

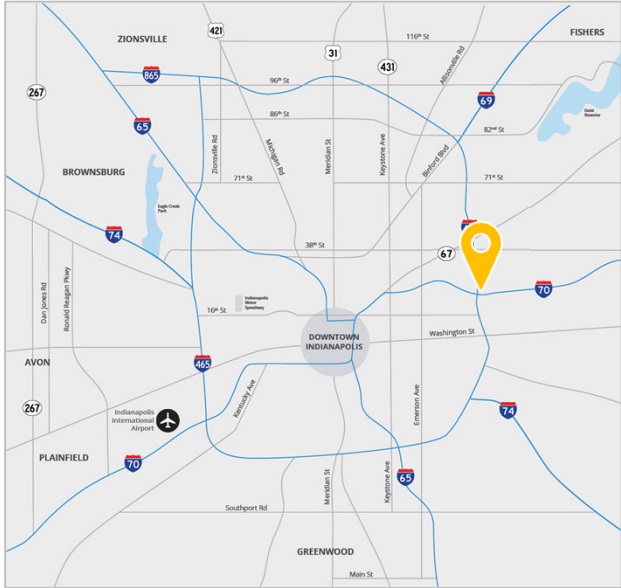


FOR LEASE
8716 - 8768 E 33rd Street
 Indianapolis, IN

Jackson Industrial Park – Building 6

Property Highlights:

- Total building: 43,200 SF
- Available spaces from 2,400 SF – 3,200 SF
- Located near the corner of 33rd Street and Post Road on the Indianapolis near east side with access to many nearby amenities
- Dock + Drive-in loading
- Sits along the IndyGo bus route
- 15' clear height
- Conveniently located near to I-465 and I-70
- Zoned I-2
- Ample double-row parking
- Strong labor pool
- **Under new management and ownership**

