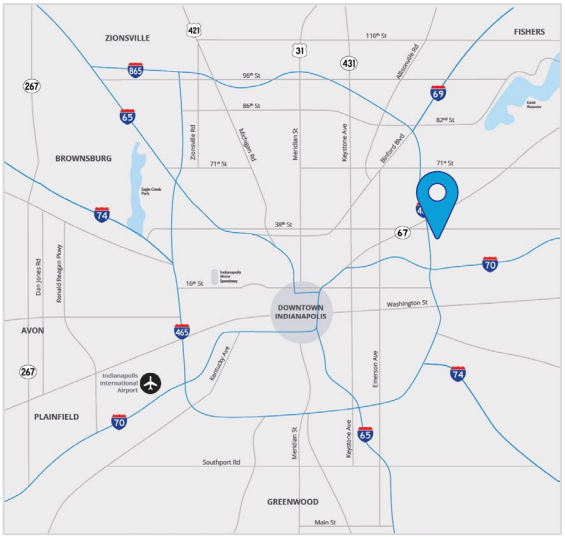
For Lease

Warehouse/Distribution/Manufacturing Space

3131 N Franklin Road
Indianapolis, IN 46226

Property Highlights

- 486,634 total SF building
- 180,000 total SF available
    - Up to 93,600 SF contiguous available
- Dock and drive-in loading
- 20' - 24' clear height
- Zoned I-2 & I-4
- WET sprinkler system
- 480 volt | 3 phase power
- Ample parking for employees and clients
- Potential for outdoor storage
- Easy access to I-465 and I-70
- Recent Improvements:
    - Exterior painted
    - Multiple spec make-ready improvements underway



Owned by:

SEALY & COMPANY

Tyler Wilson SIOR
+1 317 713 2137
tyler.wilson@colliers.com

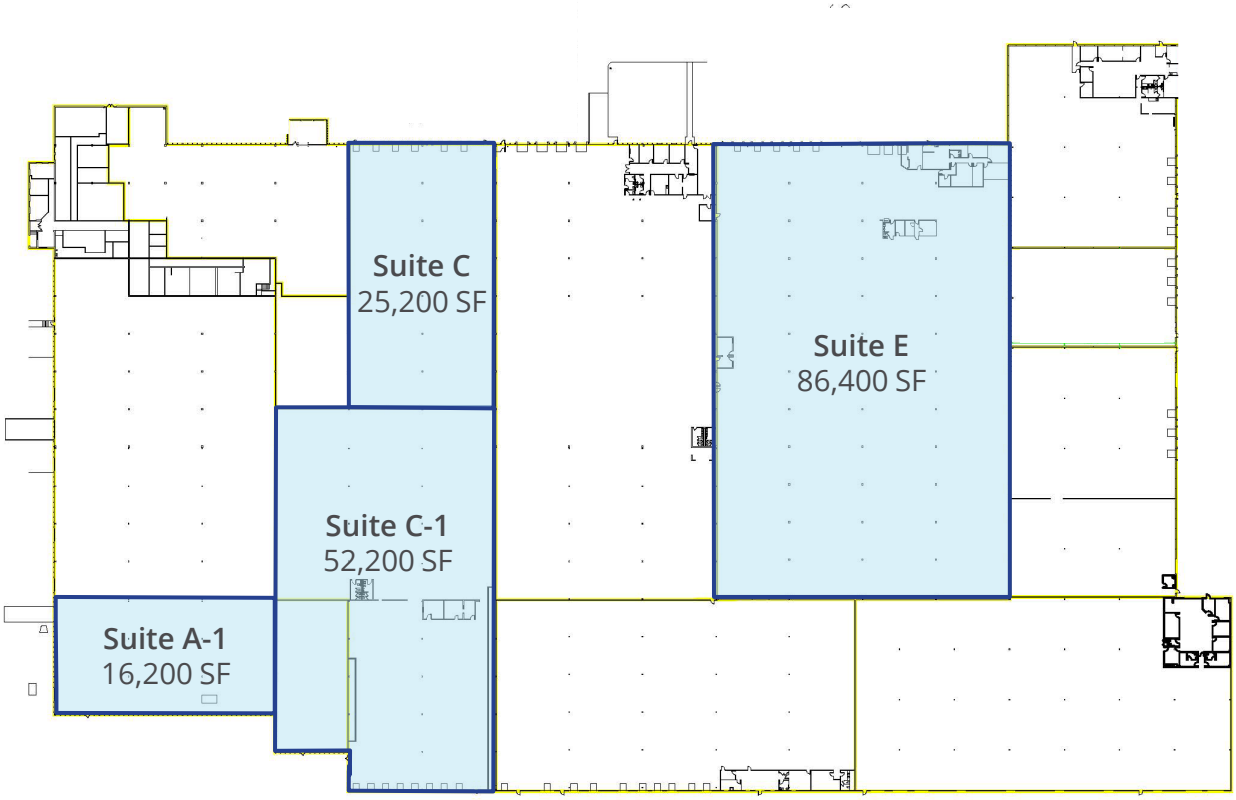
Jason Speckman SIOR
+1 317 713 2115
jason.speckman@colliers.com

