buildout **PLUS** new LED lights, polished floor & interior paint throughout





2-way access to I-70 within a 1-mile drive



Local Connectivity

	1.0 mi
	2.4 mi
	5.6 mi
	10.9 mi
	12.8 mi
FedEx Hub	16.4 mi
Indianapolis Airport (IND)	16.4 mi

Regional Connectivity

Cincinnati, OH	112 mi
Louisville, KY	118 mi
Columbus, OH	173 mi
Chicago, IL	185 mi
St. Louis, MO	247 mi
Detroit, MI	284 mi

Why Indiana

INDIANAPOLIS INT'L AIRPORT IND

- 2nd largest FedEx air hub worldwide
- 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

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

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



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



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 per year to Indiana's economy, handling over 25M tons of cargo yearly

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— *Site Selection Magazine*

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