



FedEx



Indianapolis  
International Airport

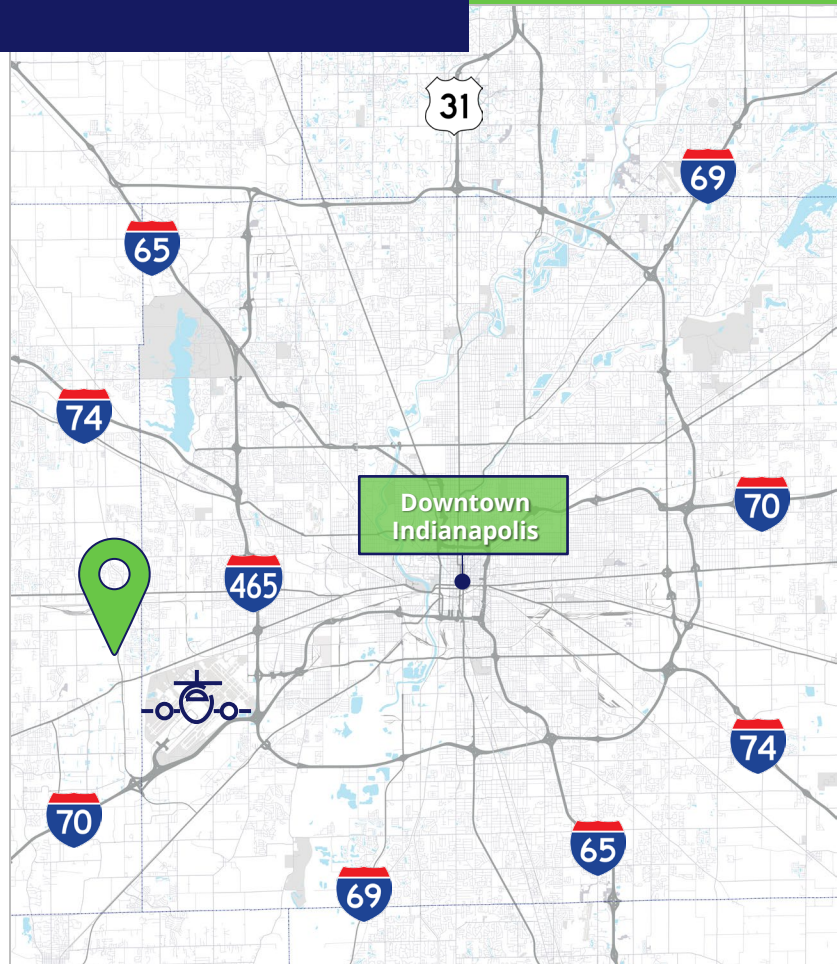


# Multi-Use Development Land

## For Sale, Lease or BTS

S CR 900 E & AllPoints Pkwy | Avon, IN

- **Site 1:** Up to 128,100 SF Distribution Facility
- **Site 2:** Multiple options available
  - Up to 244,000 SF Distribution Facility
  - Up to ninety (90) dock door Transload Facility
- Located within the highly desired AllPoints Midwest Logistics Park
- Adjacent to the Indianapolis International Airport & Global FedEx Hub
- Designated FTZ magnet site
- 10-year tax abatement possible



Jason Speckman SIOR

317 713 2115  
jason.speckman@colliers.com

Cam Kucic SIOR

317 713 2142  
cam.kucic@colliers.com

Developed & Owned by:

**Browning**

**Colliers**



# Conceptual Site Plans

Both site plans offer flexible build-to-suit options to fit a variety of uses. Proposed Building 1 is situated on 10.88 acres, and Proposed Building 2 / 90-Door Transload Facility is situated on 15.39 acres.

## Option 1 - Rear Load Facility



## Option 2 - Class A Transload Facility





# Location Overview

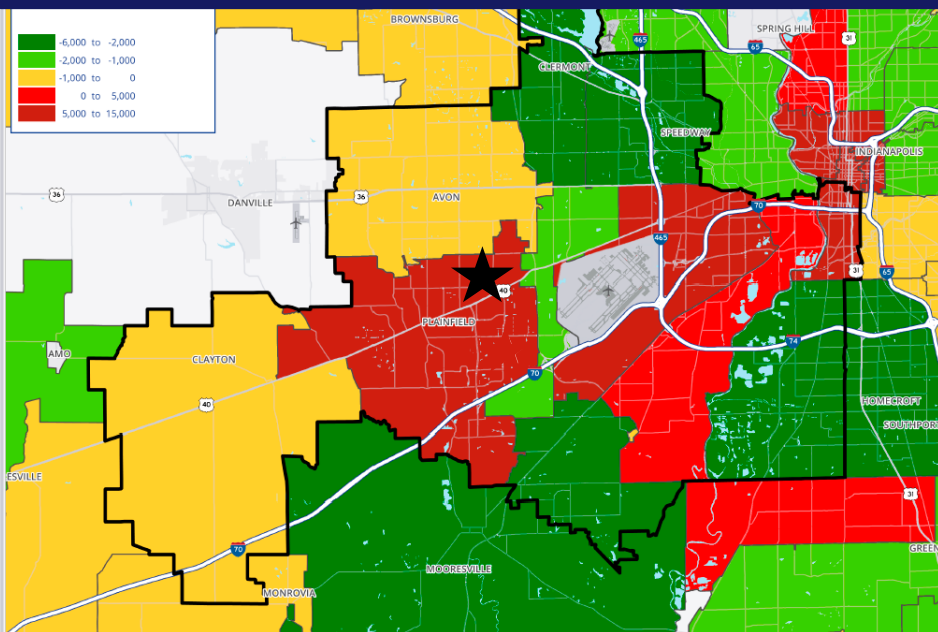
## Key Distances

|  |            |
|--|------------|
| UPS                                      | 1.8 miles  |
| CSX Avon Railroad                        | 2.8 miles  |
| I-70                                     | 5.7 miles  |
| I-465                                    | 6.0 miles  |
| Indianapolis International Airport/FedEx | 6.7 miles  |
| Downtown Indianapolis                    | 12.7 miles |



## Access to a Deep Labor Pool

### Net Commuters



**74,057**

Residents of the drivetime area in jobs paying less than \$17.50/hour

**27,122**

Number of households with incomes below \$35,000  
*(the prime targets for low-to-moderate wage distribution center jobs)*

**14,261**

Net commuters in jobs paying less than \$17.50/hour

**\$14.53**

Median wage for stock & order fillers in the drivetime area



# Why Indiana



## INDIANAPOLIS INT'L AIRPORT

IND

- 2<sup>nd</sup> largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S
- 11<sup>th</sup> 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
- 5<sup>th</sup> 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
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> 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** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

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

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