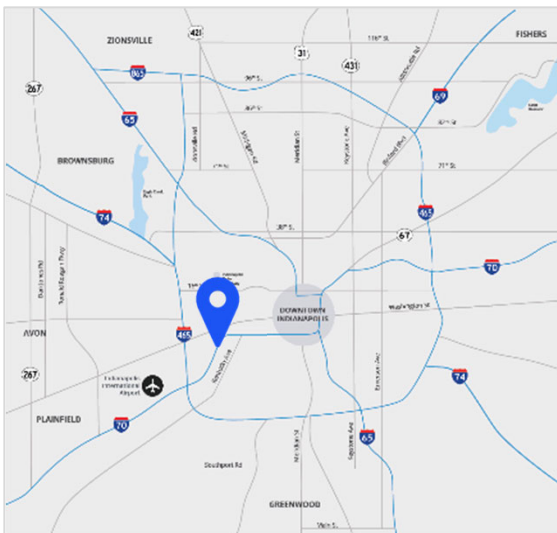




FOR LEASE

2601 S Holt Rd
Indianapolis, IN

±5,400 SF with ±7.4 Acres of Outdoor Storage



Property Highlights

- ±5,400 SF Total
- ±1,200 SF office
- (1) 12' x 14' drive-in door
- Zoned I-3
- ±7.4 Acres of Outdoor Storage
 - Divisible to ± 3.00 acres
- Proximity to interstate systems

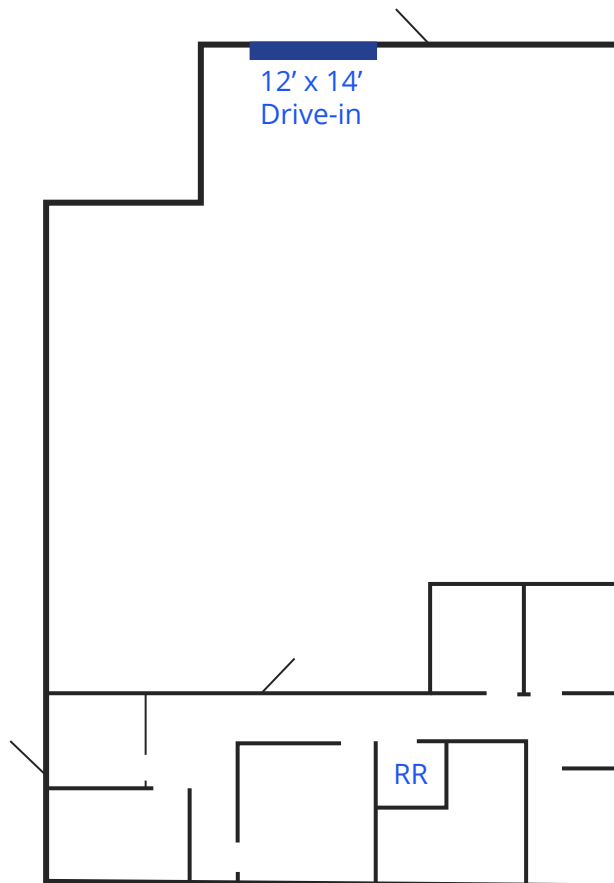
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Floor plan & Building specs



Total SF	± 5,400 SF
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Office SF	± 1,200 SF
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Loading	1 drive-in door, 12' x 14'
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Power	400 amps, 120/280 volts 3 phase power
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Zoning	I-3
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S Holt Rd

Location & Connectivity



CSX Rail Line

1.7mi to I-70

W Raymond St

S Harding St

Kentucky Ave

2.5mi to 465

4.9mi to I-69

I-70	1.7 mi
I-465	2.5 mi
I-69	4.9 mi
I-74	7.1 mi
I-65	7.4 mi

Why Indiana

Colliers



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



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



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
SE
SW

Burns Harbor
Jeffersonville
Mt. Vernon

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

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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