

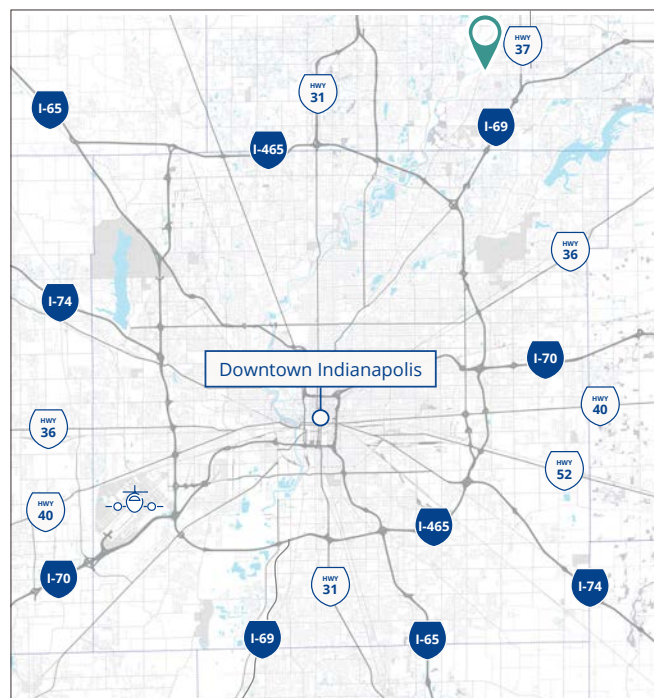
HAMILTON COUNTY STORAGE YARDS



For Lease | Industrial Outdoor Storage 1801 S 8th St, Noblesville, IN

Property Highlights:

- ±140 Acres of heavy industrial land in the heart of Hamilton County
- ±27.29 Acres available for lease or build to suit
- Divisible to ±1.60 Acres
- One of the last undeveloped sites in Hamilton County with heavy industrial zoning (Zoned I-2)
- Ideal for outdoor storage with flexible build to suit configurations available
- Proximity to I-69, offering excellent connectivity to Indianapolis's interstate systems



