



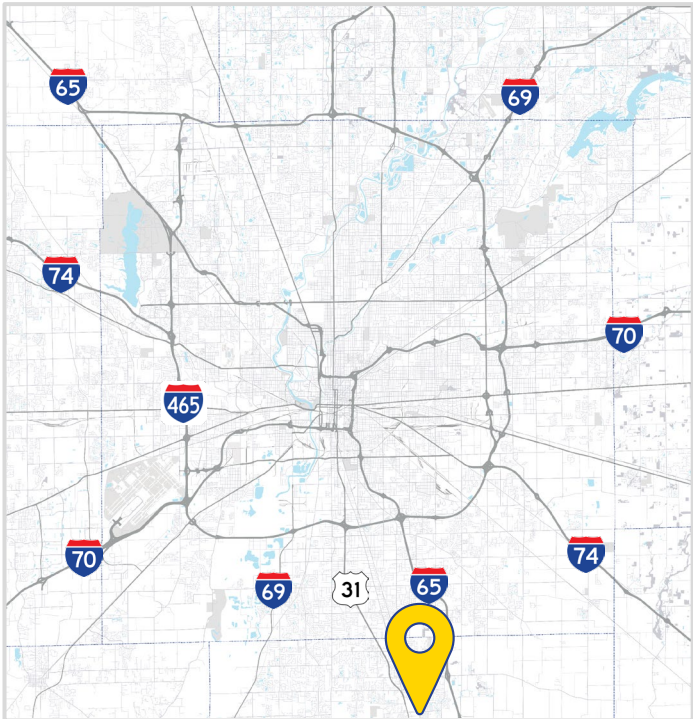
For Sale or Lease

Industrial Facility on ±20.32 Acres with Rail Access

800 Industrial Dr Franklin, IN 46131

Property Highlights

- ±64,480 SF Total
 - Divisible to ±49,900 SF
 - ±1,900 SF Office
 - ±4,340 SF Mezzanine
- 7 Drive-ins / 7 Dock Doors (both expandable)
- Clear Height: 19.5' - 22'
- Rail access via Louisville & Indiana Railroad
- 20.32 Acres - Zoned Industrial General (Heavy Industrial)
- Expansion capabilities are available on site
- Situated near many manufacturing companies
- Strategically located with a strong local labor force
- Proximity to I-65 with immediate access to US-31

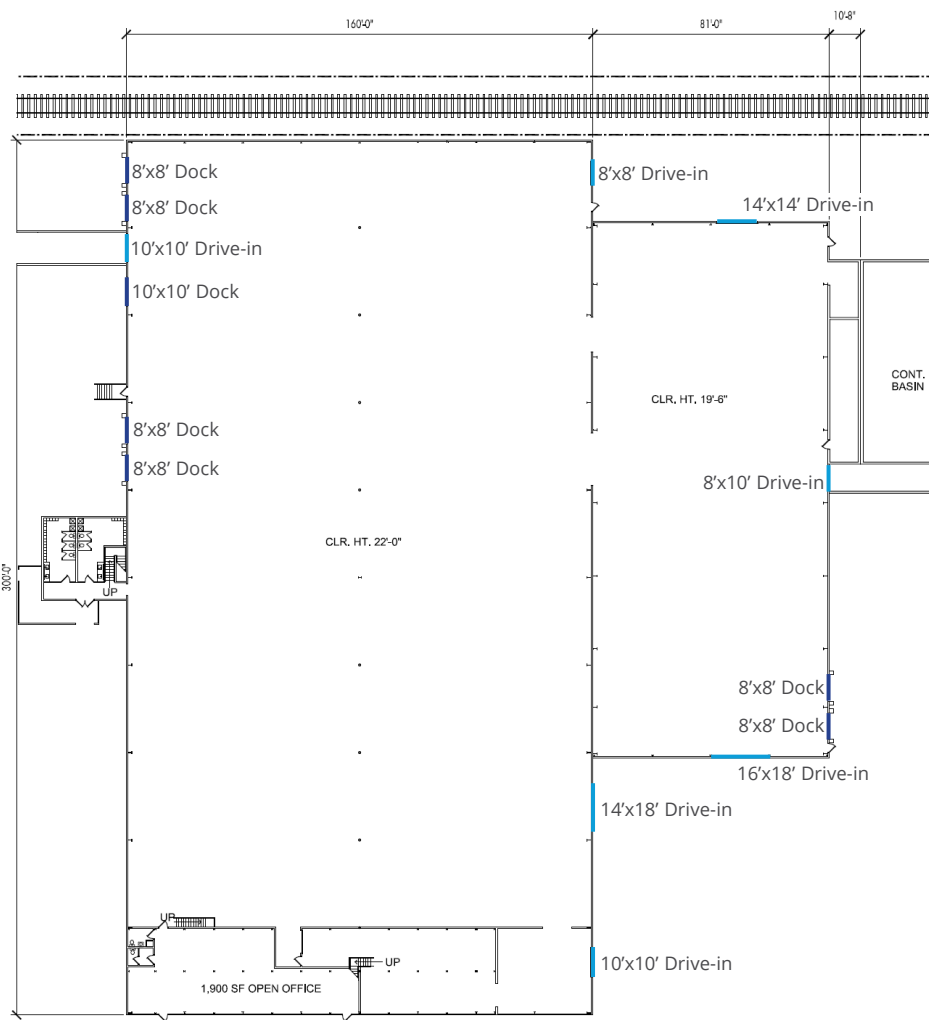


Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com

Brian Dell, SIOR
+1 317 507 9875
brian.dell@colliers.com

Colliers Indianapolis
colliers.com

Floor Plan + Specifications



Property Specifications

Total SF	±64,480 SF (Divisible to ±49,900 SF)
Office SF	±1,900 SF
Mezzanine SF	±4,340 SF (Not included in Total SF)
Clear Height	19.5' - 22'
Drive-in Doors	7 (Expandable)
Dock Doors	7 (Expandable)
Column Spacing	30' x 80' & Clear span
Sprinkler	Wet
Land	20.32 Acres
Zoning	IG (Heavy Industrial)
Railroad	Louisville & Indiana



Why Indy



INDIANAPOLIS INT'L AIRPORT

- 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*



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

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

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

Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com

Brian Dell, SIOR
+1 317 507 9875
brian.dell@colliers.com

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