William Shagets
+1 214 239 5114
williams@sealynet.com

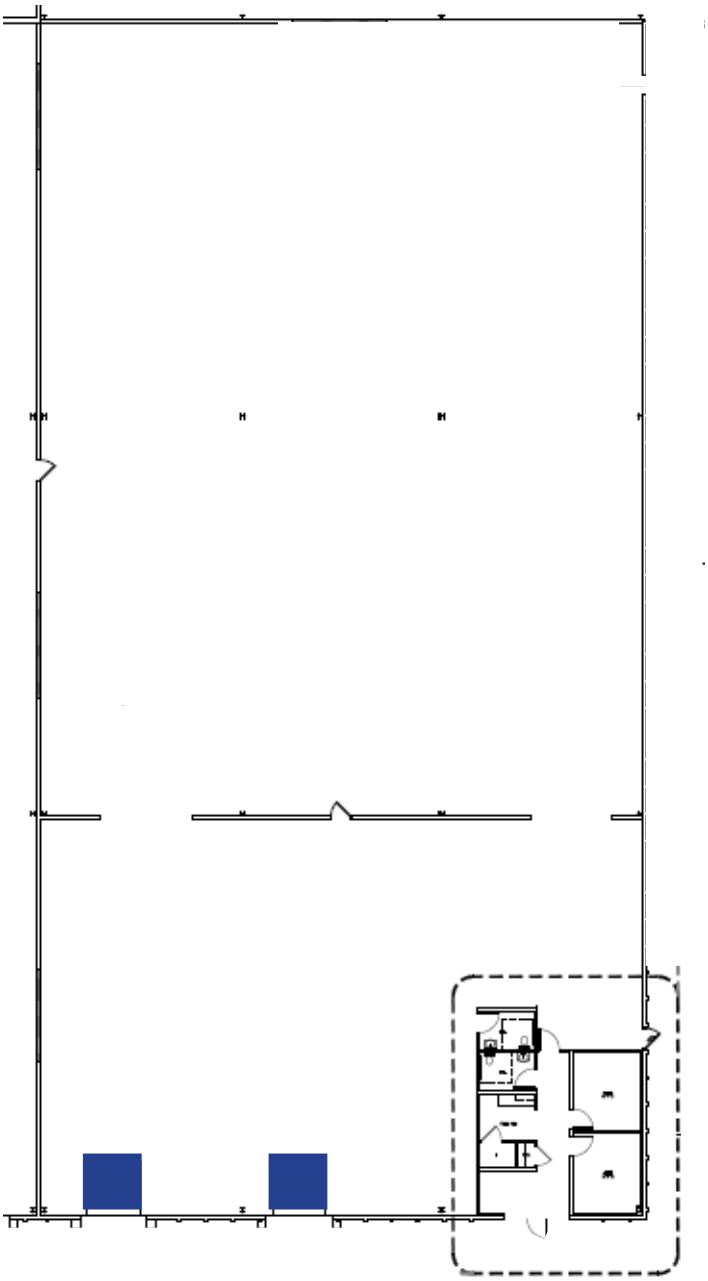
Colliers Indianapolis
colliers.com

Lease Availability

Suite	Available SF	Office SF	Clear Height	Docks	Drive-ins	NNN Rate	Estimated OpEx
A-1	16,200	BTS	20’	2	0	$7.50	$1.84
C	25,200	500	20’	4	1	$6.50	$1.84
C-1	52,200	1,000	20’	8	0	$5.50	$1.84
E	86,400	±2,000	20’	7	1	$4.95	$1.84

