



FOR LEASE

Belmont Industrial Complex

217 S Belmont Ave, Indianapolis, IN

Flexible Terms Available

Property Highlights

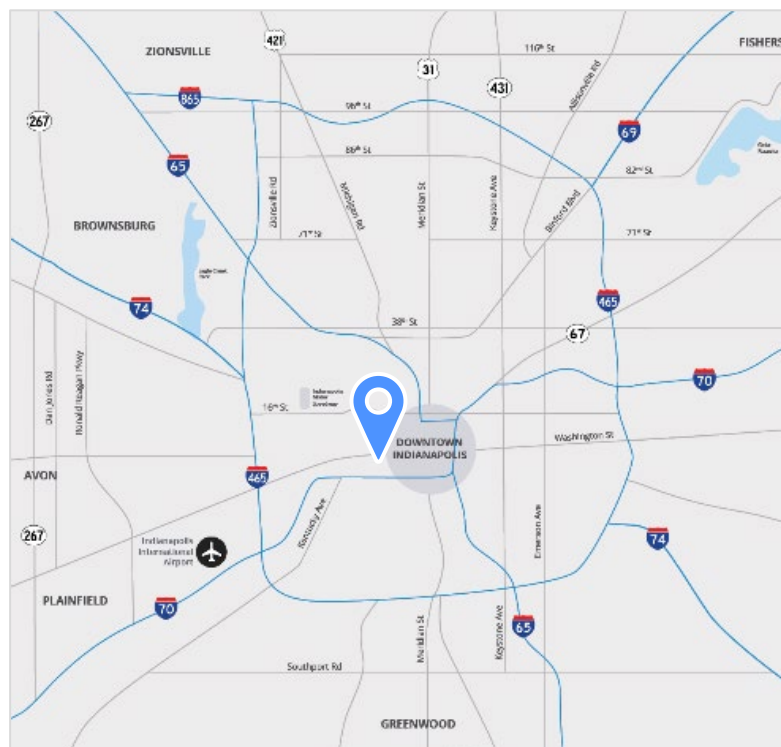
\$10,000 Racking Allowance — plus free design, through Landlord's contractor, with minimum of five-year term.

• Area 5

- ± 64,945 SF
- ± 2,700 SF office
- (2) interior docks with levelers
- (1) 15' tall grade level drive-in
- 18-22' clear height

