

FOR SUBLEASE

7750 W Morris St

Indianapolis, IN 46231

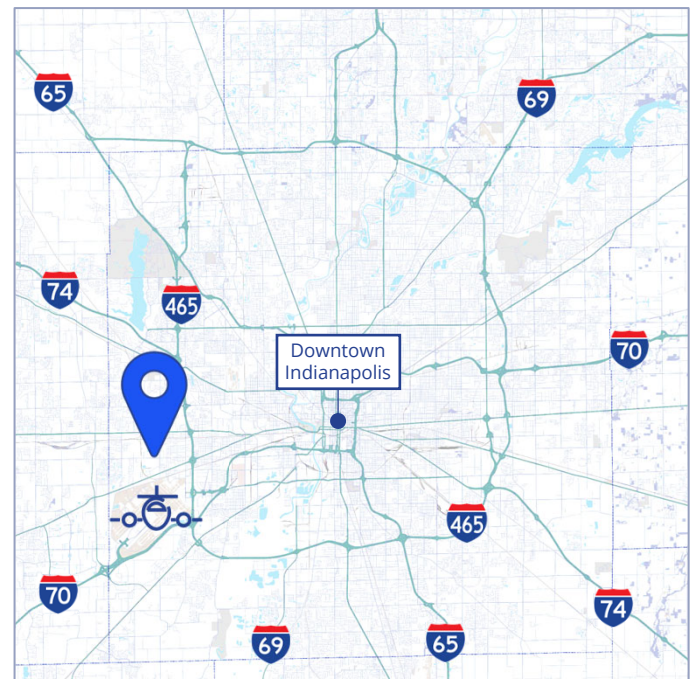
Colliers



Warehouse Space Available for Immediate Occupancy

Property Highlights:

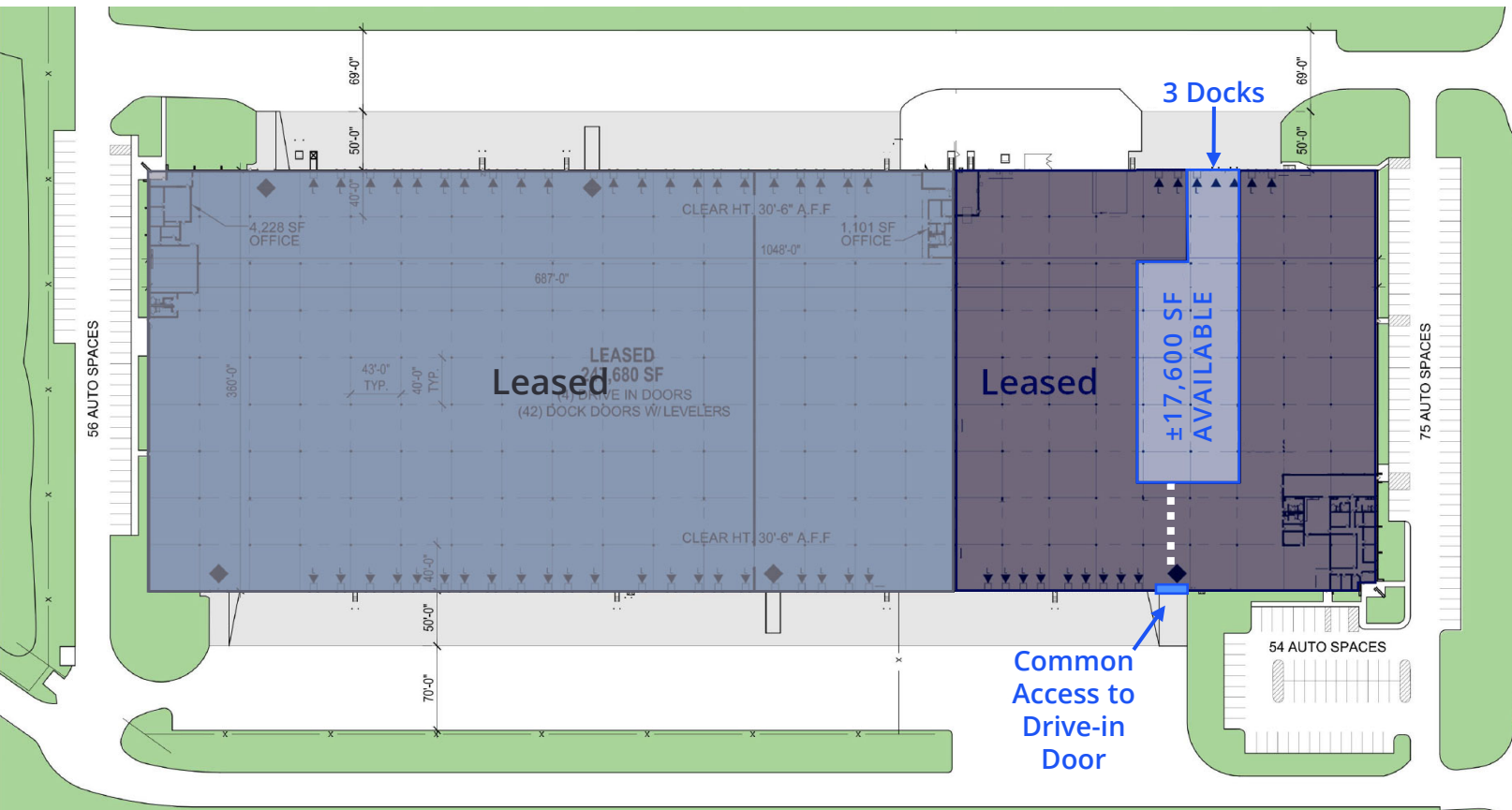
- ±17,600 SF
- 28' Clear height
- 3 Dock doors
- 1 Drive-in door (common access)
- ESFR fire protection system
- I-4 Zoning (heavy industrial)
- Flexible terms available
- Located in the southwest submarket, adjacent to the Indianapolis Intl. Airport
- Easy access to I-465 and I-70, offering excellent connectivity to Indy's interstate systems



Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com

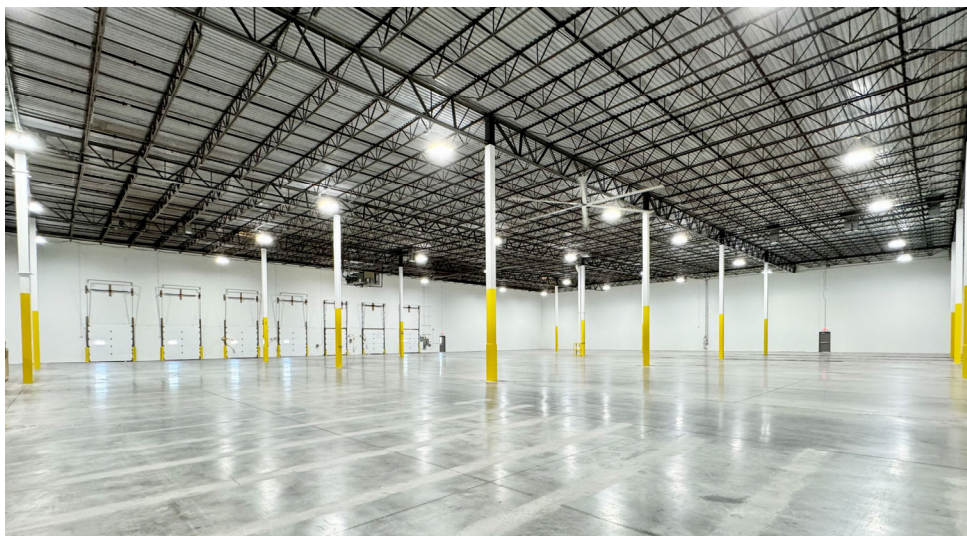
Colliers Indianapolis
