



FOR SALE

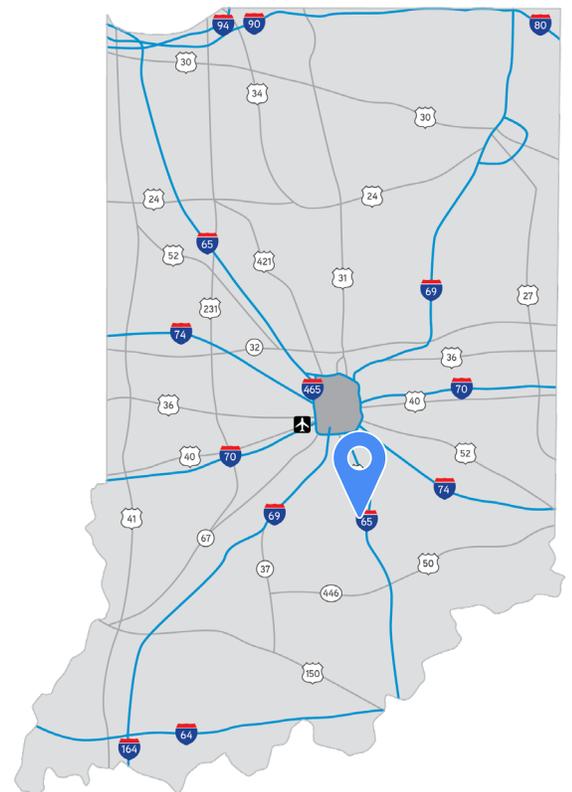
312 W Center Cross St  
Edinburgh, IN

## 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

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

**James Cristee**  
+1 812 201 9018  
james.cristee@colliers.com





### 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

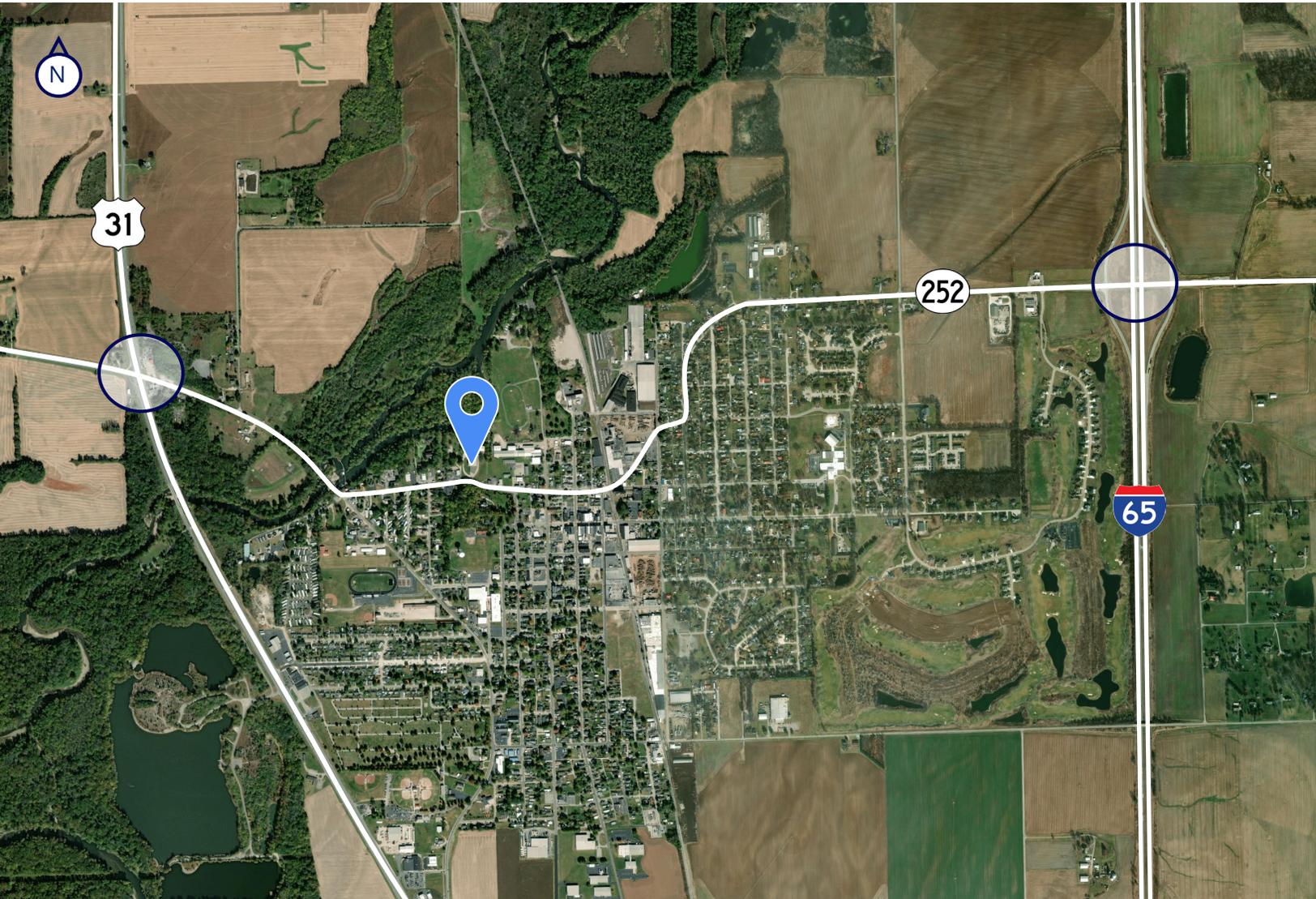
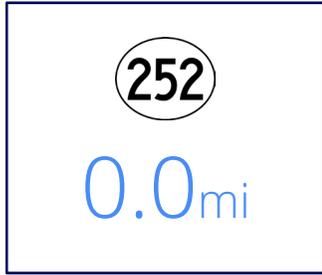
### BUILDING 2 SPECS

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





## Local Connectivity



## Regional Connectivity



# Why Indiana



## 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



- 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.”

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

James Cristee  
+1 812 201 9018  
james.cristee@colliers.com

**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)