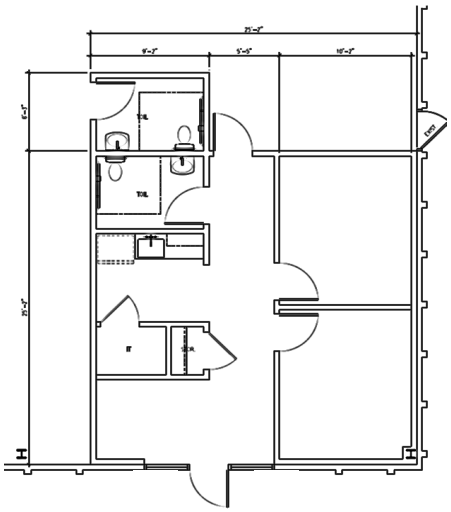


Site Plan



= dock doors

Potential Office Layout

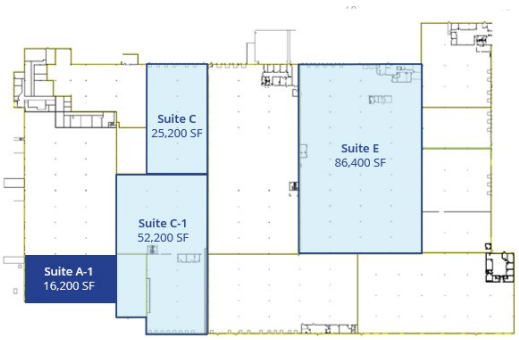


Suite A-1

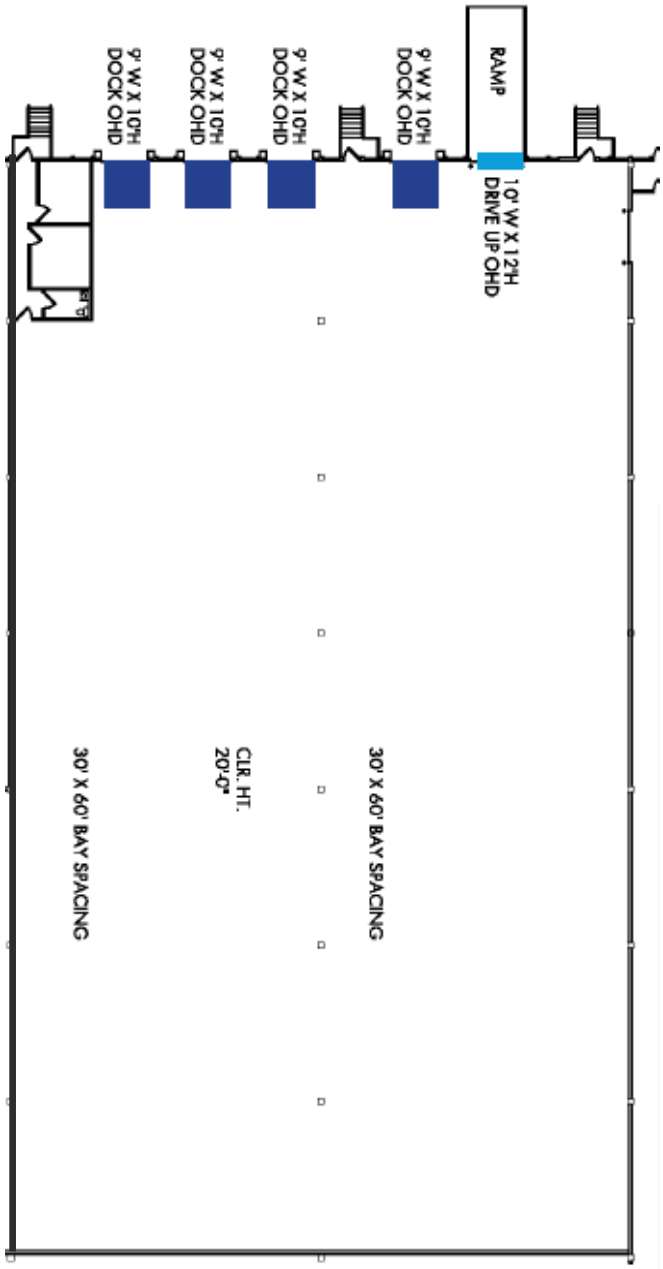
Office SF	BTS
Warehouse SF	16,200
Total SF	16,200

