



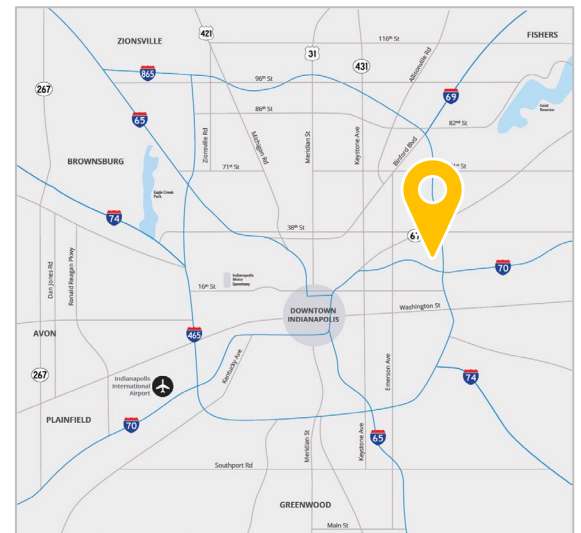
**FOR SALE**

**2929 N Shadeland Ave**

Indianapolis, IN 46219

## Infill Manufacturing Facility on Large Land Site with Heavy Power

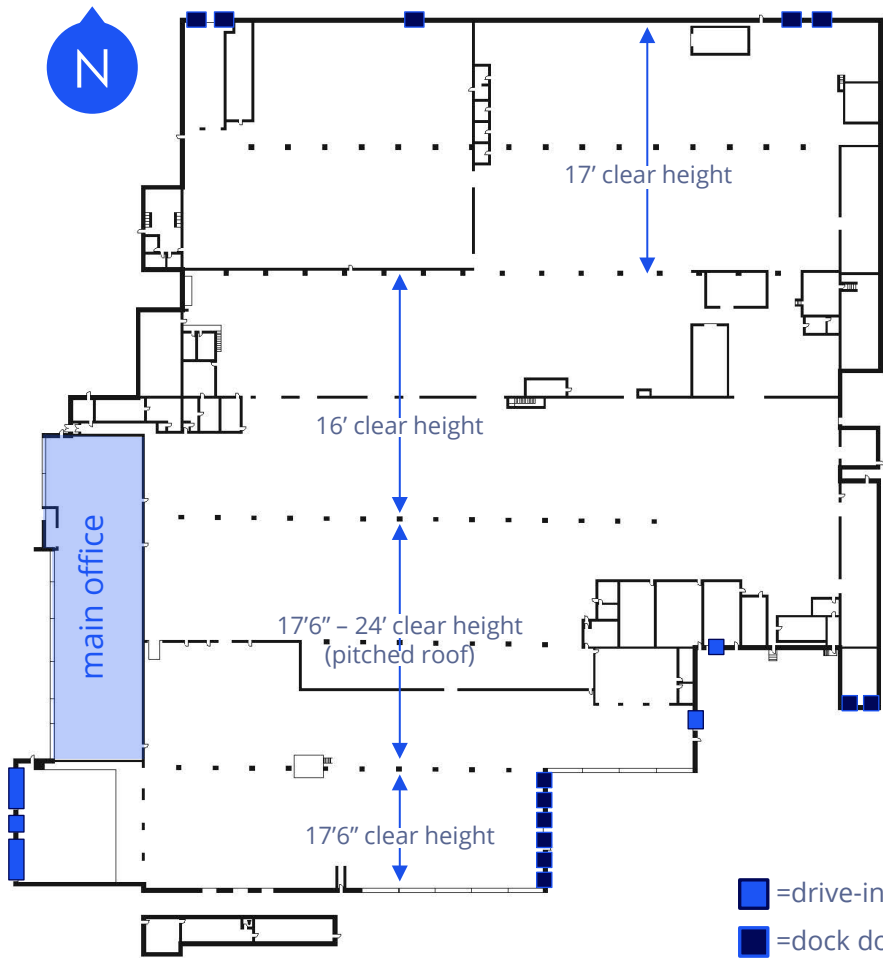
- Site Size: 30.66 AC with I-2 zoning
- Building Size: ±199,411 SF
- Clear Height: 16' – 24' (varies)
- Loading:
  - (7) internal docks + (8) external docks
  - (5) drive-in doors
- Power: Heavy power (multiple 480 volt | 3-phase electrical feeds)
- Lighting: LED
- Fire Suppression: Wet sprinkler system
- Parking:
  - Auto: 206 (expandable)
  - Trailer: 32 (expandable)
- Year Built: 1955 (original) & 1964 (expansion)
- Superb access to strong labor force with IndyGo bus route / stops along Shadeland & E 30th Street
- Immediate access to I-70 and I-465
- Sale Price: \$10,250,000



