



Property Highlights

- **Total Area:** ±58.773 acres (divisible to ±5 acres) in Indy's Northwest submarket
- **Prime Infill Location:** Proximity to I-465 with dual access points via Robison Rd & W 86th St offering excellent connectivity to the regional interstate network
- **Outstanding Visibility:** Interstate frontage along I-465 with exposure to 118,000 vehicles per day
- **Heavy Industrial Zoning (I-4):** Ideal for outdoor storage, transportation, heavy equipment, and manufacturing.
- **Build-to-Suit Opportunities:** Custom facilities tailored to user requirements
- **Strategic Midwest Location:** Situated in Central Indiana with access to 75% of the U.S. population within a one-day drive

±58.77 Acres
Heavy Industrial

4933 Robison Rd, Indianapolis, IN

KOREY RYAN, SIOR
+1 765 520 6662
korey.ryan@colliers.com

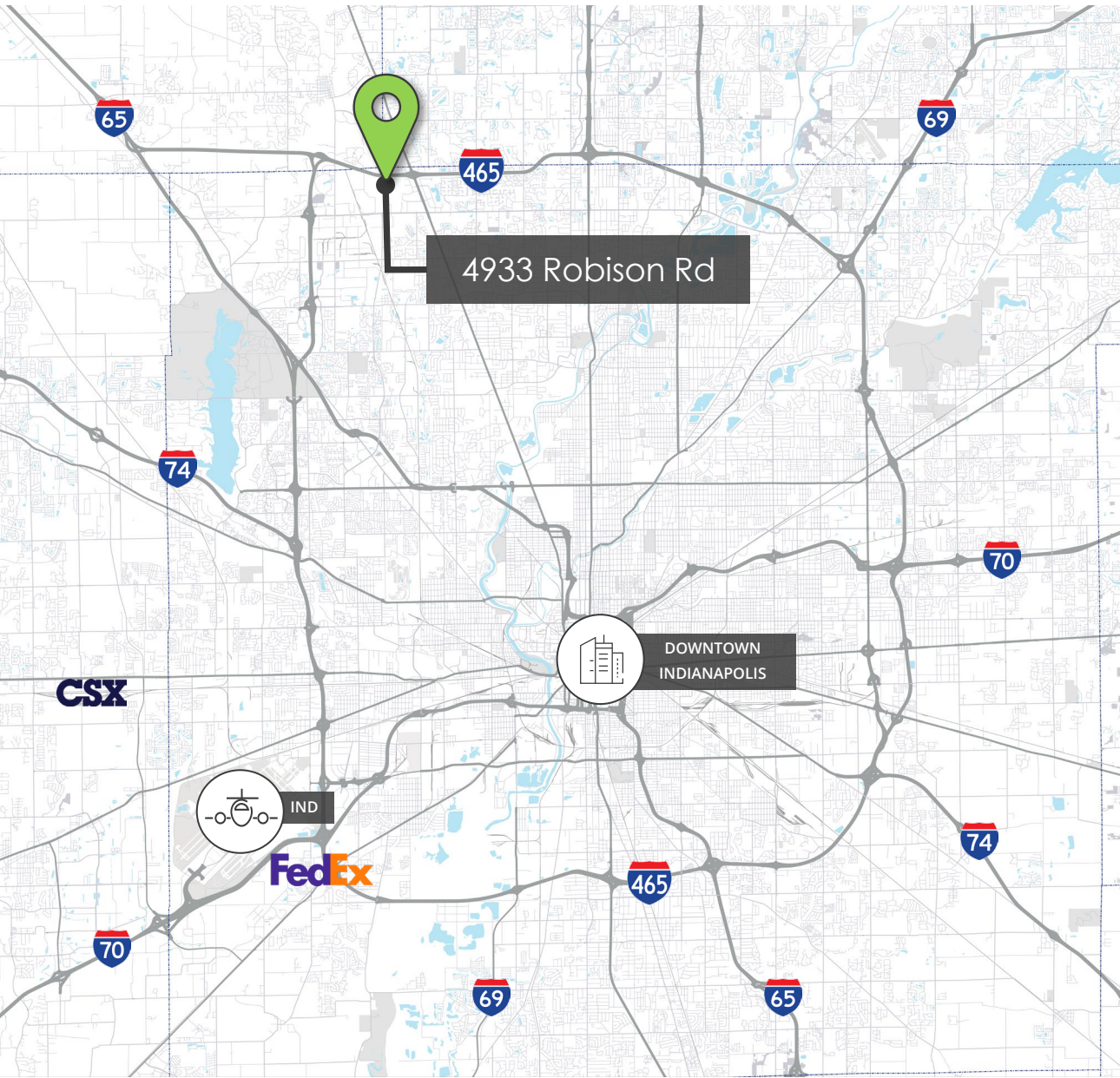
Key Location

Strategically located in Indy's Northwest submarket, adjacent to Park 100

Less than 2 miles from I-465 via 2 interchanges



Access & Connectivity



Key Distances

Buckeye Terminal (Zionsville)	0.7 mi
FedEx Hub	18 mi
CSX Rail Yard	19 mi
Indianapolis Intermodal Facility	20 mi
Indianapolis Int'l Airport (IND)	21 mi

Local Connectivity

I-465	1.7 mi
I-65	6.7 mi
I-74	10 mi
I-69	13 mi
I-70	17 mi

Regional Connectivity

Cincinnati, OH	126 mi
Louisville, KY	132 mi
Chicago, IL	174 mi
Columbus, OH	185 mi
St. Louis, MO	256 mi
Detroit, MI	284 mi

Why Indiana

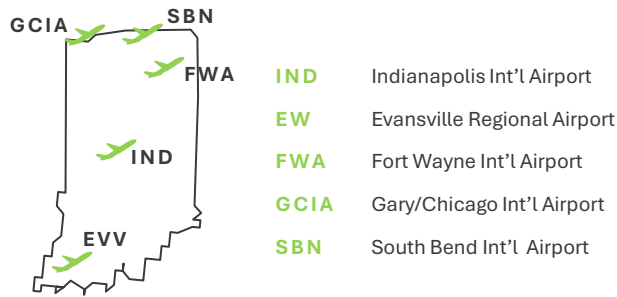


INDIANAPOLIS INT'L AIRPORT IND

- 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



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

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



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

“ Over the last decade,
Indiana has ranked as a
Top-10 performer in
landing corporate
facility investment
projects in the nation. ”

— Site Selection Magazine

CONTACT

Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com