

FOR LEASE

2360 Distributors Dr

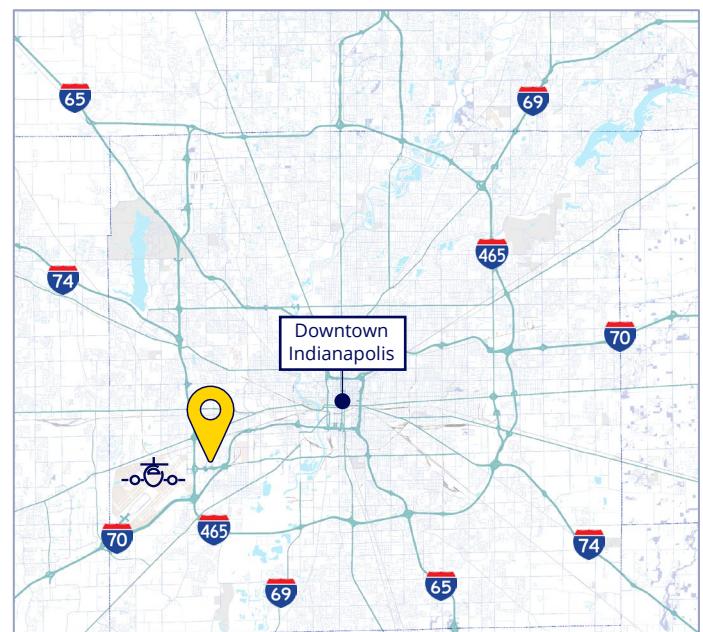
Indianapolis, IN



±3.33 Acres of Outdoor Storage in Park Fletcher

Property Highlights

- ±4,411 SF building
- Two (2) drive-in doors
- ±3.33 acres (paved surface)
- Zoned I-3 (outdoor storage permitted)
- Fully secured with perimeter lighting
- Less than a mile to I-465 & I-70
- Prime location on the southwest side of Indianapolis, offering instant access to I-70, I-465, the airport, and FedEx Hub



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Property Specifications

Total Building ±4,411 SF

Office ±871 SF

Warehouse ±1,540 SF

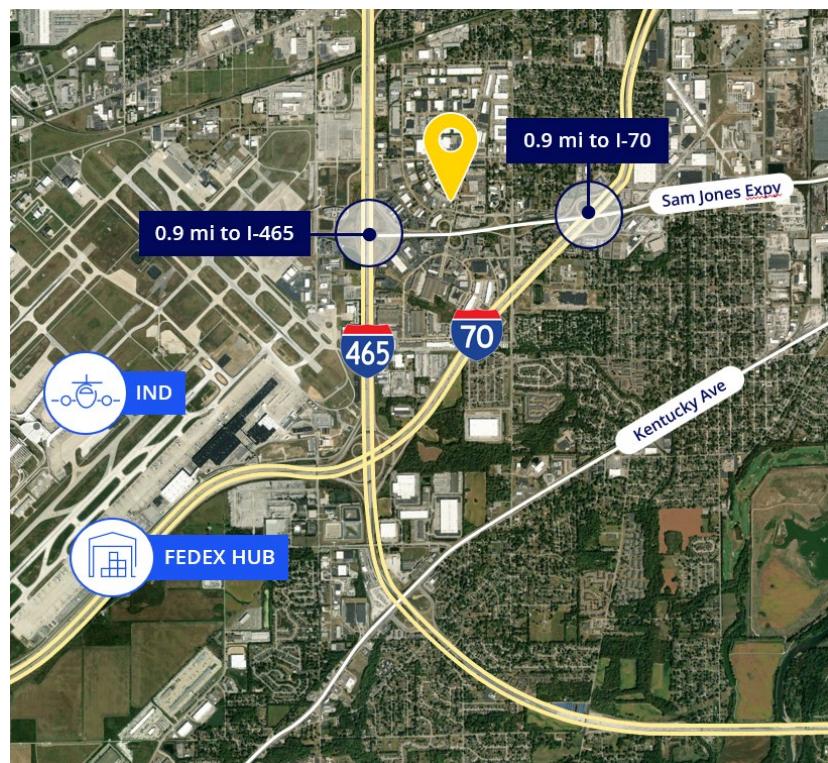
Covered Storage ±2,000 SF

Drive-ins 2 (10'x12') & (8'x12')

Total Land ±3.33 acres

Security Fully fenced with perimeter lighting

Zoning I-3 (outdoor storage)



Why Indiana

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

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

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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