colliers.com

Site Plan + Property Specs

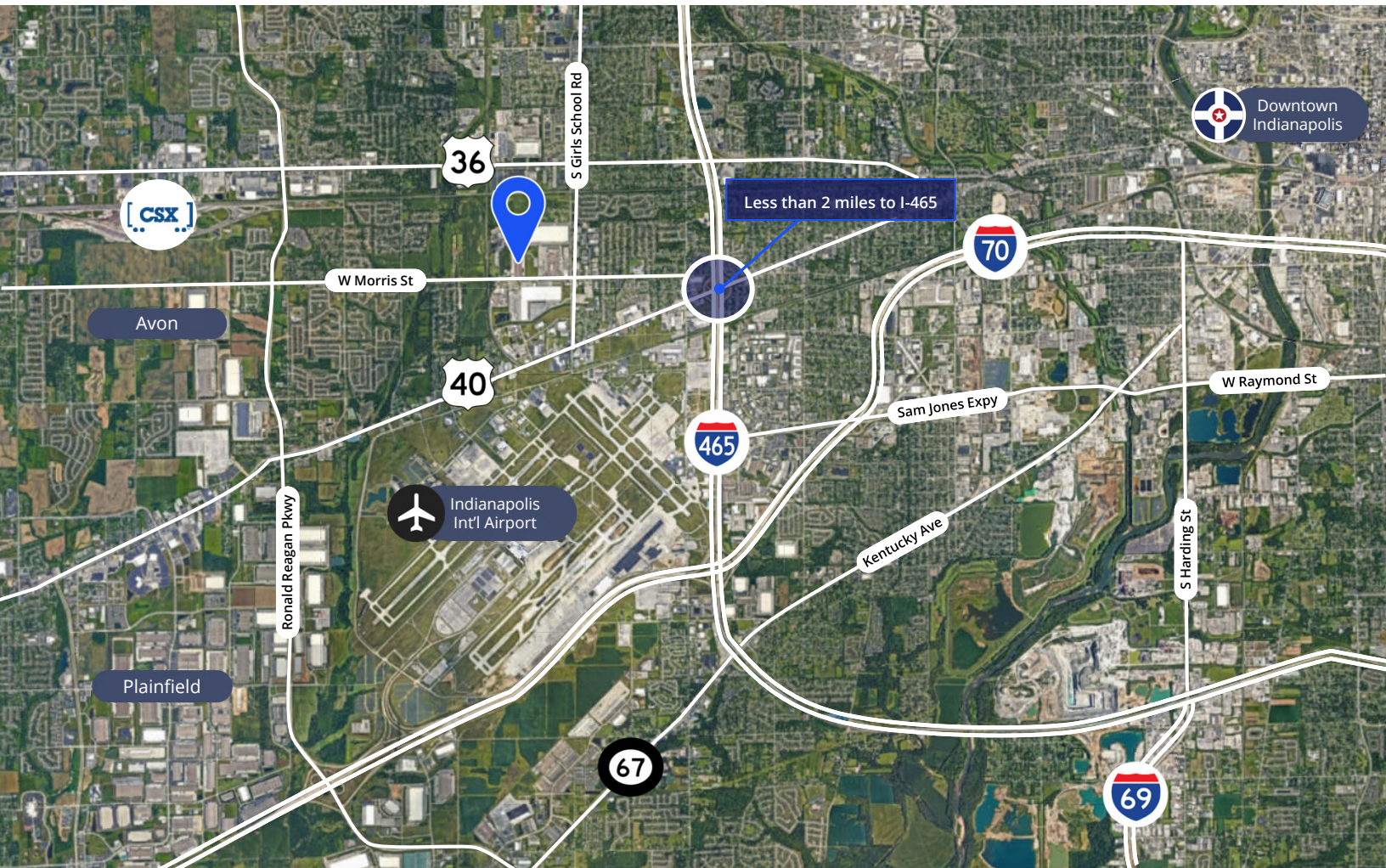
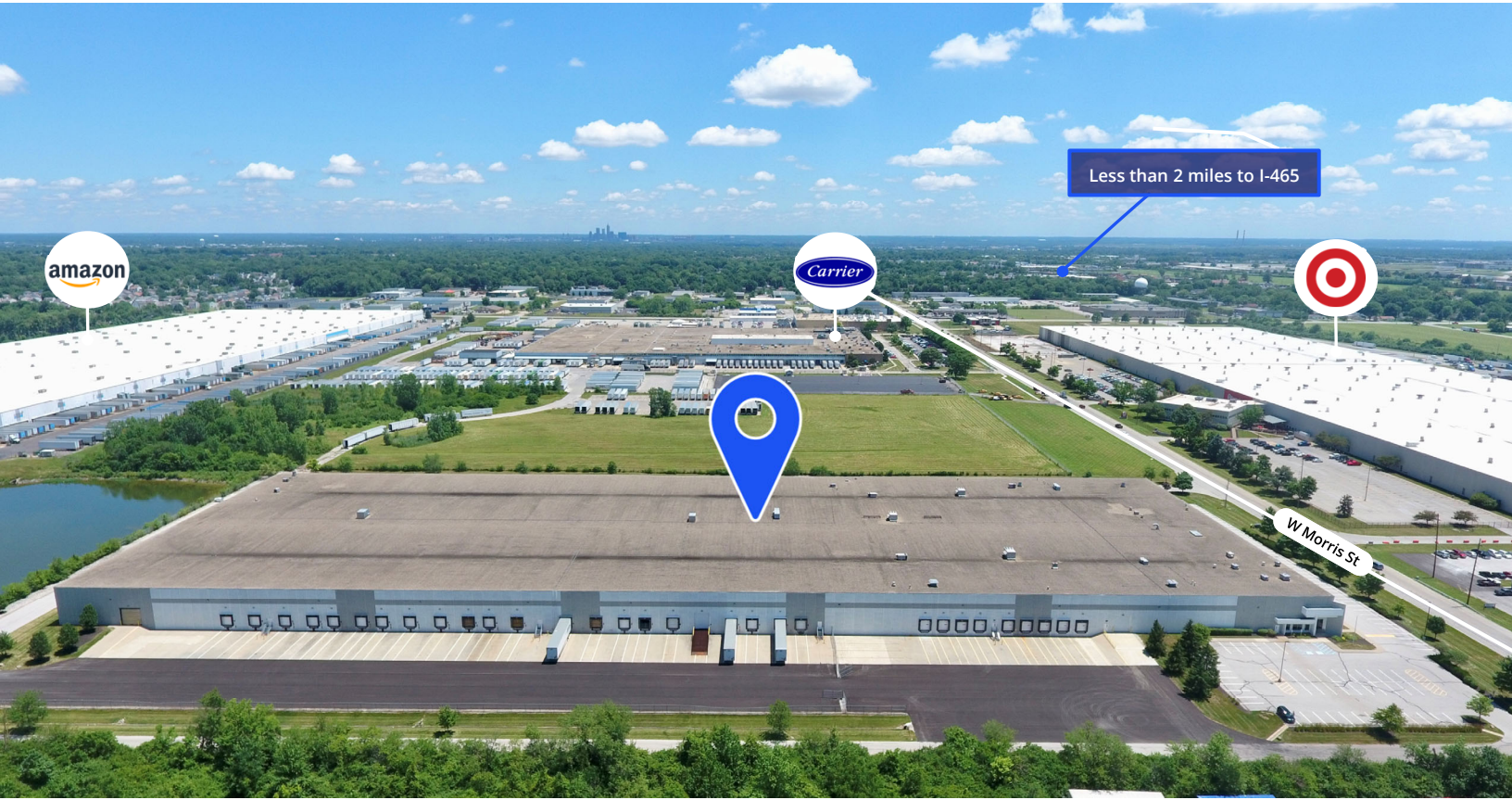