• \$3.25/SF Industrial Gross

- Wet sprinklered
- Quick access to CBD and I-70

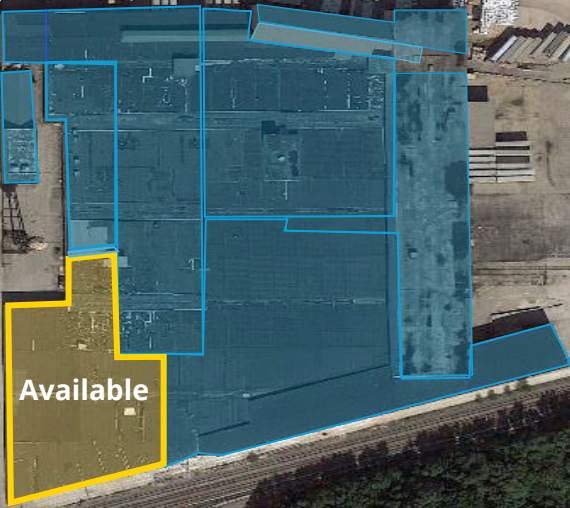


Brian Dell SIOR

+1 317 713 2179

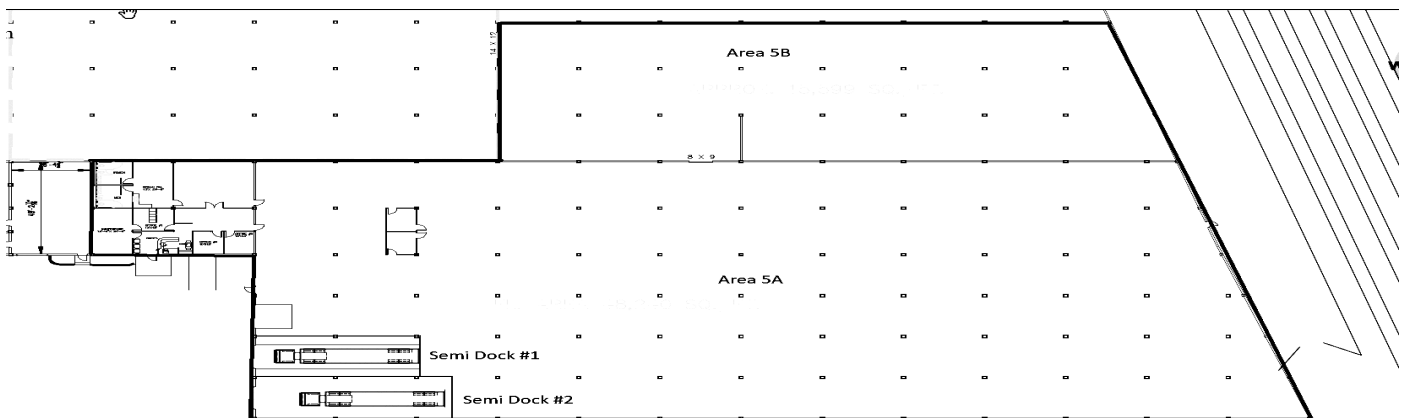
brian.dell@colliers.com

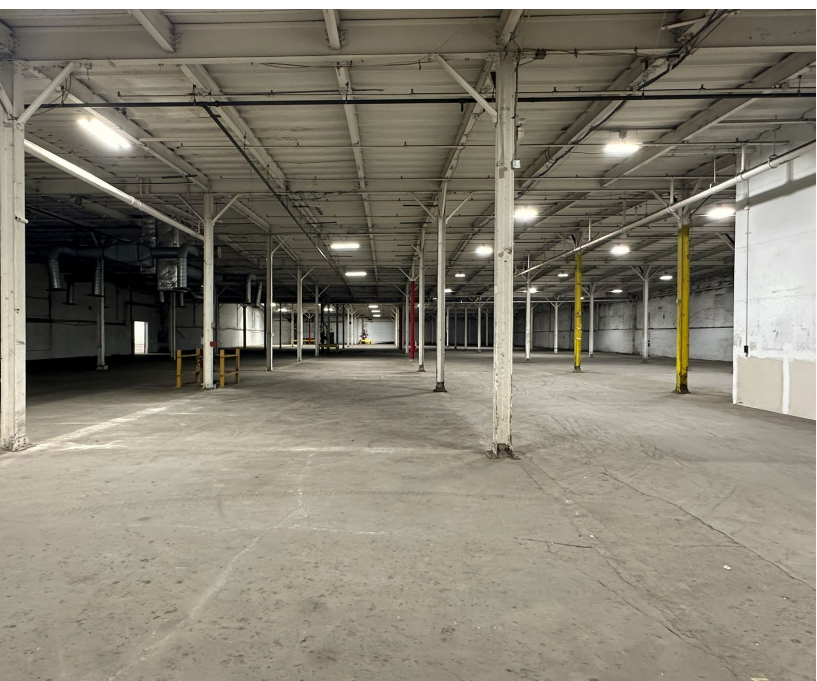
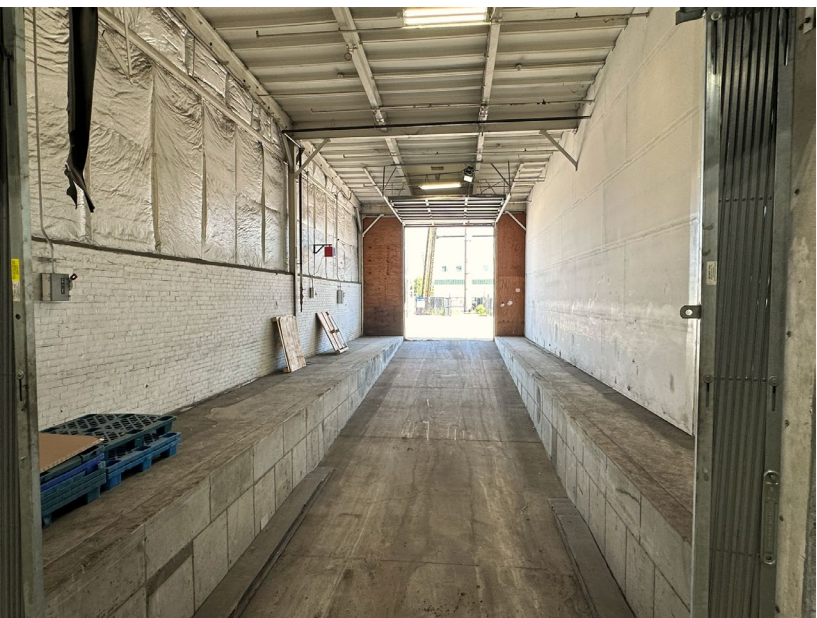
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Area 5 Floorplan

± 64,945 SF total | ± 2,700 SF office





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