

1.7 Miles to

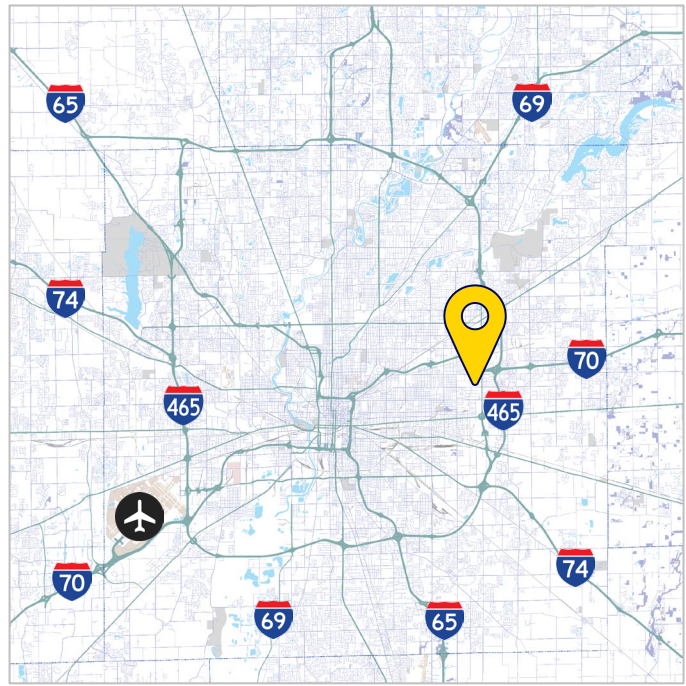


FOR SALE OR LEASE
1645 Industry Dr
Indianapolis, IN

New Construction Coming Q1 2025!

Property Highlights

- ±25,380 SF Building
- ±1,118 SF Office
- 22'-24' Clear height
- 2 Dock doors (9'x10')
- 2 Drive-in doors (14'x14')
- ±1.42 Acres
- Commercial Special Zoning
- Immediate access to I-465 & I-70 with excellent connectivity to Indy's interstate systems