Property Specifications

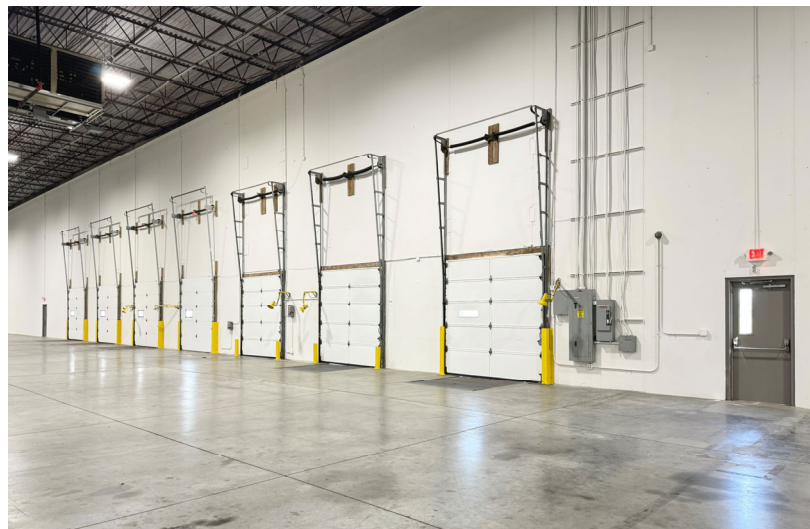
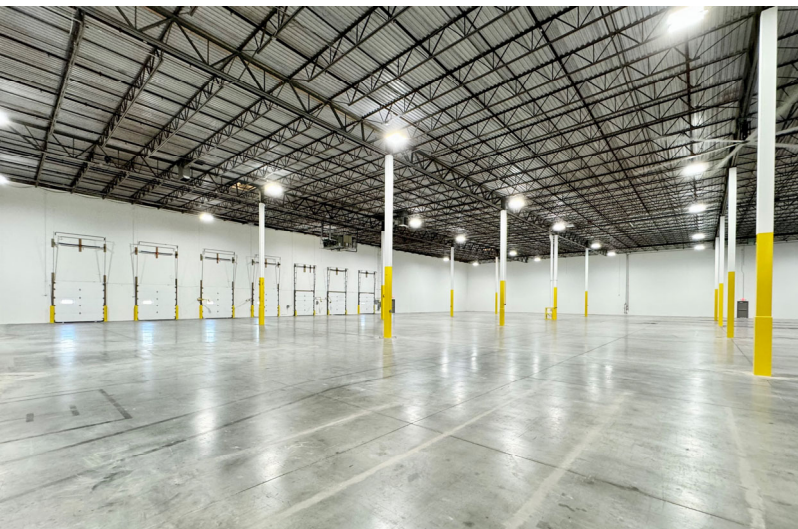
Building:	±377,280 SF
Available:	±17,600 SF
Loading:	3 Docks 1 Drive-in (common access)
Clear Height:	28'
Columns:	40' x 40'
Lighting:	LED w/ motion sensors
Sprinkler:	ESFR
Zoning:	I-4 (Heavy Industrial)
Built:	1997 / 2024
Land:	±22.47 Acres



Property Aerial + Location



Property Photos



Why Indy

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

*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

Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com

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