Suite Specs

- 20′ clear height
- (2) 10′ x 12′ loading docks with pit levelers & seals
- 30′ x 60′ column spacing
- LED lighting
- Potential for outdoor storage
- Up to 93,600 SF contiguous available



Site Plan



= dock doors

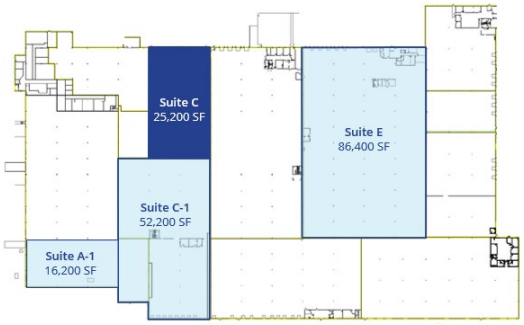
= drive-in door

Suite C

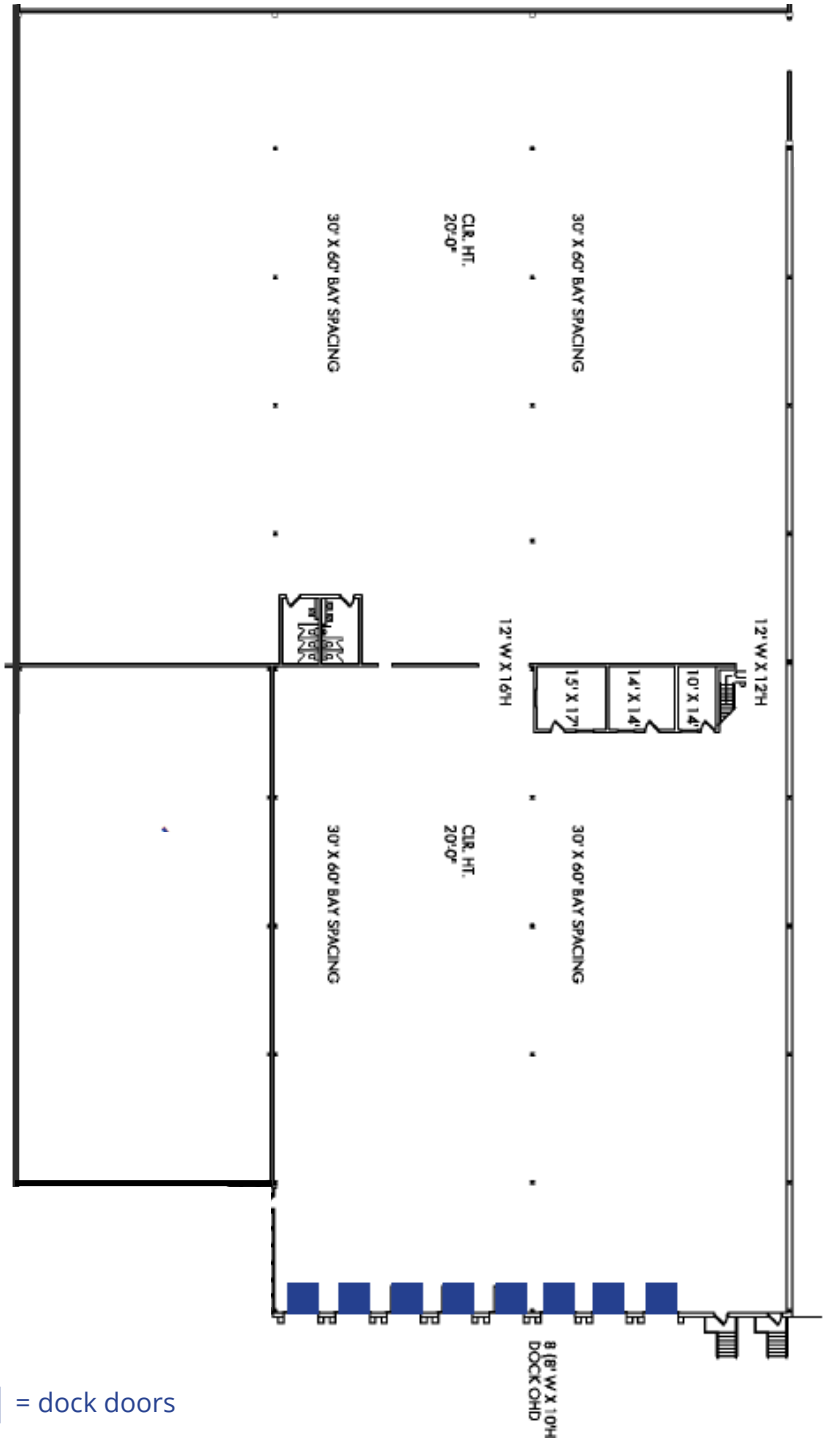
Office SF	500
Warehouse SF	24,700
Total SF	25,200