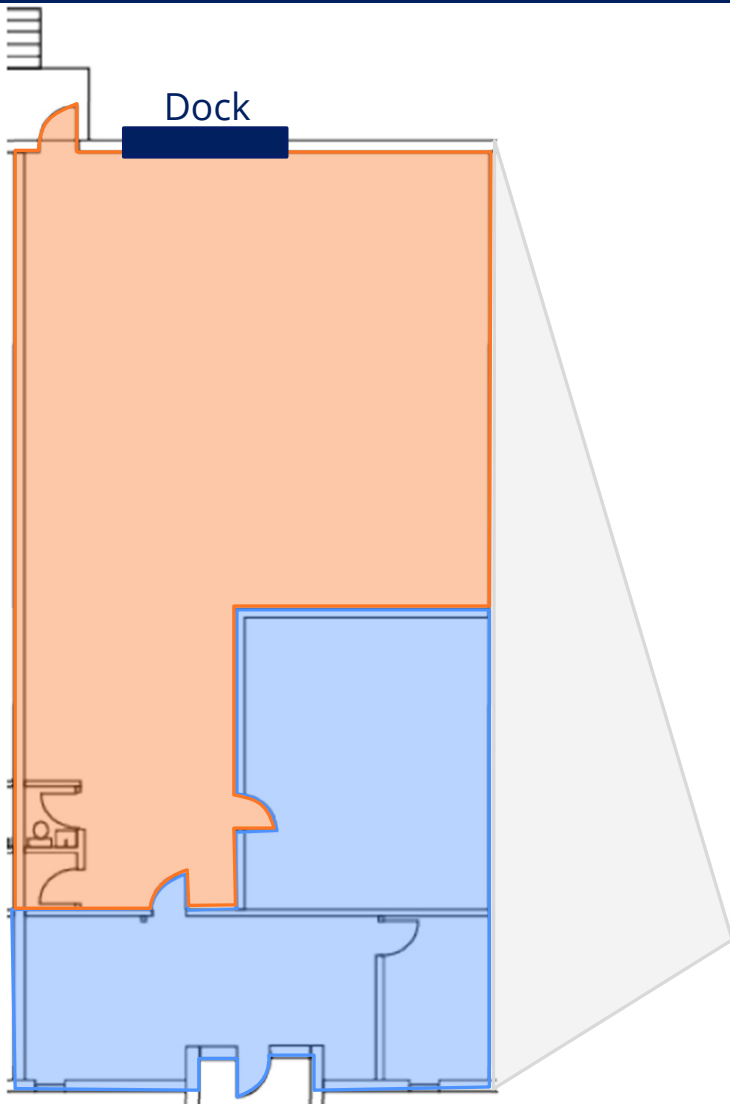


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Owned By:
CenterSquare

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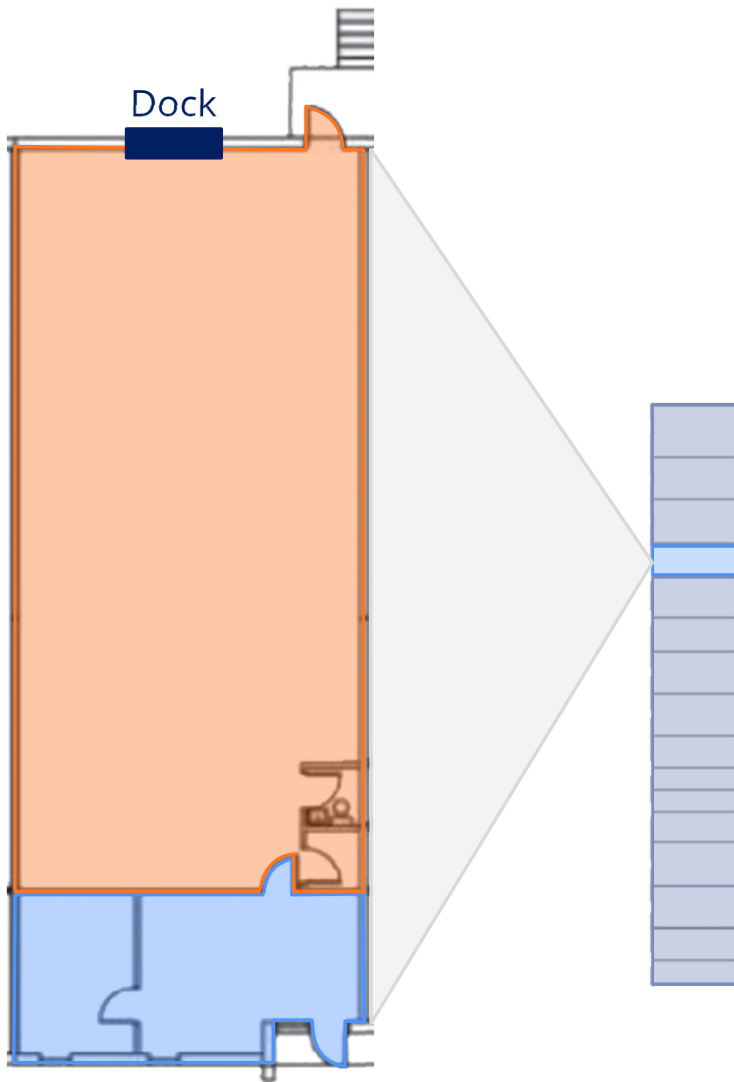
Building 6

8760 E 33rd Street

Jackson Industrial Park

- ± 3,200 SF Total
- ± 2,555 SF Warehouse
- ± 945 SF Office
- 1 Dock door
- 15' Clear Height
- \$9.00 / SF NNN
- \$2.50 / SF OpEx

