



2612 W MORRIS ST | INDIANAPOLIS, IN 46221

**FOR LEASE — Available for Immediate Occupancy**

- 80-Door truck terminal and maintenance facility on ±10.07 acres
- Extensive site renovations recently completed (Q4 2024)
- Secure lot featuring new exterior lighting and new heavy-duty asphalt paving
- Prime location on the southwest side of Indianapolis, close to I-70, the airport, and FedEx Hub
- Situated in Central Indiana, with access to 75% of the U.S. population within a 1-day drive



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# PROPERTY SPECIFICATIONS

Total SF (2 Buildings) ±45,591 SF

Truck Terminal ±37,965 SF

Maintenance Facility ±7,626 SF

Office ±7,635 SF

Dock Doors 78 (9'x10')  
1 (10'x12')

Drive-in Doors 6 (12'x16')  
1 (9'x10')

Clear Height 16'-22'

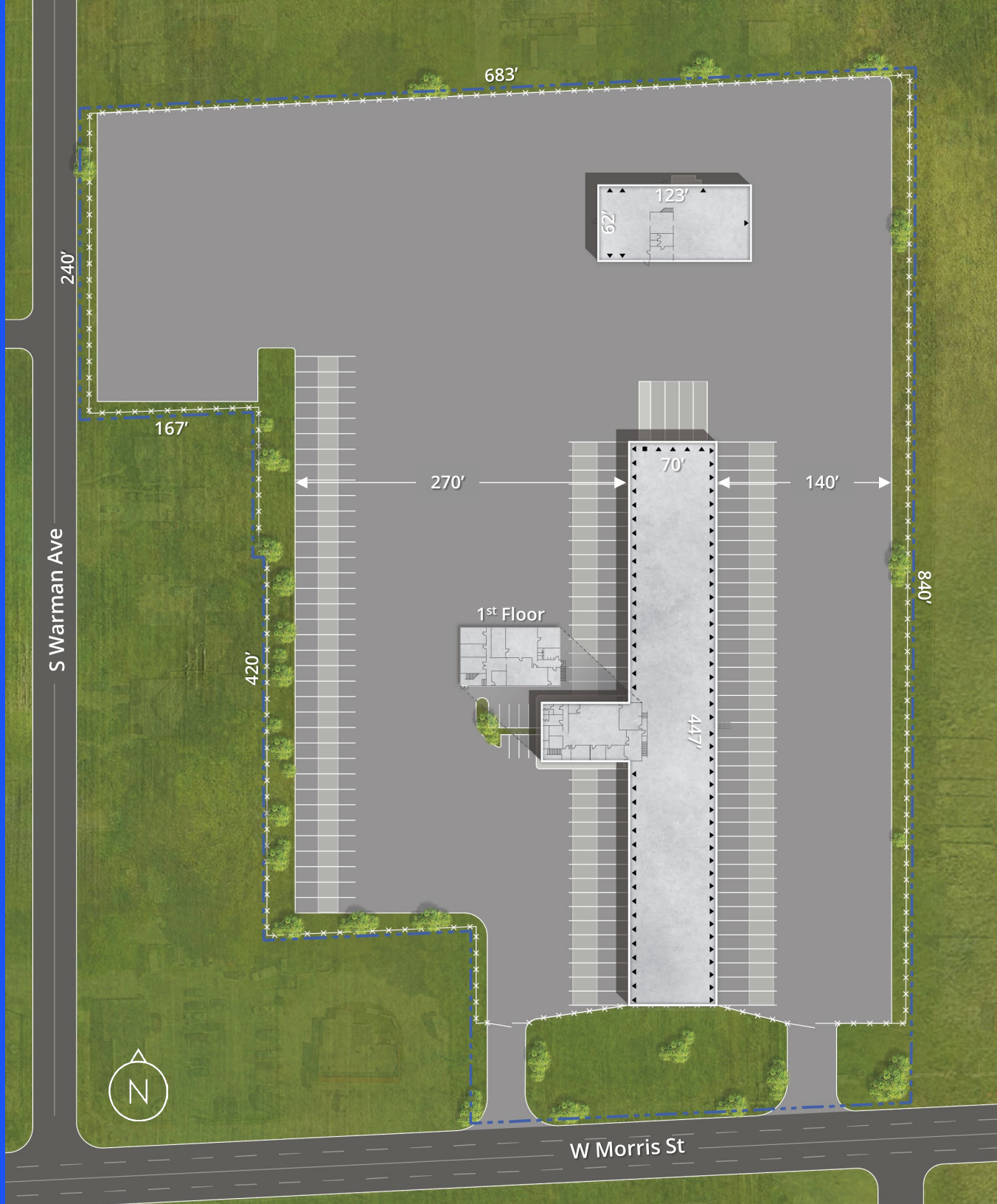
Lighting LED with motion sensors

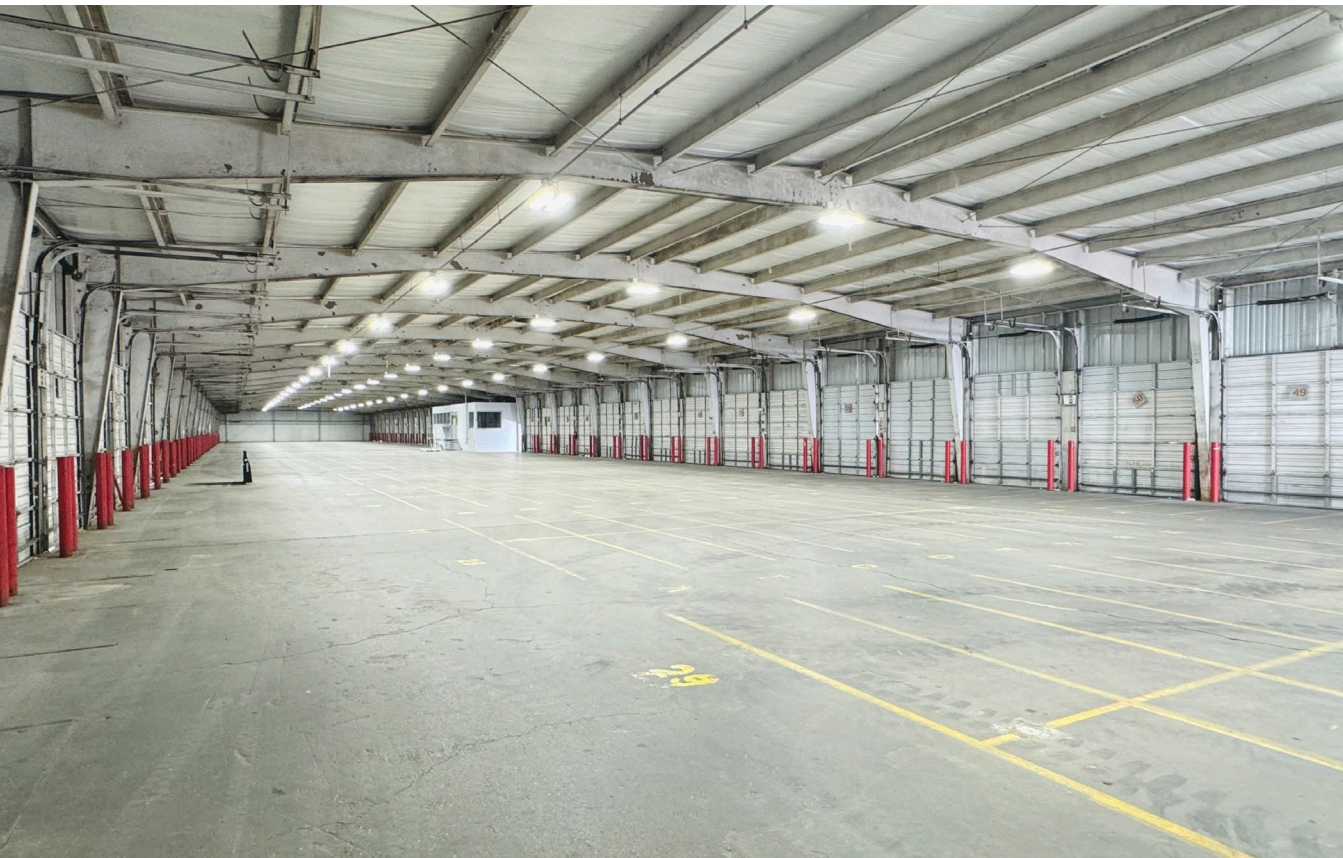
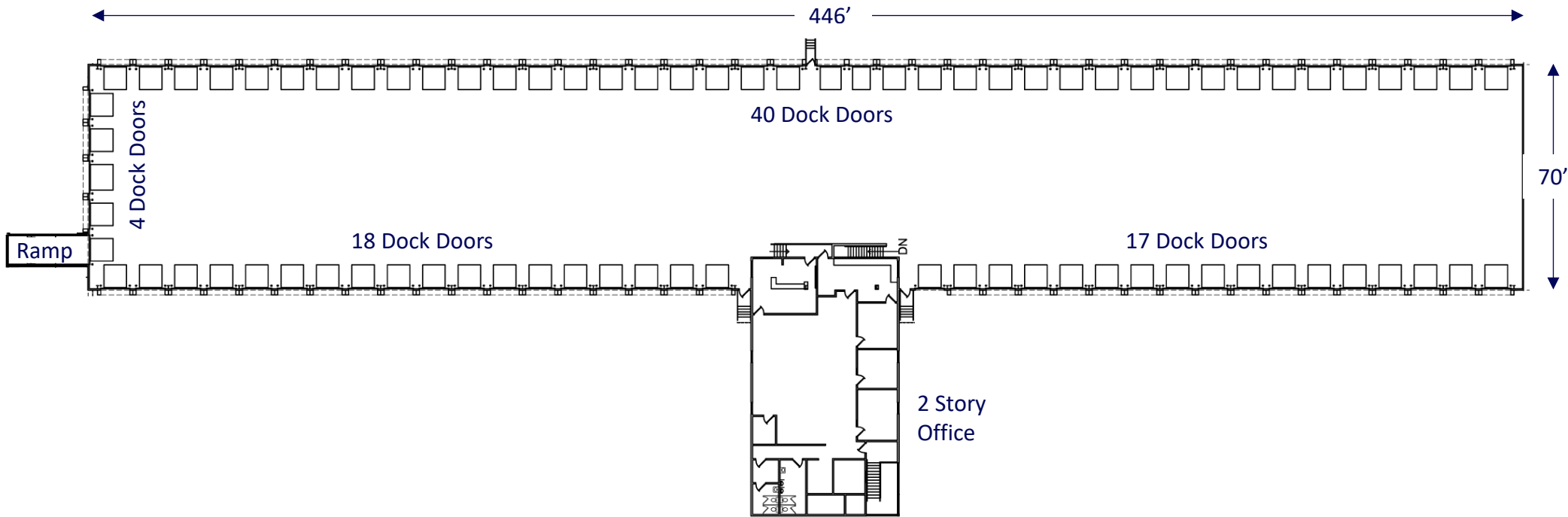
Total Land ±10.07 Acres (fully secured)

Zoning I-3

Recent Site Improvements (Q4 2024)

- Entire Lot Surface Replaced
- Roofs Replaced
- Metal Building Exterior Replaced
- Concrete Aprons Repaired/Replaced
- Building Exterior Painted
- Building Insulation Installed
- Interior/Exterior Lighting Upgraded
- Office Renovated
- Warehouse Renovated
- All Doors Serviced/Replaced
- All Dock Levelers Serviced/Replaced
- Trailer Positions Painted



