

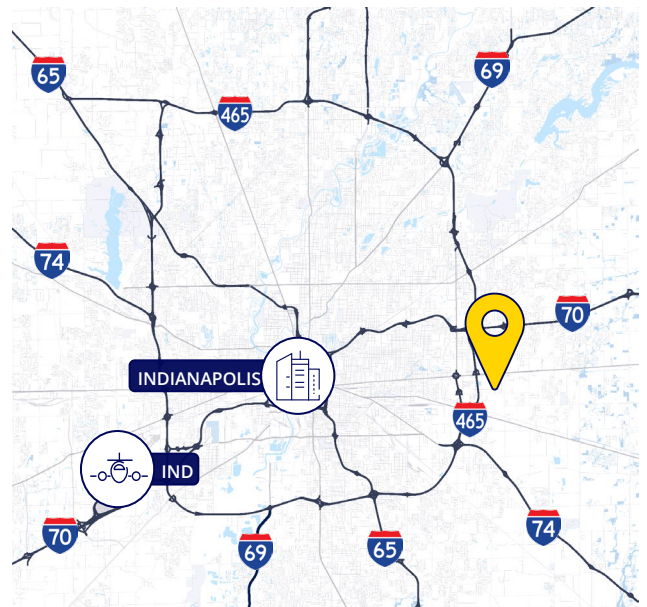


FOR LEASE

8901 Rawles Ave, Indianapolis, IN

Industrial Building with Secured Outdoor Storage

- ±8,400 SF Building
- ±4,273 SF Office
- 15'-16' Clear Height
- Three (3) Drive-In Doors
- ±3.32 Acres | Secured Outdoor Storage
- Asphalt, Millings & Stone Yard
- Zoned I-2-S allowing outdoor storage
- Strategic East Indianapolis location with excellent interstate access
- Available for immediate occupancy