Suite Specs

- 20' clear height
- (4) loading docks with pit levelers and seals
- (1) additional dock can be made operational
- (1) 10' x 12' ramped drive-in door
- Power:
  480 volt | 3-phase
- LED lighting in the warehouse
- Franklin Road frontage & visibility
- Up to 93,600 SF contiguous available
- Make-ready improvements underway and move-in ready



Site Plan

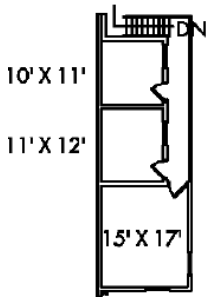


= dock doors

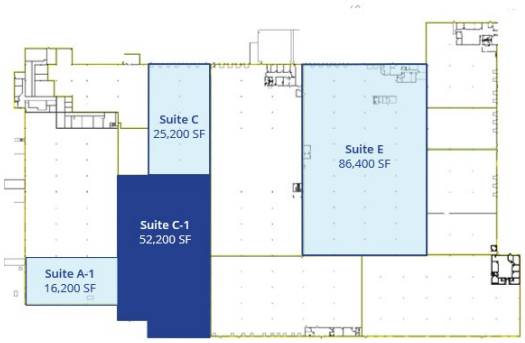
Suite C-1	
Office SF	1,000
Warehouse SF	51,200
Total SF	52,200