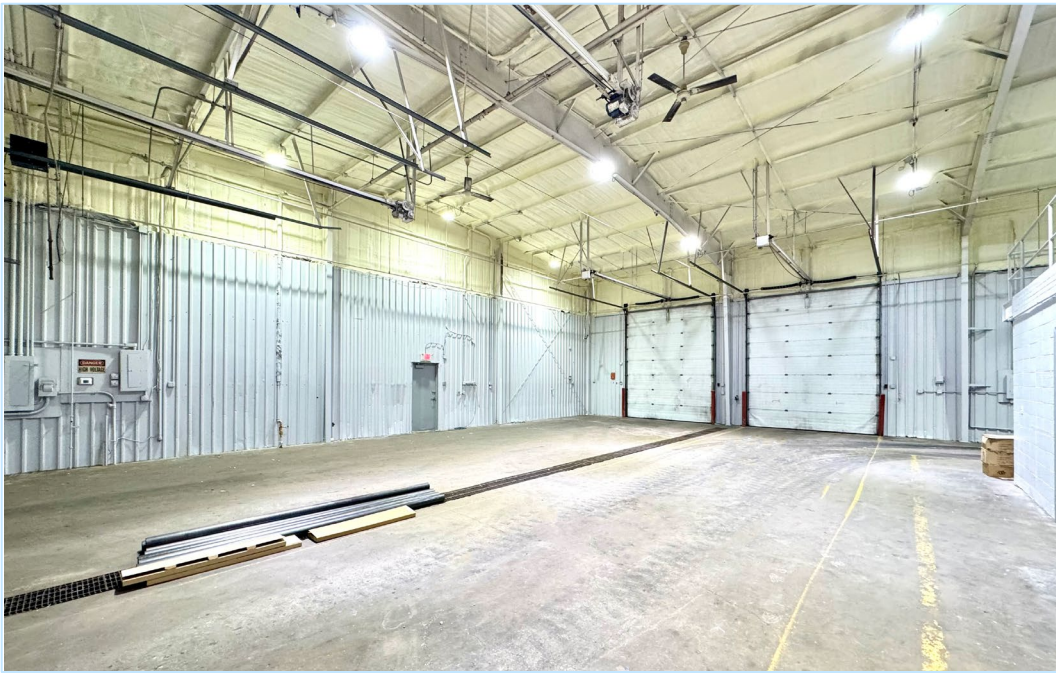
