



FOR SALE

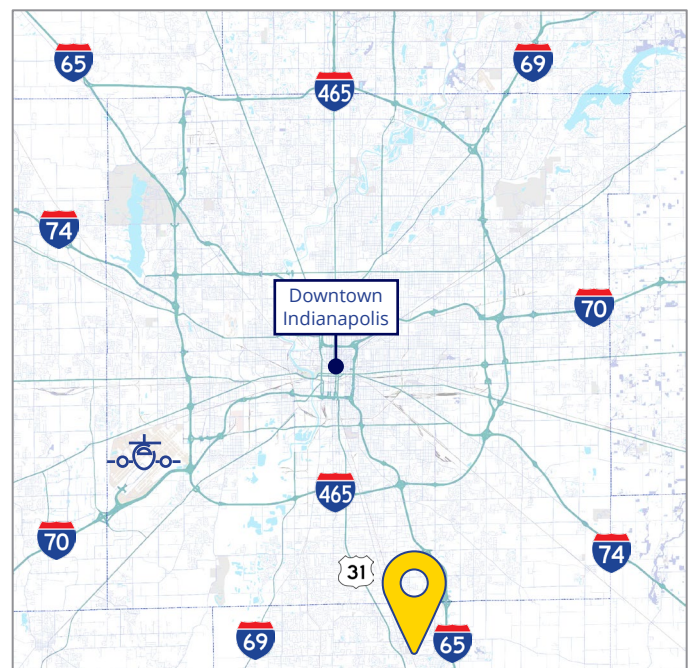
3113 N Graham Rd

Franklin, IN 46131

±35.14 Acres of Prime Industrial Land Ready for Development

Property Highlights:

- ±35.14 Acres
- Zoned Industrial General – Versatile for a wide variety of industrial uses
- Situated within Franklin's industrial hub
- Surrounded by major industrial developments in Johnson County
- Strategically located with a strong local labor force – Franklin, IN is the most densely populated Indianapolis suburb with 1+ million people within a 25-mile radius
- Proximity to I-65 with immediate access to US-31



Korey Ryan, SIOR

+1 765 520 6662

korey.ryan@colliers.com

Colliers Indianapolis

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Location + Aerial

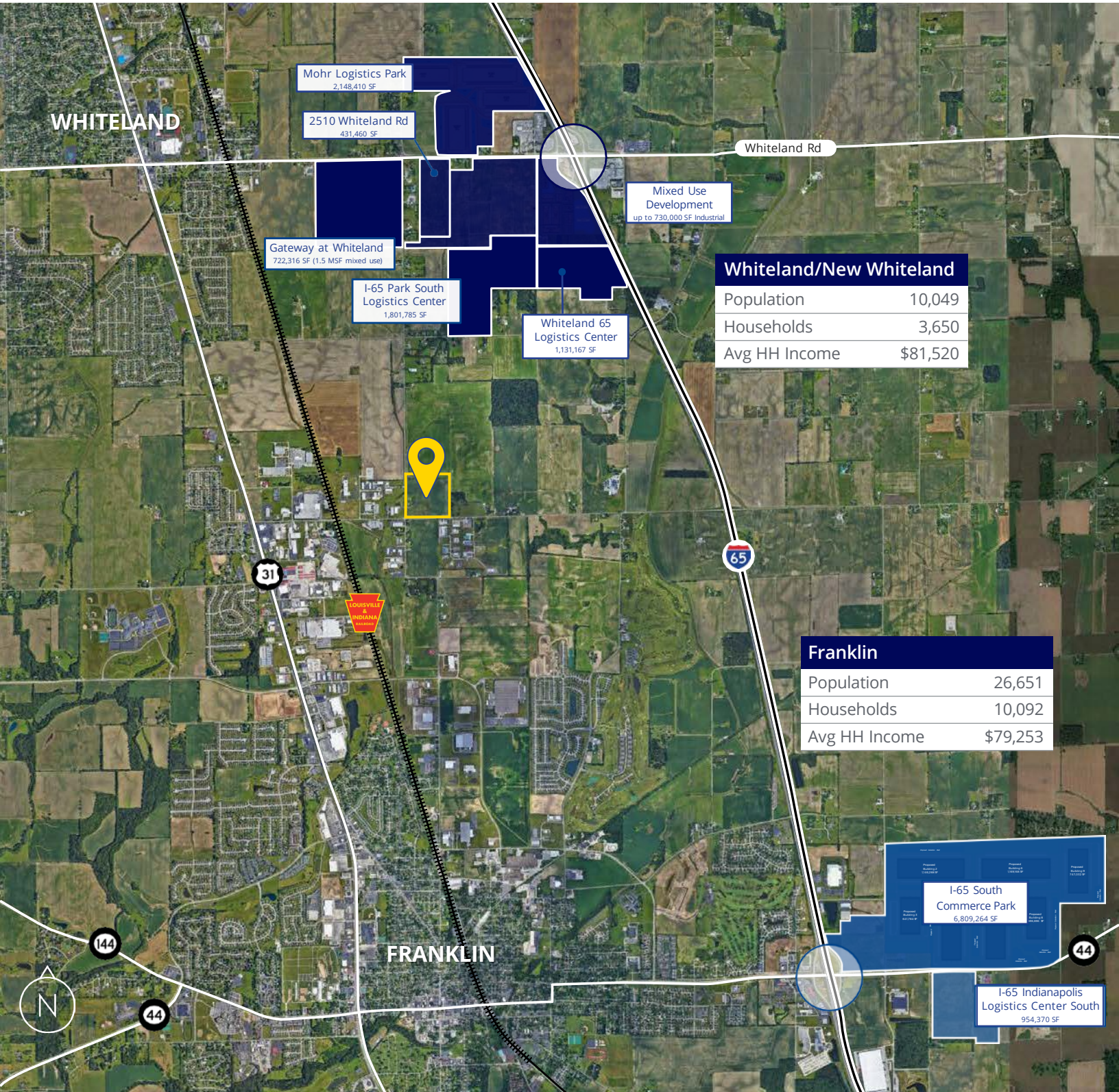


Property Location

NEW INDUSTRIAL DEVELOPMENTS

20.1 MSF

recently completed, under construction or planned/proposed



Franklin, Indiana is home to more than 80 manufacturing companies, including:

- Airtomic, LLC
- Amcor Rigid Packaging USA, LLC
- Berry Global, Inc.
- Caterpillar Reman Powertrain
- Custom Goods
- Direct Conveyors
- Electro-Spec, Inc
- Energizer
- Essex Furukawa Magnet Wire
- G&H Orthodontics
- GMI Corporation
- Grayson Thermal Systems
- Hovair Automotive
- Industrial Controls and Automation
- Innovative Casting Technologies
- KYB Americas Corporation
- Mitsubishi Heavy Industries Climate Control & Mitsubishi Turbocharger and Engine
- Nonferrous Products, Inc.
- NSK Precision America, Inc.
- Pilkington North America, Inc.
- Polytek Development Corp.
- Power Investments Inc
- Premium Composite Technology
- Pridgeon & Clay, Inc.
- Quality Mill Supply Co. Inc.
- Rocky Mountain Orthodontics
- Shelby Gravel, Inc
- Technical Threads
- United Pipe & Steel Company

Why Indy

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

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



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

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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