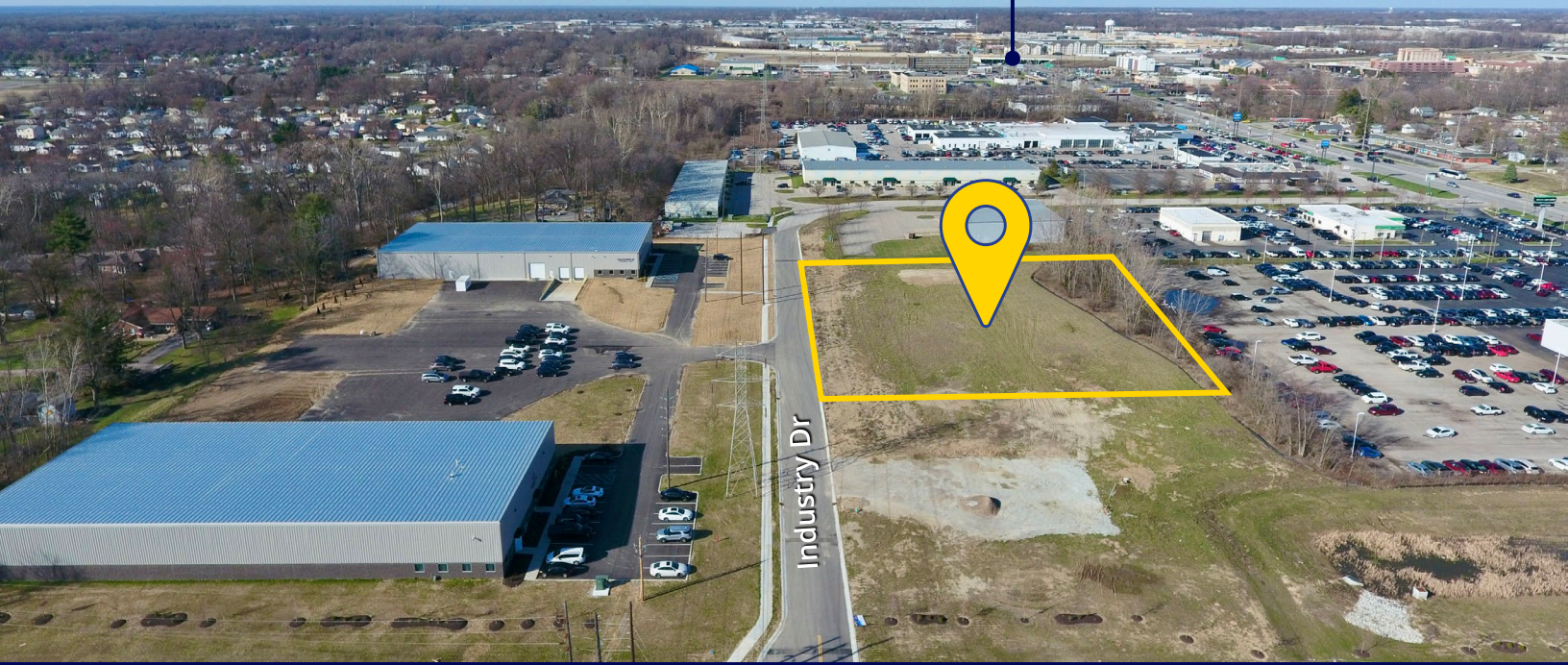
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