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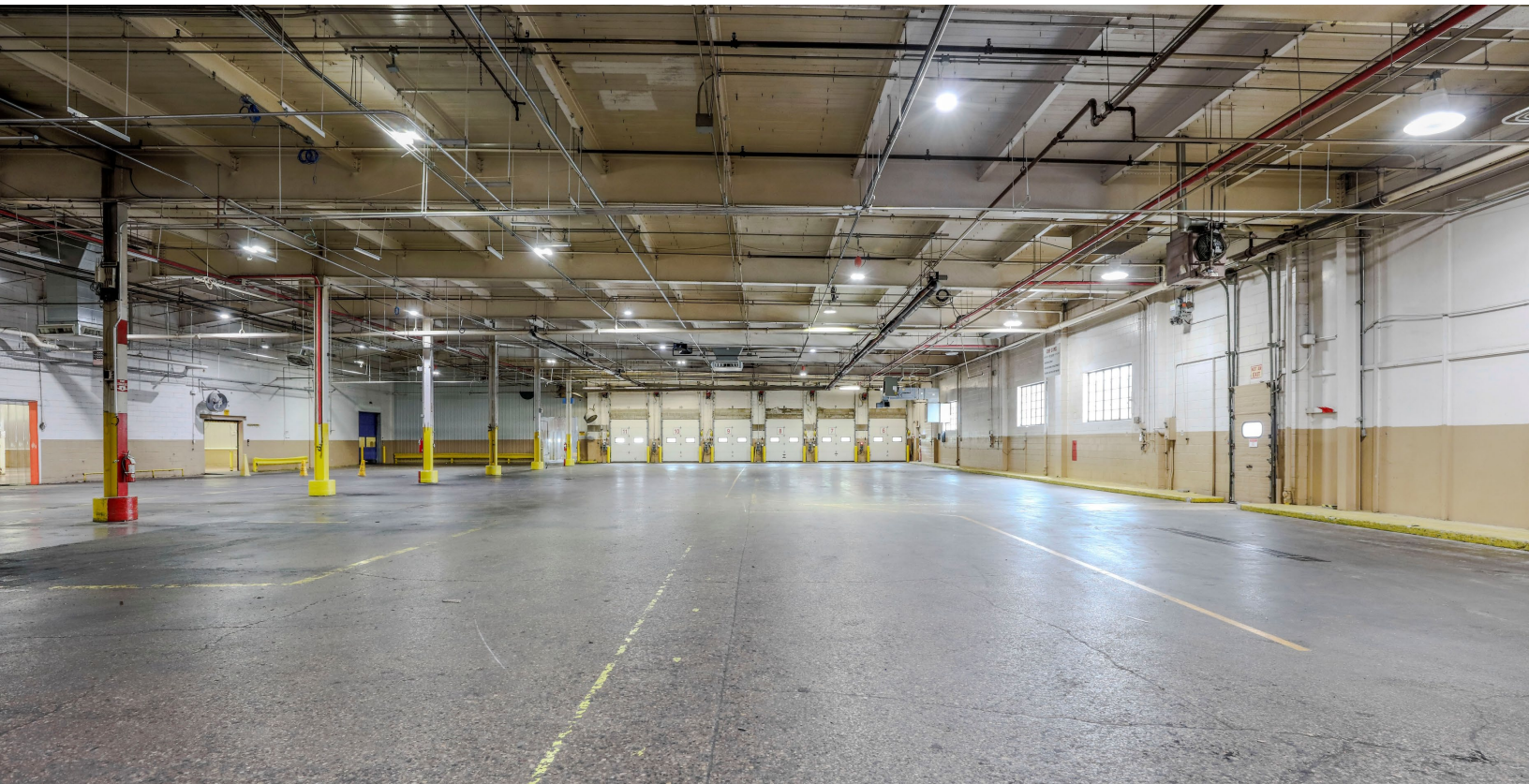
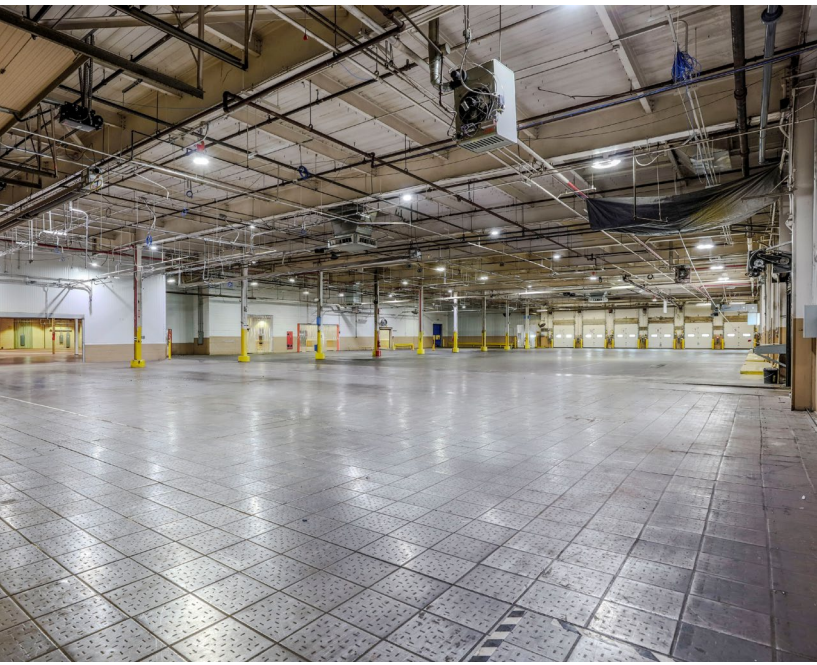
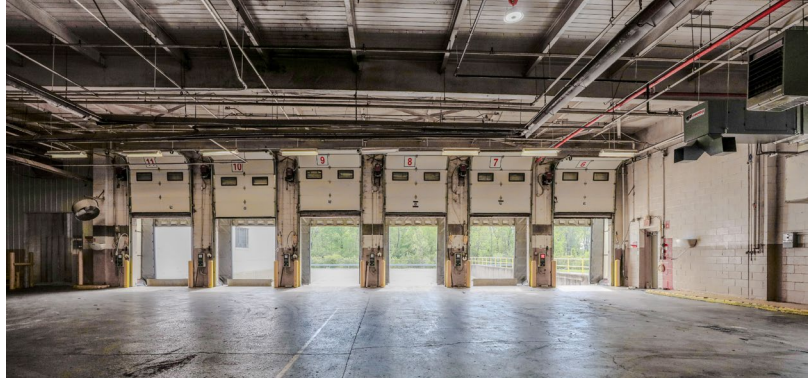