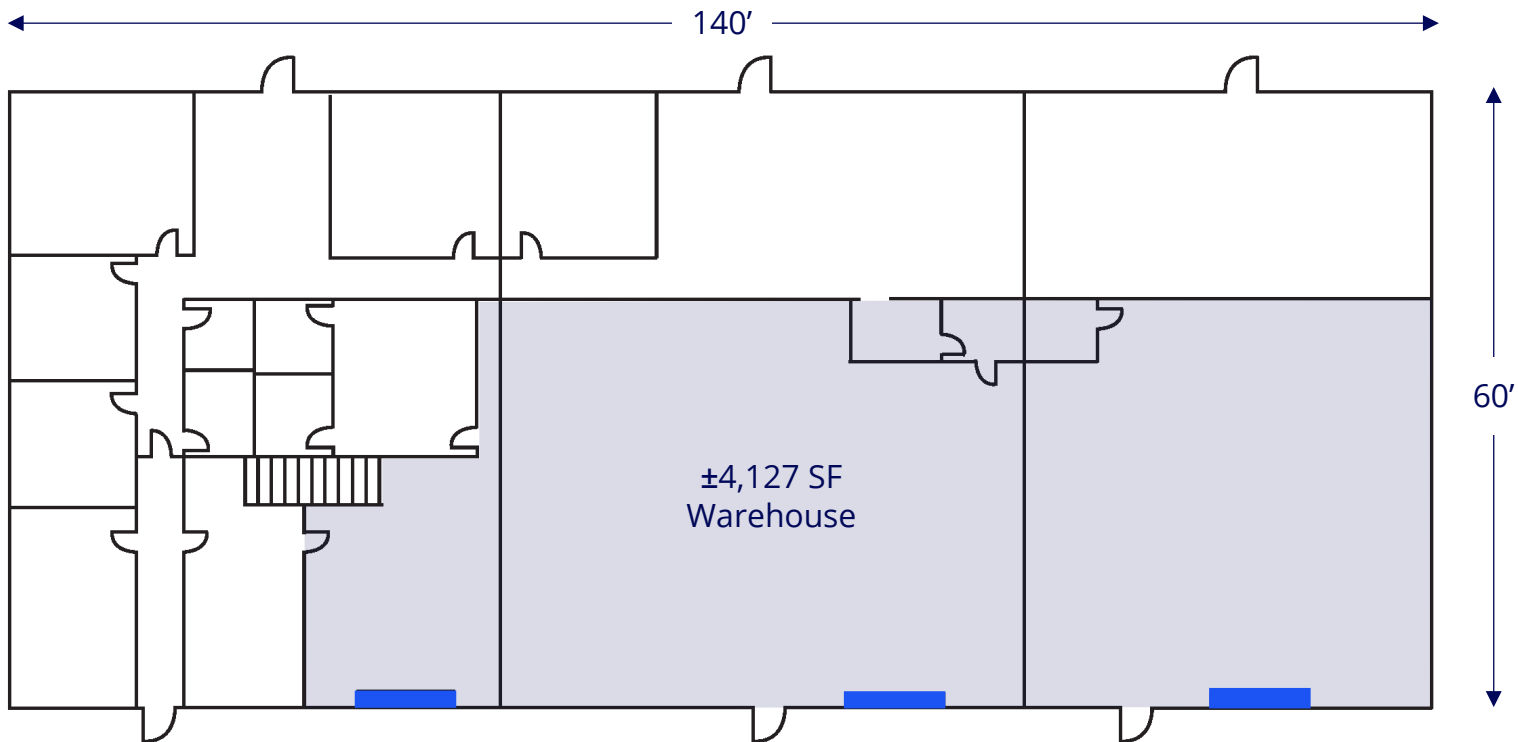
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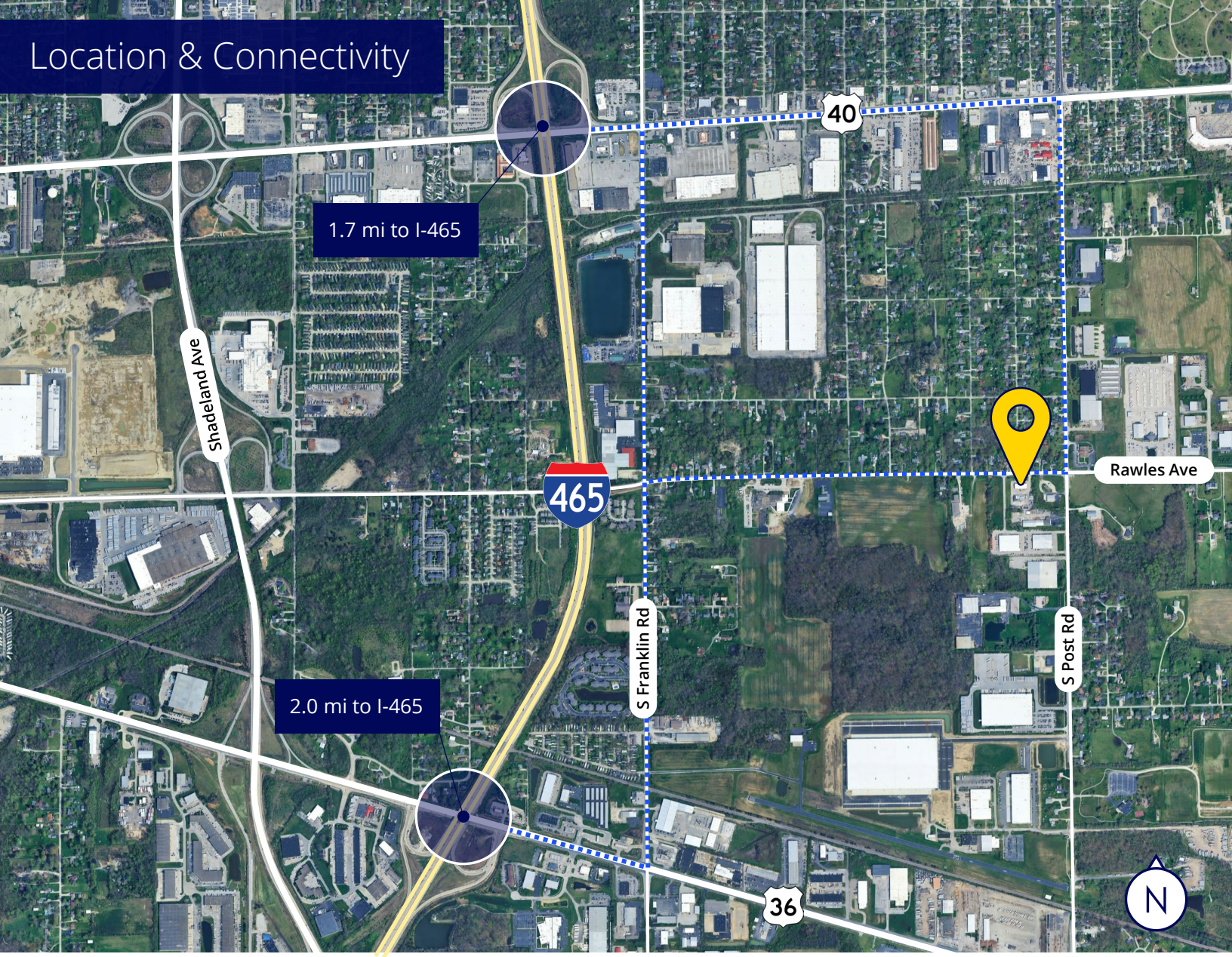
Property Specifications



Total Building:	±8,400 SF	HVAC:	Multi-Split & Gas-fired units
Office Size:	±4,273 SF	Lighting:	LED/Fluorescent
Warehouse Size:	±4,127 SF	Total Land :	±3.32 Acres
Loading:	3 Drive-in Doors	Lot Surface:	Asphalt, Millings & Stone
Clear Height:	15'-16'	Zoning:	I-2-S



Location & Connectivity




1.7mi


2.7mi


3.3mi


10mi

Indianapolis, IN
9.7mi

Cincinnati, OH
103mi

Louisville, KY
118mi

Chicago, IL
193mi

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
- 13th 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
- GCIA** 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
- 4th 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

1st in U.S. for manufacturing output	1st best state to start a business	2nd # Manufacturing jobs (% of workforce)	3rd in advanced industry specialization
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*sources: Forbes Magazine, Site Selection Magazine, Business Facilities