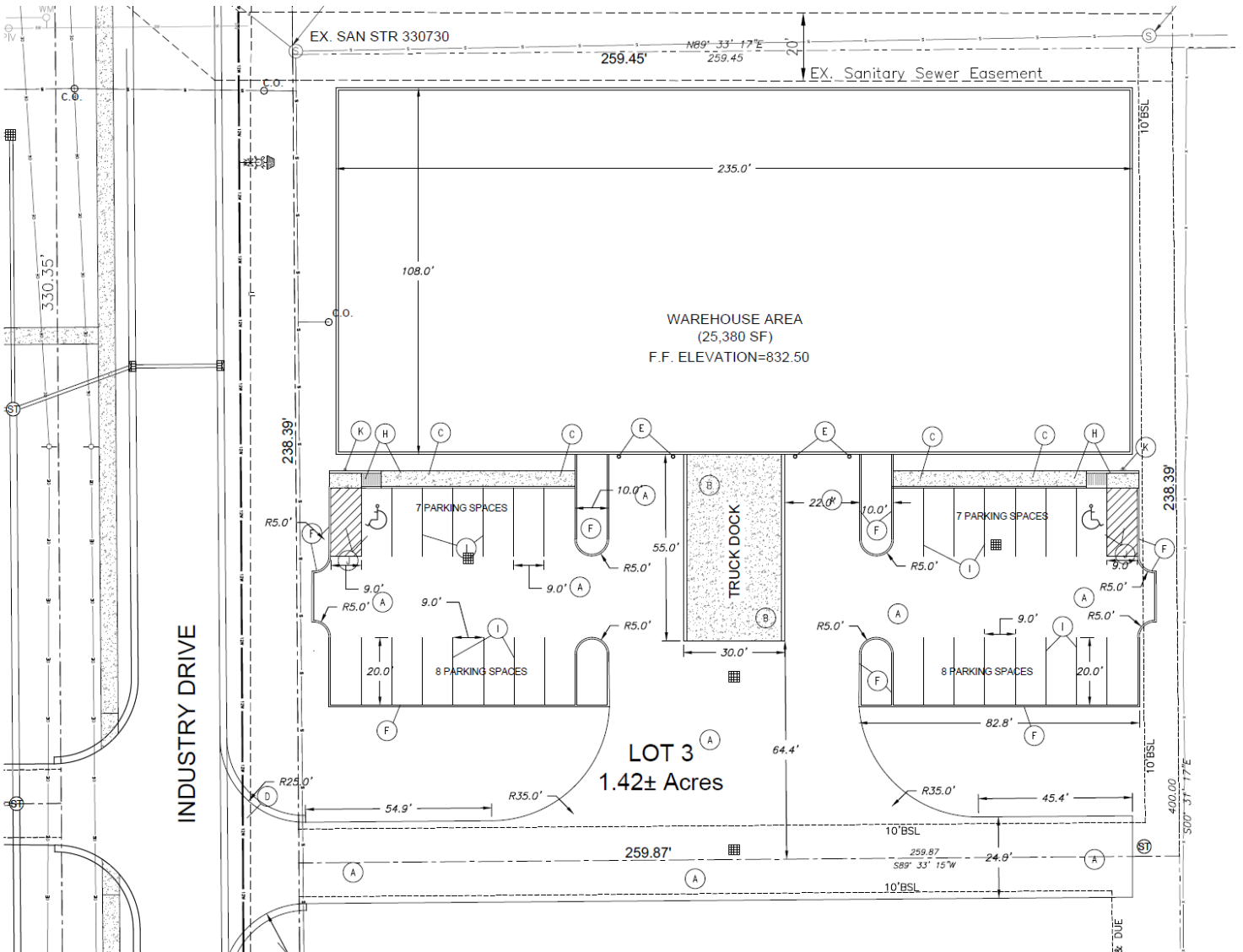
