

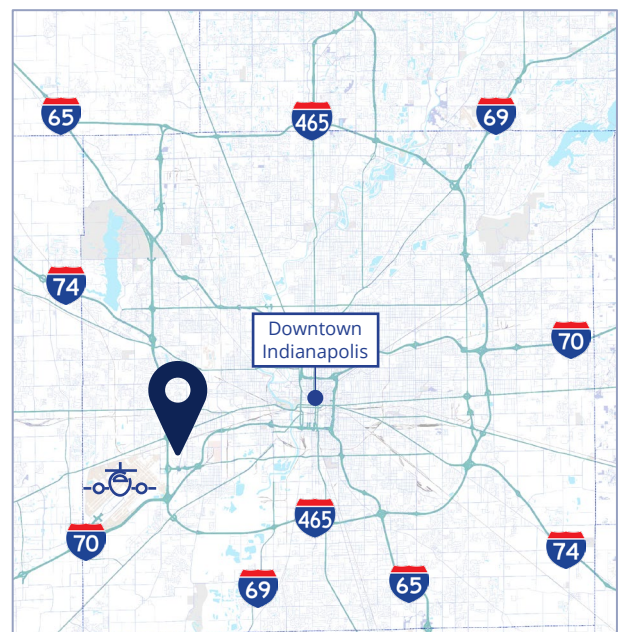


FOR LEASE

1850 Production Dr Indianapolis, IN

42-Door Truck Terminal on ±4.84 Acres

- ±14,400 SF building
- ±1,680 SF office
- 42 Dock doors equipped with EOD levelers
- ±4.83 acres – fully secured site
- Zoned I-3
- Paved lot with dual ingress/egress points
- Strategic southwest Indianapolis location
- Immediate highway access and adjacent to the Indianapolis International Airport and FedEx Hub



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A strategic location with exceptional highway access.

PROPERTY SPECIFICATIONS

Total Building	±14,400 SF
Office Space	±1,680 SF
Dock Doors	42 - EOD levelers
Clear Height	11'
Configuration	Cross-docked
Lot Surface	Fully paved
Trailer Parking	91 Spaces
Site Area	±4.83 Acres
Zoning	Industrial-3



Located in **Park Fletcher**, just 1.3 miles from I-465 and 1.7 miles from I-70, with immediate proximity to Indianapolis International Airport and the FedEx Hub.



REGIONAL CONNECTIVITY

Cincinnati, OH	118 Miles
Louisville, KY	121 Miles
Chicago, IL	181 Miles
Columbus, OH	182 Miles
St. Louis, MO	237 Miles
Detroit, MI	294 Miles

LOCAL CONNECTIVITY

	1.3 Miles
	1.7 Miles
FedEx World Hub	3.5 Miles
Indianapolis Int'l Airport	6.6 Miles
CSX Rail Yard	7.5 Miles

Why Indiana

Colliers



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

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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