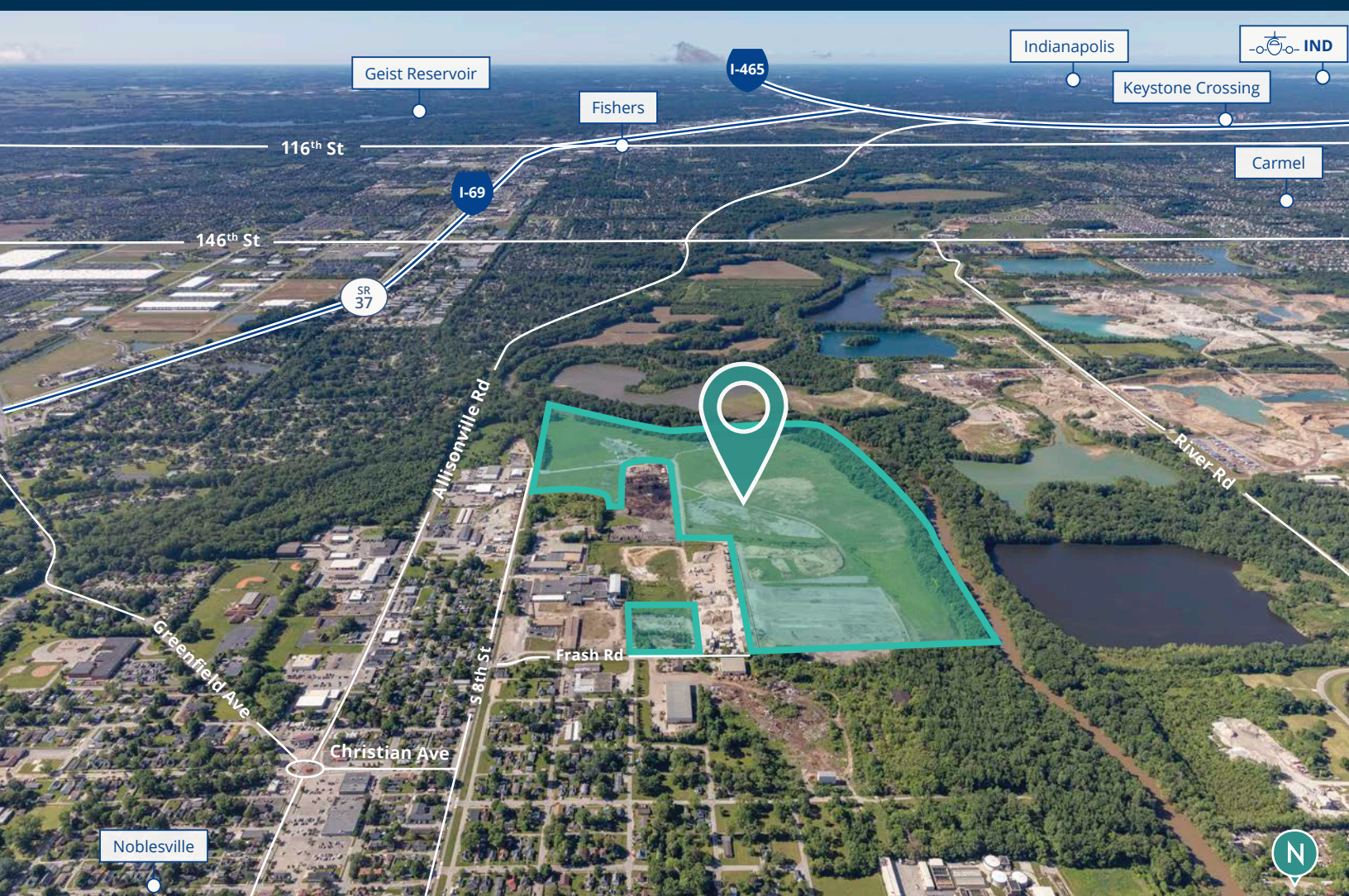
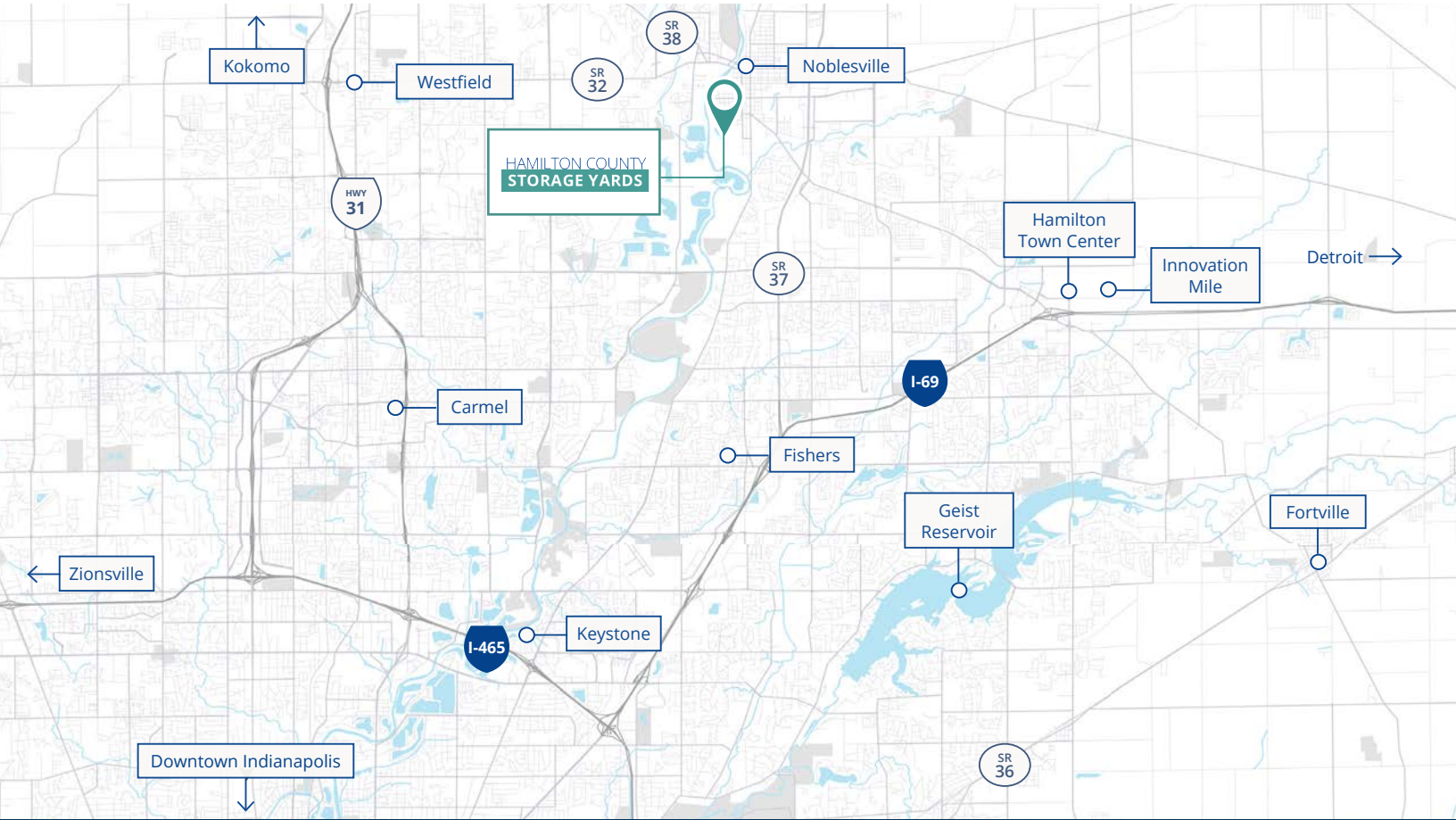


HAMILTON COUNTY STORAGE YARDS

Discover the premier outdoor storage solution in Hamilton County with no comparable offerings. Hamilton County Storage Yards provides secure, spacious storage for vehicles, construction materials/equipment, RVs, boats, trailers, and more, with controlled access. Enjoy flexible rental options and experience unmatched convenience at Hamilton County Storage Yards.

Property Highlights:

- ±140 Acres total
- ±27.29 Acres available
 - Divisible to ±1.60 Acres
- Secured site with multiple access points and a shared common drive
- Zoned I-2 (Heavy Industrial)
- Build to suit opportunities available
- Located less than 2 miles from SR-32, SR-37, I-69 and E 146th St.
- Please contact Broker for pricing and all other inquiries



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



- 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*

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

*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
SE
SW

Burns Harbor
Jeffersonville
Mt Vernon