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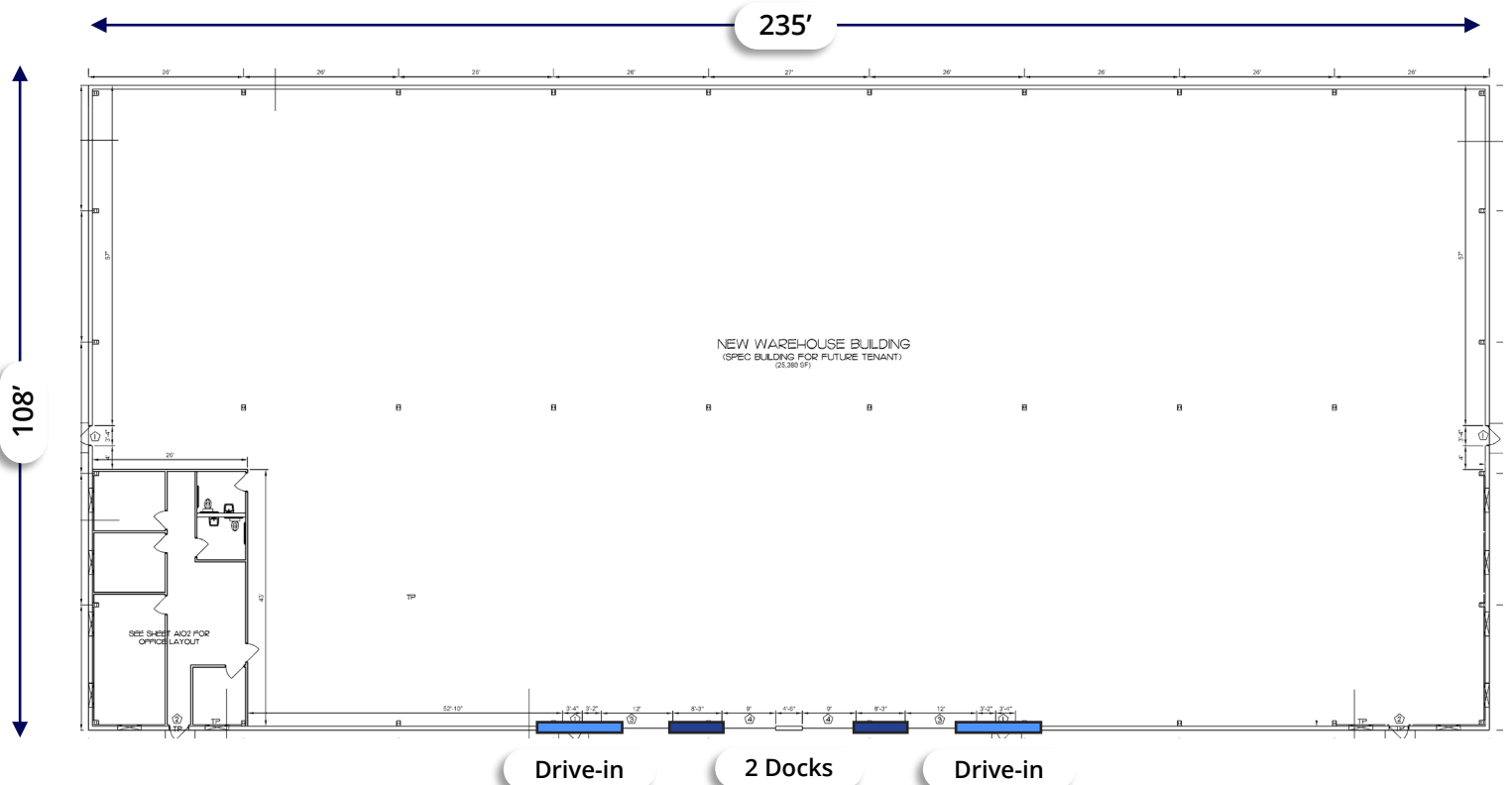