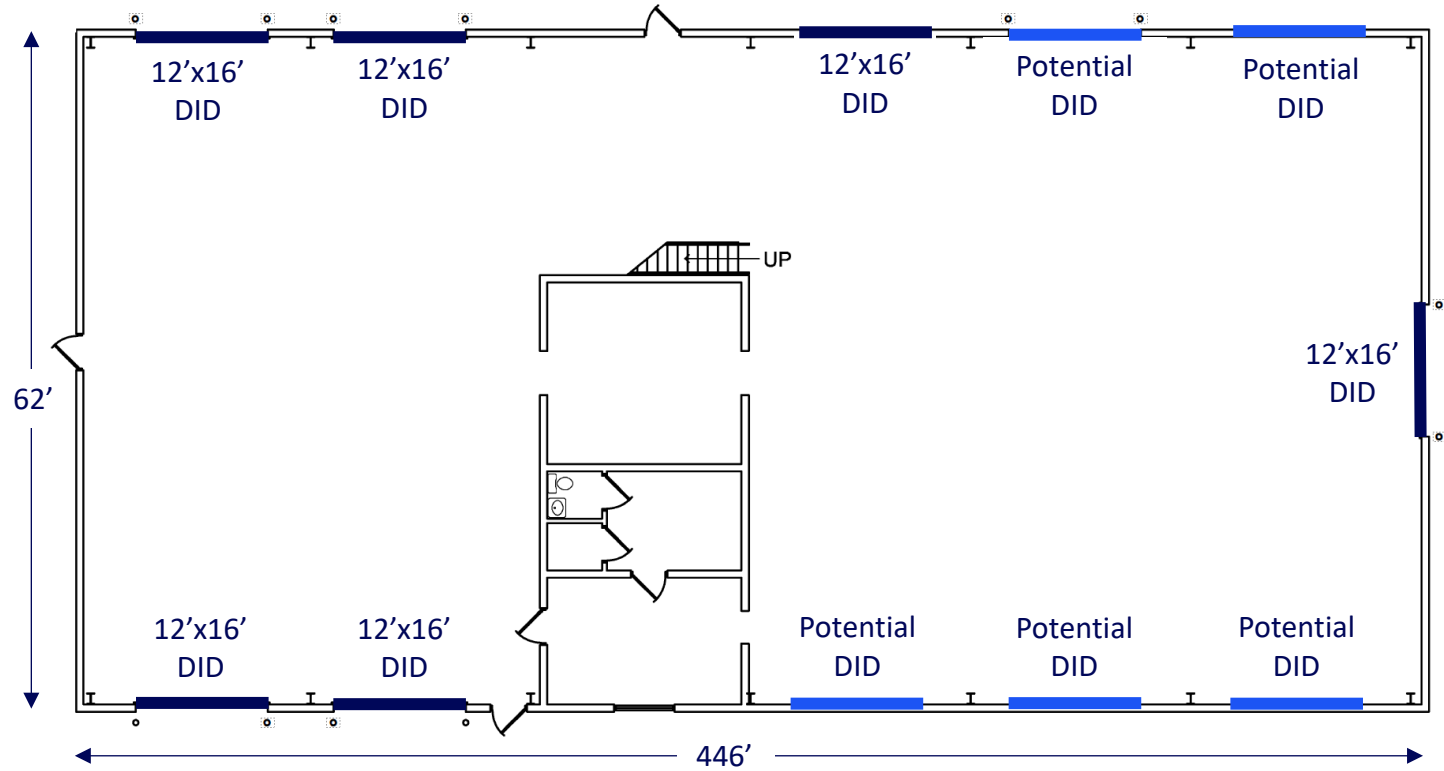


