



FOR LEASE

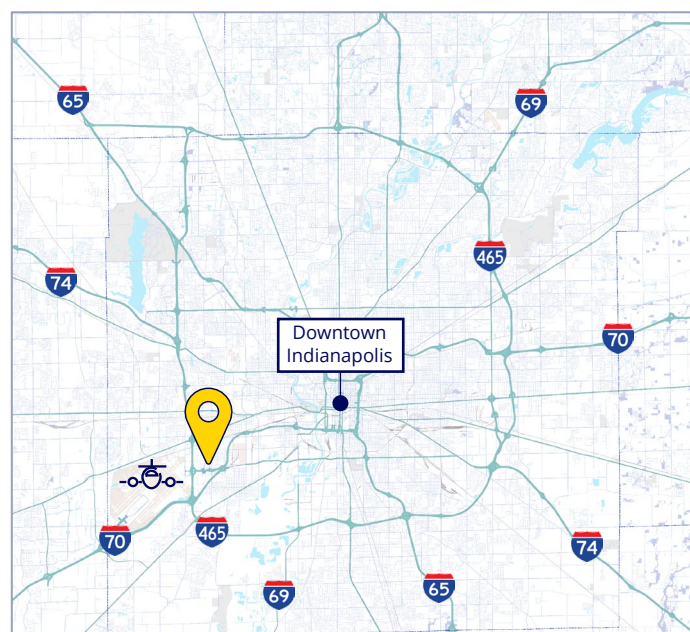
# 2360 Distributors Dr

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



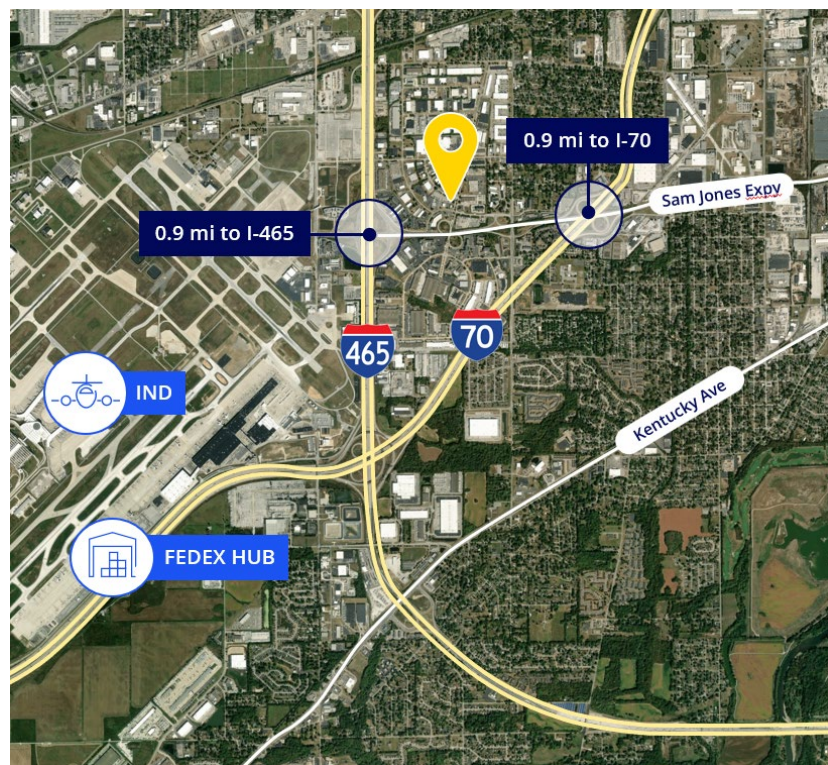


# 2360 Distributors Dr



## 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

Colliers



## 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"

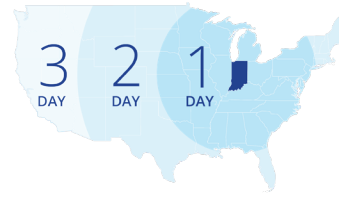


## INDIANA AIRPORTS — LOGISTICS NETWORK

- 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



<b>IND</b>	Indianapolis Int'l Airport
<b>EW</b>	Evansville Regional Airport
<b>FWA</b>	Fort Wayne Int'l Airport
<b>GCIA</b>	Gary/Chicago Int'l Airport
<b>SBN</b>	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

<b>NW</b>	Burns Harbor
<b>SE</b>	Jeffersonville
<b>SW</b>	Mt Vernon

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

Korey Ryan, SIOR  
+1 765 520 6662  
korey.ryan@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)

3<sup>rd</sup>

leading state in  
biotechnology  
exports