■ Office Area
■ Warehouse Area



Building 6 8724 E 33rd Street Jackson Industrial Park

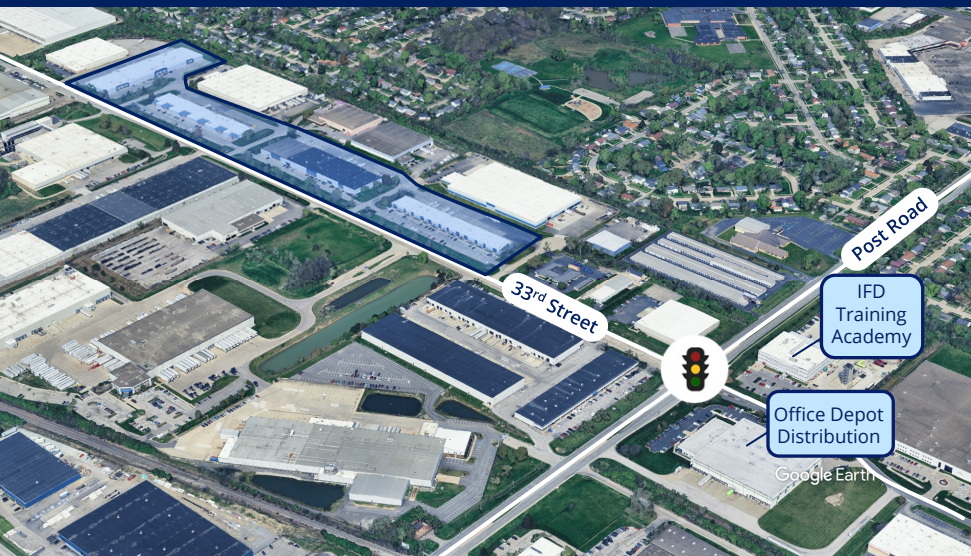
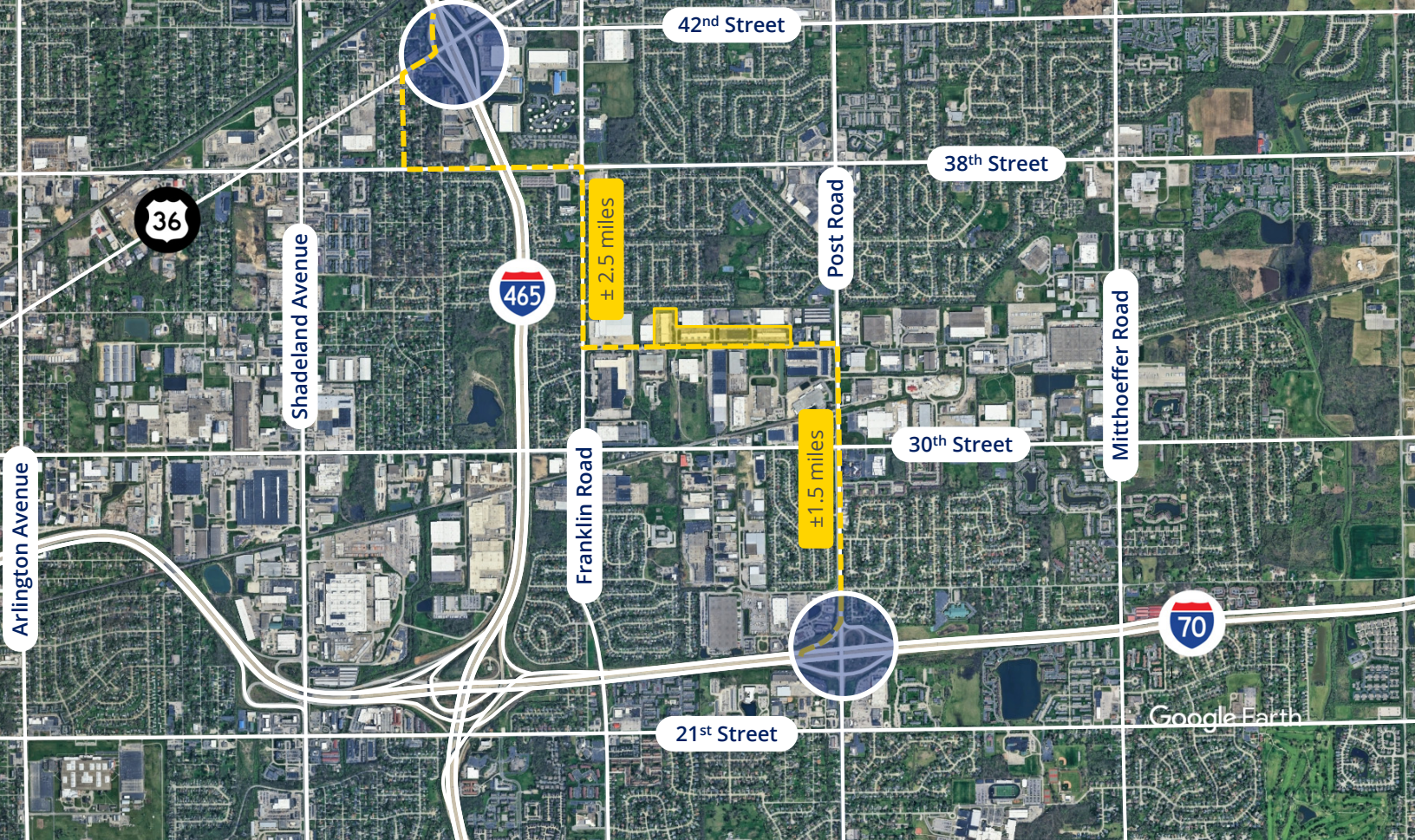
- ± 2,400 SF Total
- ± 500 SF Warehouse
- ± 300 SF Office
- 1 Dock door
- 15' Clear Height
- \$9.00 / SF NNN
- \$2.50 / SF OpEx

 Office Area
 Warehouse Area



LEASE AVAILABILITY

Suite	Available SF	Office SF	Clear Height	Docks	Drive-ins	Rate PSF (NNN)	OpEx	Features
8760	± 3,200	± 945	15'	1	0	\$9.00	\$2.50	
8724	± 2,400	± 500	15'	1	0	\$9.00	\$2.50	



DRIVING DISTANCE

Downtown Indianapolis	± 11.2 miles
Carmel, IN	± 15.1 miles
Greenfield, IN	± 17.6 miles
Greenwood, IN	± 18.2 miles
Indianapolis Airport	± 24.3 miles
Brownsburg, IN	± 32.1 miles
Cincinnati, OH	± 109 miles
Louisville, KY	± 120 miles
Chicago, IL	± 190 miles
Detroit, MI	± 279 miles



Why Indiana



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.”

– *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