Suite Specs

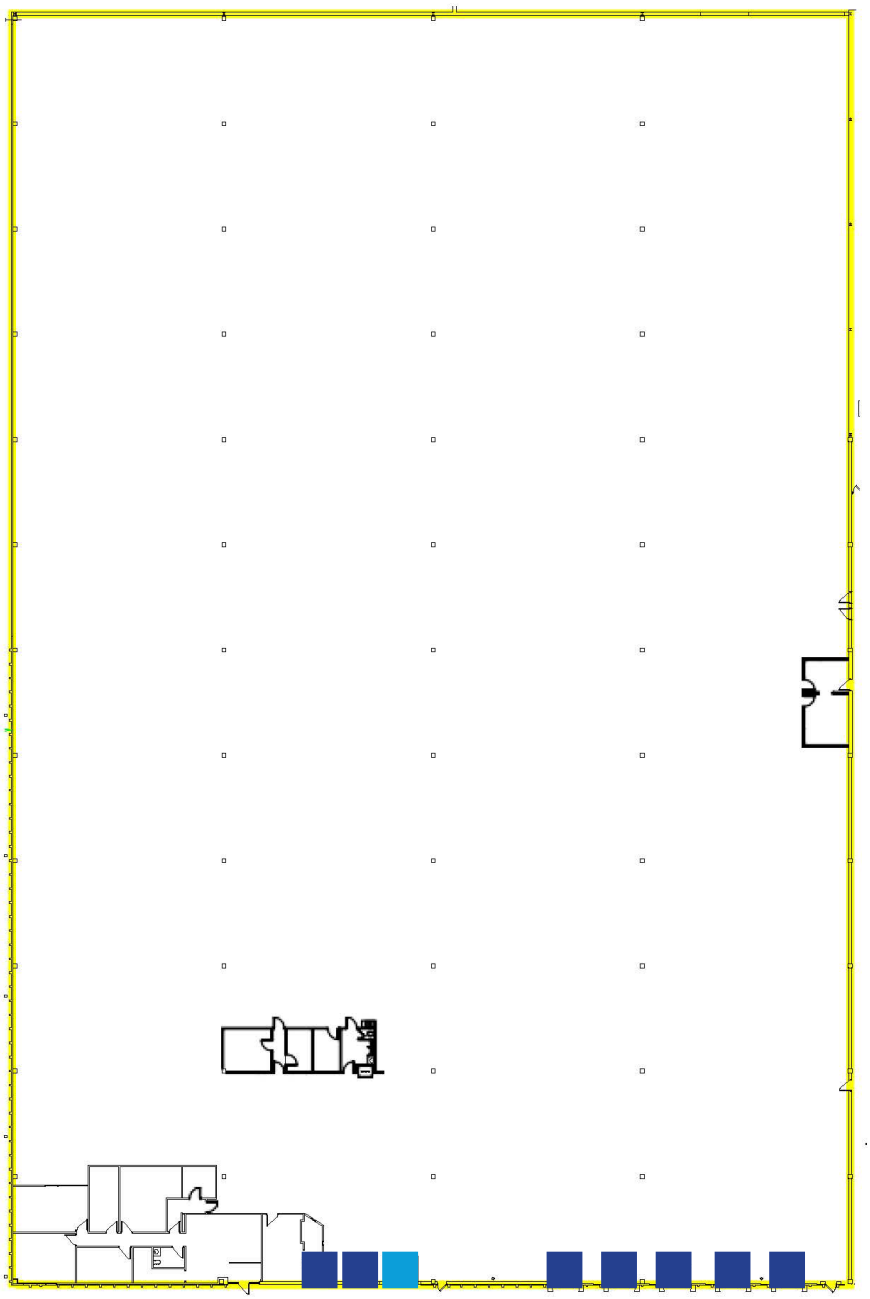
- 20' clear height
- (8) loading docks with pit levelers and seals
- Ability to add drive-in loading
- 30' x 60' column spacing
- Power:
  480 volt | 3-phase
- LED lighting in the warehouse
- Potential for trailer parking or outdoor storage
- 2-story office
- Multiple private offices
- Up to 93,600 SF contiguous available
- Make-ready improvements underway and move-in ready



Suite C-1Office
2nd Floor



Site Plan



= dock doors

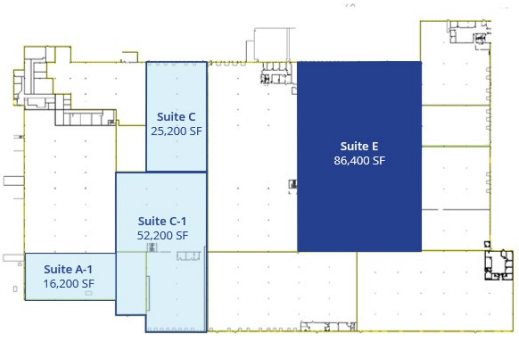
= drive-in door

Suite E

Office SF	±2,000
Warehouse SF	±84,400
Total SF	86,400

Suite Specs

- 20’ clear height
- (7) loading docks with pit levelers and seals
- (1) 12’ x 14’ ramped drive-in door
- 30’ x 60’ column spacing
- Power:
  480 volt | 2,000 amp | 3-phase
- LED lighting in warehouse
- Multiple private offices
- Conference room
- Breakroom
- Office & warehouse restrooms
- Franklin Rd. frontage & visibility
- Make-ready improvements complete and move-in ready



Why Indy

Colliers

INDIANAPOLIS INT'L AIRPORT

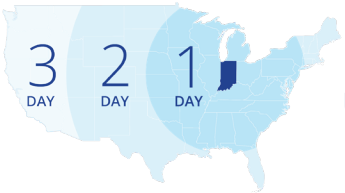
IND

- 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*

NW	Burns Harbor
SE	Jeffersonville
SW	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

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

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