■ =drive-in doors  
 ■ =dock doors

| Building Specs  |  |
|-----------------|--|
| Site Size       | 30.66 AC   |
| Zoning          | I-2  |
| Building Size   | ±199,411 SF  |
| Office SF       | 13,413 SF  |
| Clear Height    | 16' - 24' (varies)   |
| Loading         | (7) Internal docks (recessed)<br>(8) External docks (recessed)<br>(5) drive-in doors |
| Power           | Multiple 480 volt   3-phase services   |
| Lighting        | LED  |
| Sprinkler       | Wet System   |
| Auto Parking    | ±206 spaces (expandable)   |
| Trailer Parking | 32 spaces (expandable)   |
| Year Built      | 1955 (original) & 1964 (expansion)   |



| DRIVE TIMES               |         |         |
|---------------------------|---------|---------|
| I-70                      | 2.6 mi  | 6 mins  |
| I-465                     | 2.2 mi  | 6 mins  |
| I-74                      | 8.5 mi  | 13 mins |
| I-69                      | 7.0 mi  | 13 mins |
| Downtown Indianapolis     | 9.6 mi  | 17 mins |
| IND International Airport | 21.8 mi | 28 mins |



# Why Indiana



## 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
- 13<sup>th</sup> year named "Best Airport in North America"



## INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCI** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



## INDIANA ROADS — UNRIVALED LOGISTICS 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
- 4<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
- 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

Indiana's industrial market is more than stable—it's strategically positioned for long-term growth, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem



## INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

|   |   |  |  |
|---|---|--|--|
| <b>1<sup>st</sup></b><br>in U.S. for manufacturing output | <b>1<sup>st</sup></b><br>best state to start a business | <b>2<sup>nd</sup></b><br># Manufacturing jobs (% of workforce) | <b>3<sup>rd</sup></b><br>in advanced industry specialization |
|---|---|--|--|

|   |   |
|---|---|
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|---|---|

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