

NEW OWNERSHIP - RENOVATIONS NOW COMPLETE!

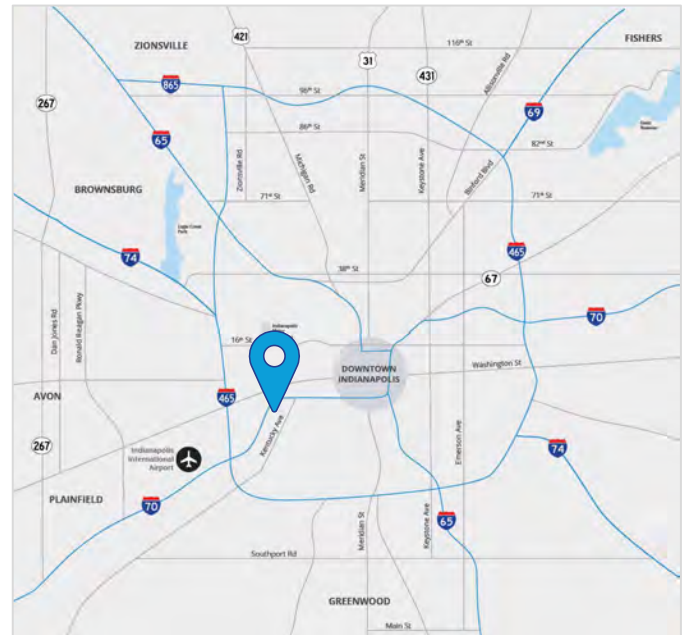
Colliers

For Lease

## Cold Storage Space Available

### 4001 W Minnesota Street Indianapolis, IN 46241

- 23,689 SF of cold storage space available
- Flexible office space options
- 19' clear height
- Dock and drive-in loading
- Ample auto and trailer parking on site
- Roof replacement: 2019-2023
- I-3 zoning
- Improvements:
  - New exterior paint (completed 2024)
  - LED lighting upgrade throughout (completed 2024)
  - Refrigeration system upgrades:
    - Relocated 90% of ammonia piping to roof
    - Installed new ammonia detection sensors throughout
    - Installed new ammonia purging system
    - Replacing condenser coils as needed
  - Asphalt & concrete repairs (slated for 2025)



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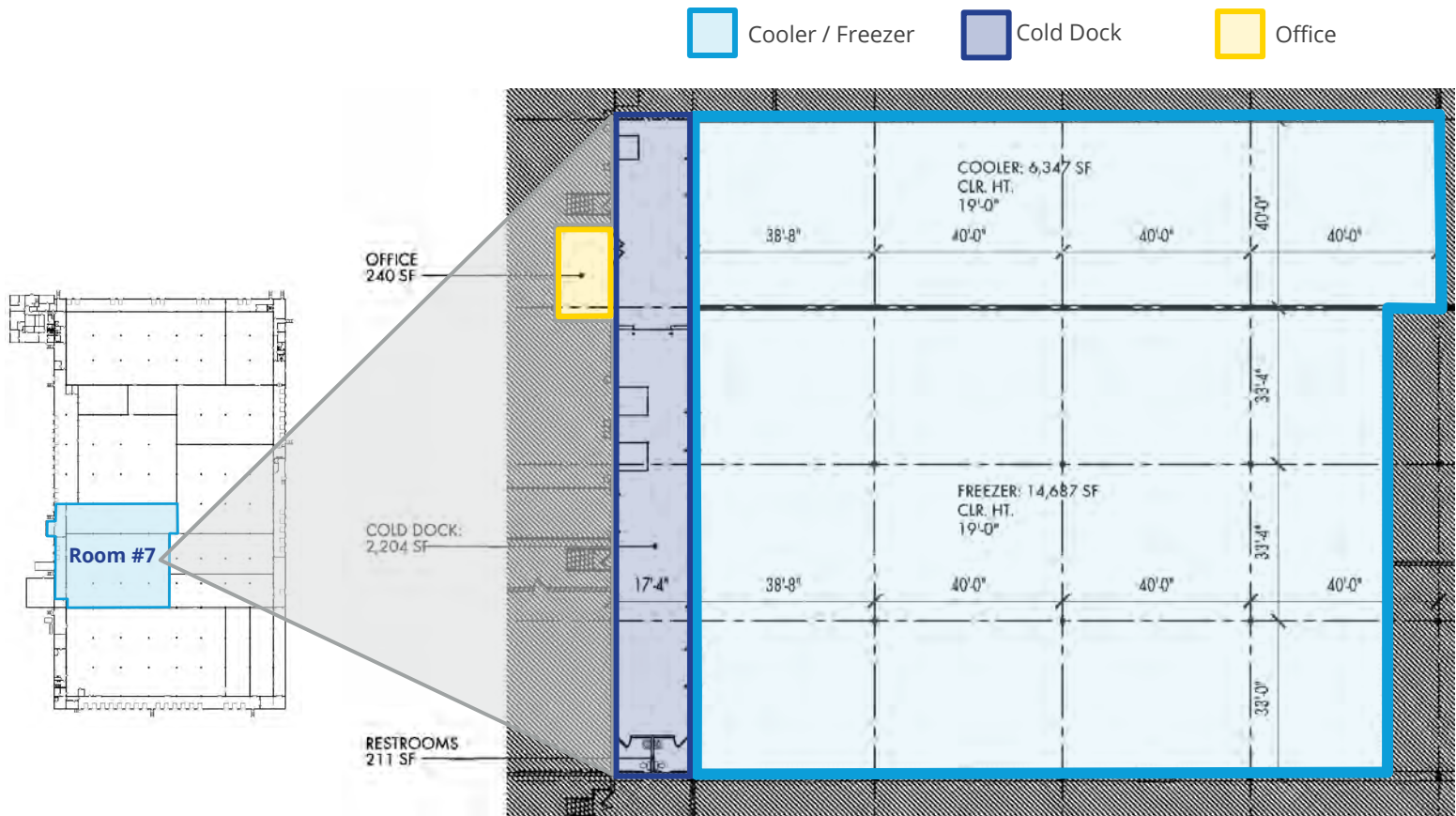
Owned By:

ACRE  
CAPITAL

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# Room #7 – Site Plan + Specs



## Room #7 - Specs

Total Area	23,689 SF
Office SF	240 SF
Cooler/Freezer Space	21,034 SF
Cold Dock	2,204 SF
Dock Equipment	(3) loading docks - w/ levelers & seals
Drive-In Doors	(1) ramped drive-in door
Clear Height	19'
Lighting	LED with motion sensors
Sprinklers	Dry system
Refrigeration System	Ammonia, 0+ degrees

Asking Rate	Asking Rent: \$14.50/SF NNN 2025 Est. OpEx: \$5.75/SF - Est. OpEx includes the cost of utilities
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Southwest



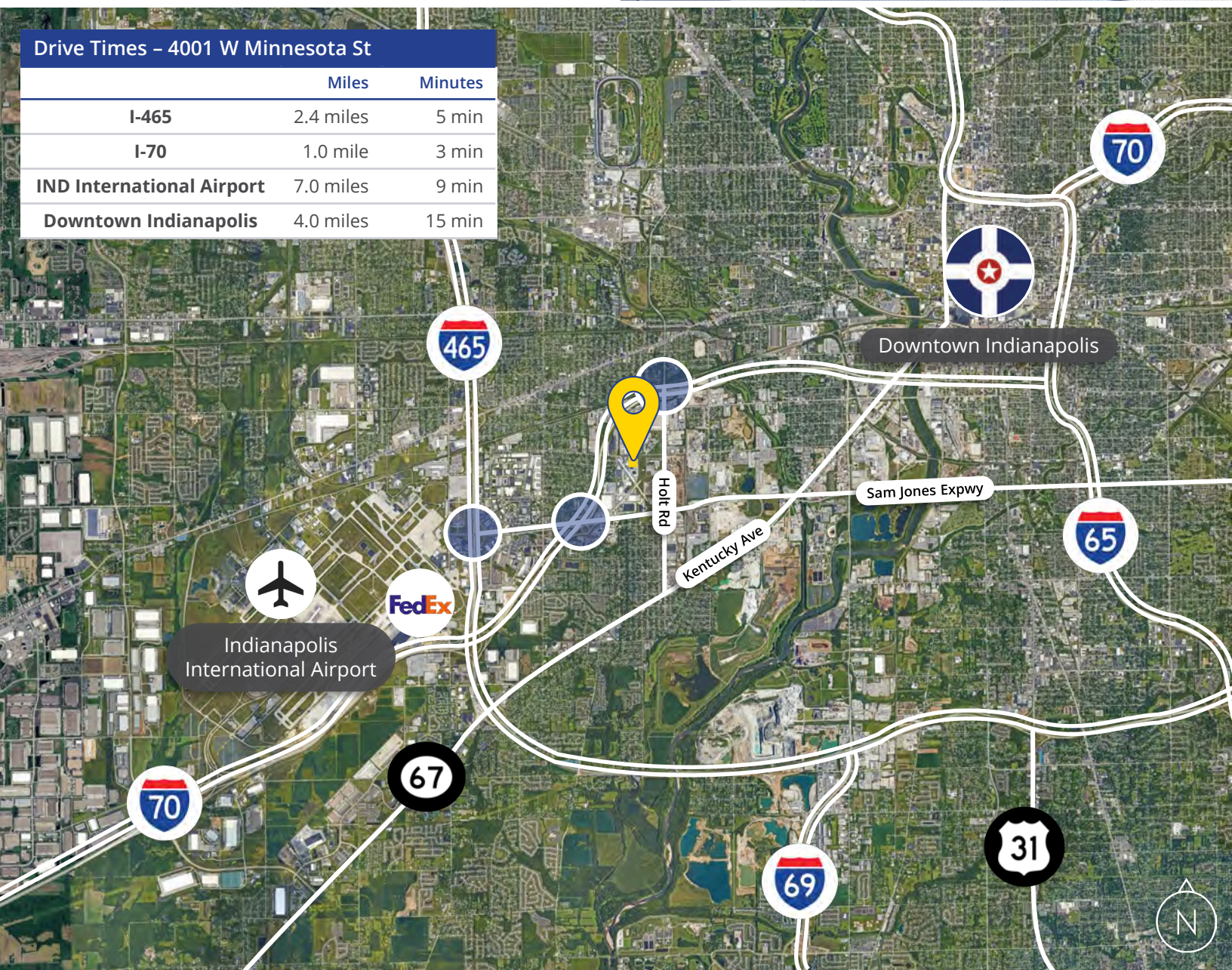
Northeast



Downtown Indianapolis

Drive Times – 4001 W Minnesota St

	Miles	Minutes
I-465	2.4 miles	5 min
I-70	1.0 mile	3 min
IND International Airport	7.0 miles	9 min
Downtown Indianapolis	4.0 miles	15 min





# Why Indy



## 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

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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