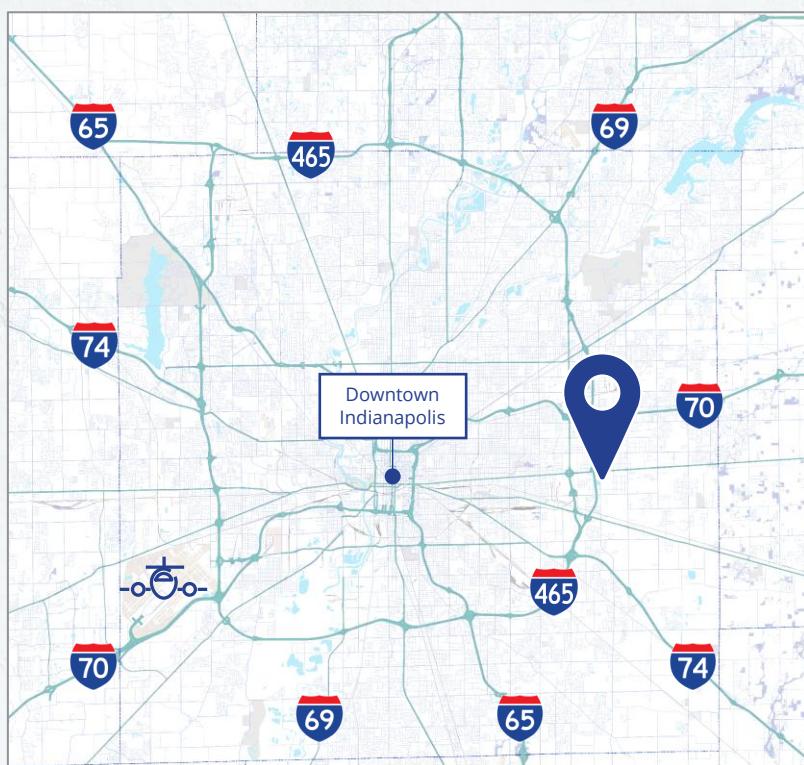




FOR SALE OR LEASE
333 S Franklin Rd
Indianapolis, IN 46219



Fully renovated distribution facility with maintenance shop & truck terminal on site – situated on 26 acres with interstate visibility

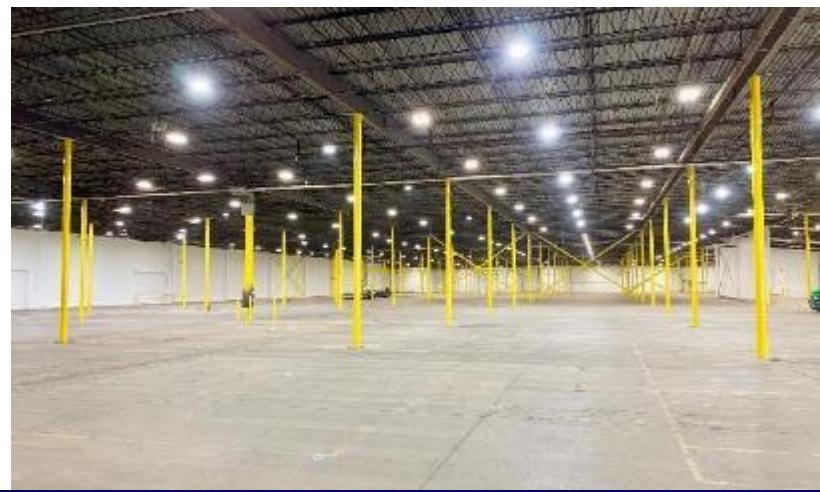
- ±408,395 SF Total
- ±30,055 SF Office
- 23'6" Clear height
- 59 Dock doors & 13 drive-in doors
- Ample power available
- Wet sprinkler system
- Cross-docked configuration
- Abundant auto & trailer parking
- ±26.01 Acres – fully secured (Zoned I-2 & I-3)
- Immediate access to I-465, offering excellent connectivity to Indy's interstate systems

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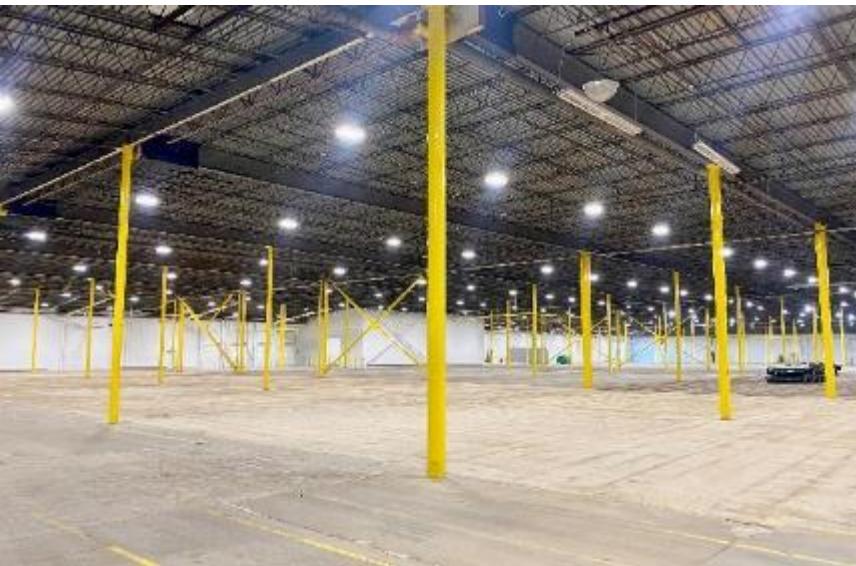
PROPERTY SPECIFICATIONS

Total Building Area	$\pm 408,396$ SF	HVAC	(8) RTU's (2) Reznor warehouse heaters
Total Land Area	± 26.01 Acres	Power	2,000 amp / 480 V / 3-Phase power
Built / Renovated	1970 / 2023	Lighting	LED, recently upgraded
Construction	Concrete precast walls & CMU	Fire Protection	Wet
Total Office Area	$\pm 30,055$ SF	Roof	Low-slope EPDM
Loading	(59) dock-high, (13) drive-in	Trailer Parking	± 165 Positions
Clear Height	23' 6"	Truck Court	120' – 150'
Column Spacing	40' x 36'	Zoning	I-2 & I-3 (outdoor storage permitted)



Suite	Size (SF)	Warehouse (SF)	Office (SF)	Docks	Drive-ins
Main Building	389,319	362,288	27,031	52	4
Maintenance Shop	10,467	7,643	2,824	-	9
Truck Terminal	8,609	8,409	200	7	-
Total Available	408,395	378,340	30,055	59	13

SITE LOCATION & ACCESS





LOCAL & REGIONAL CONNECTIVITY

	Miles	Drive Time
I - 465	0.3	1 min
I - 70 East	2.5	4 min
I - 65 South	7.6	13 min
I - 69 North	9.8	16 min
Downtown Indy	7.0	18 min
Indianapolis Intl. Airport	22.0	28 min

	Miles	Drive Time
Cincinnati, OH	104	1 hr 38 min
Louisville, KY	117	1 hr 53 min
Columbus, OH	170	2 hr 31 min
Chicago, IL	191	3 hr 10 min
Detroit, MI	280	4 hr 10 min
St. Louis, MO	252	4 hr 37 min

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

"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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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



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