Aerial & Site Plan



1645 INDUSTRY DR - BUILDING SPECS

Building SF	25,380 SF (108' x 235')
Office SF	1,118 SF (26' x 43')
Columns	Clear span
Dock Doors	(2) 9' x 10' with seals + levelers
Drive-in Doors	(2) Motorized 14' x 14'
Clear Height	22' - 24'
Power	400 amps, 120/208 V, 3-phase
Floor	6' concrete slab
Lighting	LED with motion sensors
Parking	30 auto spots
Truck Court	120'
Total Land	1.42 Acres



16th St Commercial Park

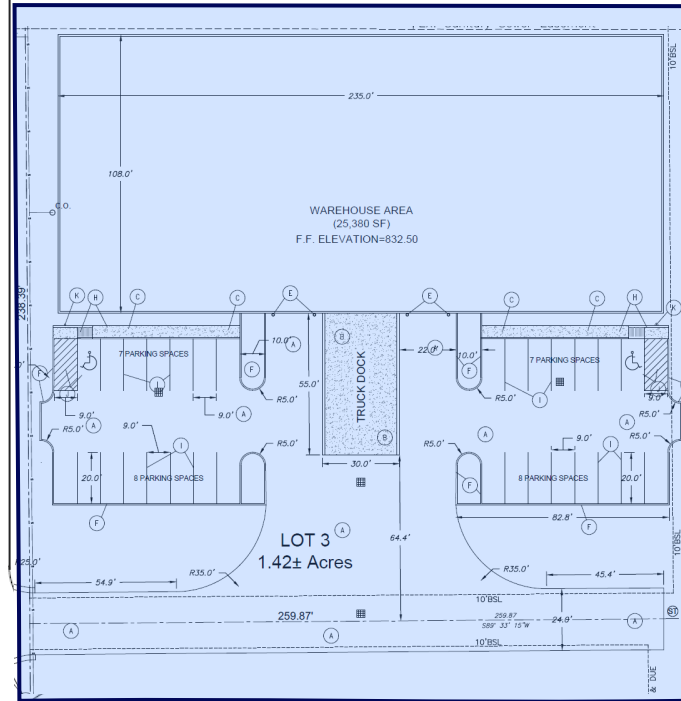
Site Plan

1650 Industry Dr
Leased

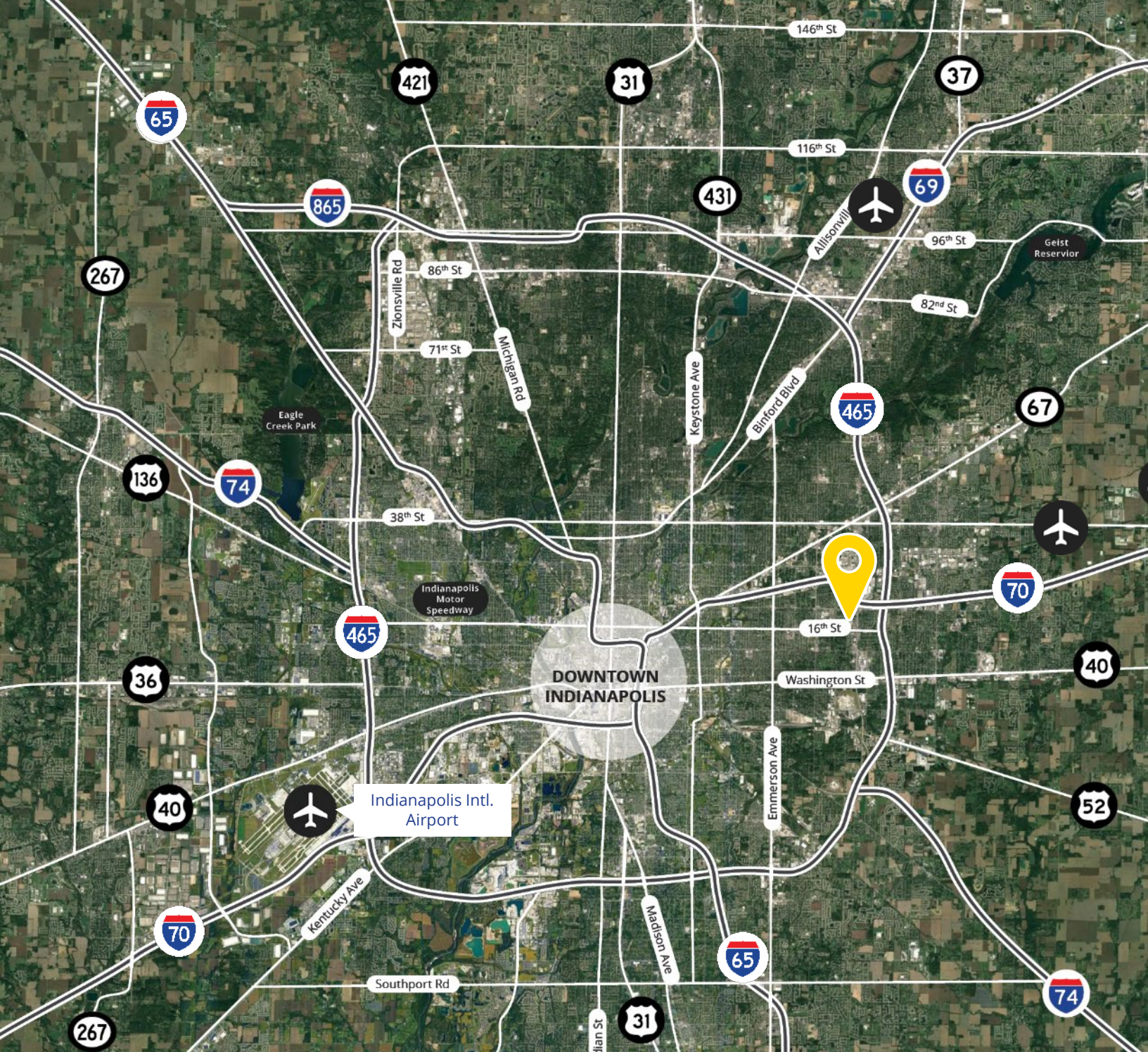
1620 Industry Dr
Leased

Industry Dr

E 16th St



Leased



LOCAL CONNECTIVITY

	Miles	Drive Time
I - 70	0.6	1 min
I - 465	1.3	3 min
I - 65	8.6	10 min
I - 69	8.6	10 min
Downtown Indy	7.5	10 min
Indianapolis Intl. Airport	22.5	28 min

NEIGHBORING STATE CONNECTIVITY

	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
- GCI** 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

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1st
in U.S. for manufacturing output

2nd
Manufacturing Jobs (% of workforce)