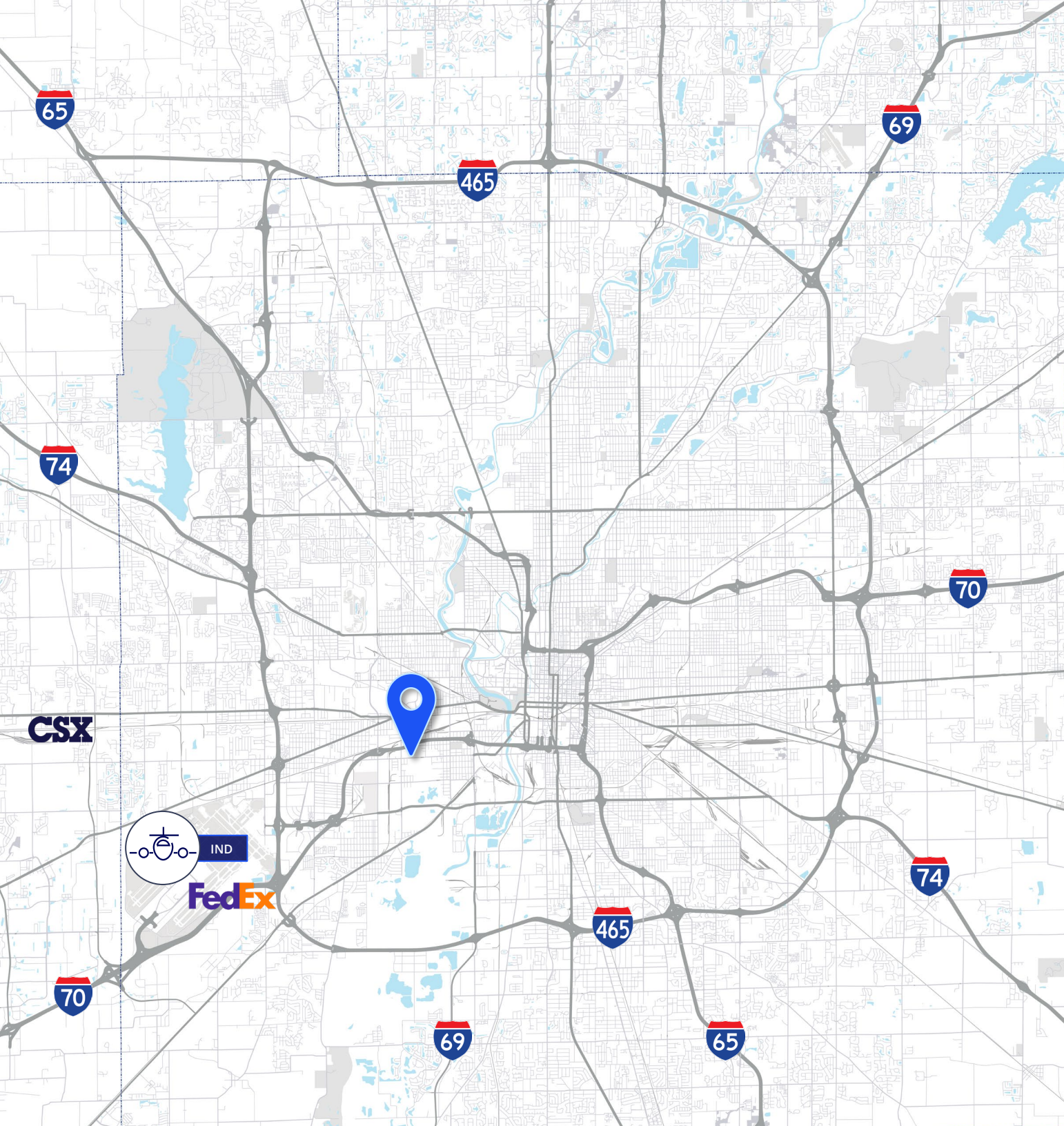
## TRUCK TERMINAL SPECS

Total Building	±37,965 SF
Warehouse	±30,750 SF
Office	±7,215 SF (2 story office)
Dock Doors	78 (9'x10') & 1 (10'x12') with EOD levelers
Drive-in Doors	1 (9'x10')
Clear Height	16'
Lighting	LED with motion sensors
Power Service	800 Amps   3 Phase

# MAINTENANCE FACILITY SPECS

Total Building	±7,626 SF
Shop	±7,206 SF
Office	±420 SF
Drive-in Doors	7 (12'x16') more can be added
Clear Height	22'
Power Service	200 Amps   3 Phase
Lighting	LED
HVAC	Radiant heat





## LOCAL CONNECTIVITY

	1.3 Miles
	3.1 Miles
	4.3 Miles
	4.8 Miles
	6.9 Miles
FedEx World Hub	8.5 Miles
Indianapolis Airport	8.5 Miles
CSX Rail Yard	8.9 Miles

## REGIONAL CONNECTIVITY

Cincinnati, OH	114 Miles
Louisville, KY	117 Miles
Columbus, OH	179 Miles
Chicago, IL	183 Miles
Detroit, MI	290 Miles
St. Louis, MO	299 Miles

# CORPORATE NEIGHBORS



FedEx



IND



Kentucky Ave

Sam Jones Hwy

Holt Rd

W Minnesota St

S Tibbs Ave

W Morris St

1.3 Miles to I-70



# Why Indiana

## INDIANAPOLIS INT'L AIRPORT IND

- 2<sup>nd</sup> largest FedEx air hub worldwide
- 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.”

— *Site Selection Magazine*

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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

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



## INDIANA PORTS — 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

