

FOR SUBLICENSE

7750 W Morris St

Indianapolis, IN 46231

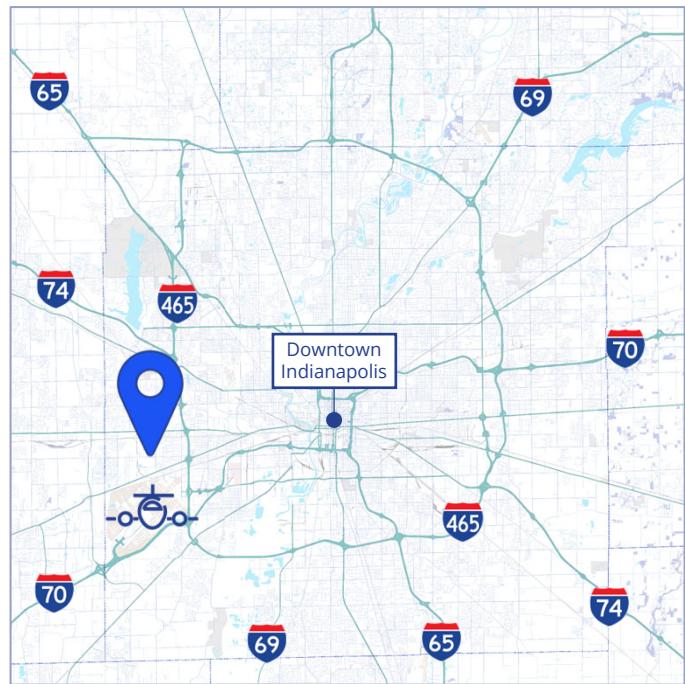
Colliers



## 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



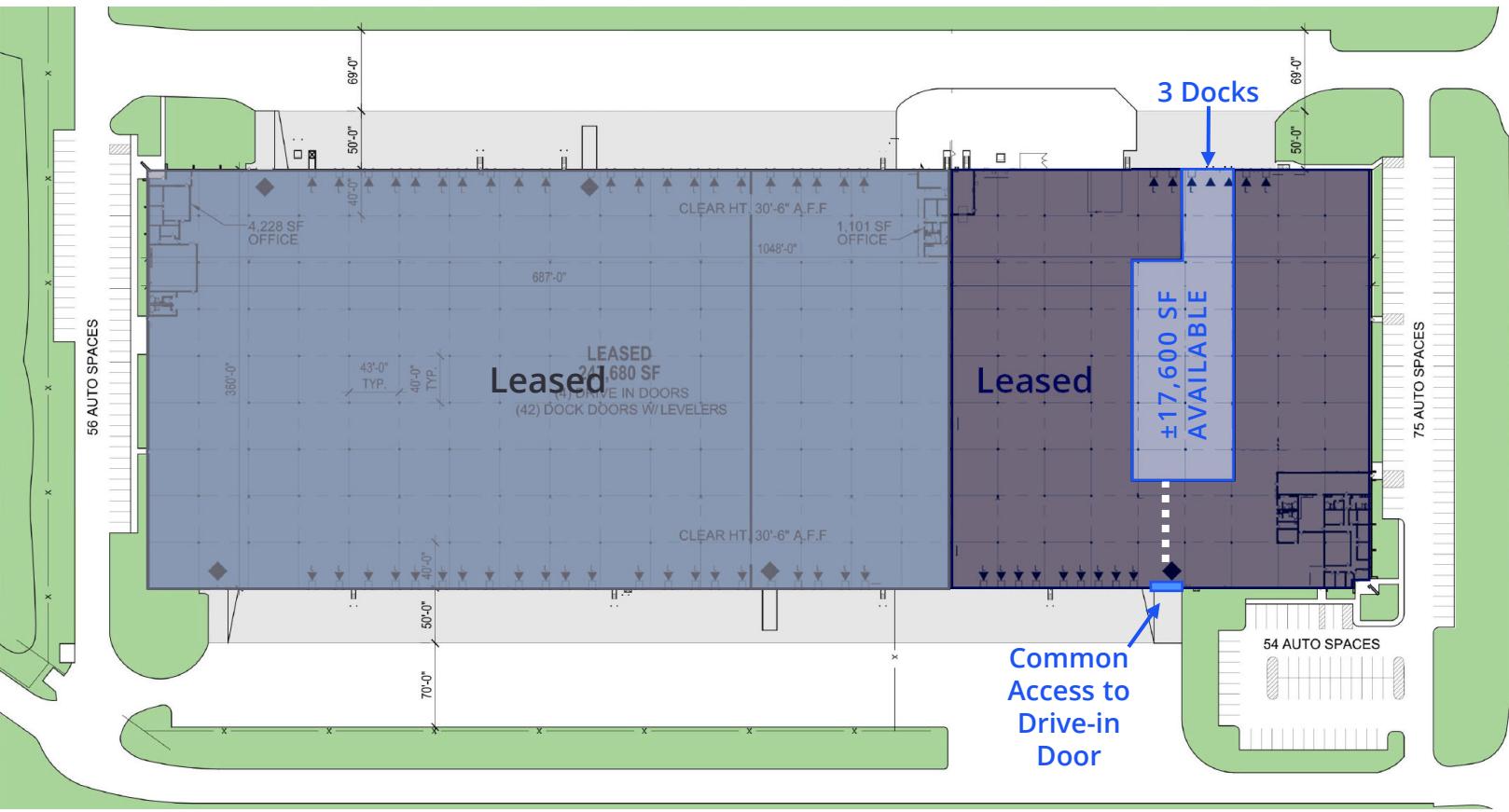
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# Site Plan + Property Specs



## Property Specifications

Building: ±377,280 SF

Available: ±17,600 SF

3 Docks  
1 Drive-in (common access)

**Clear Height:** 28'

Columns: 40' x 40'

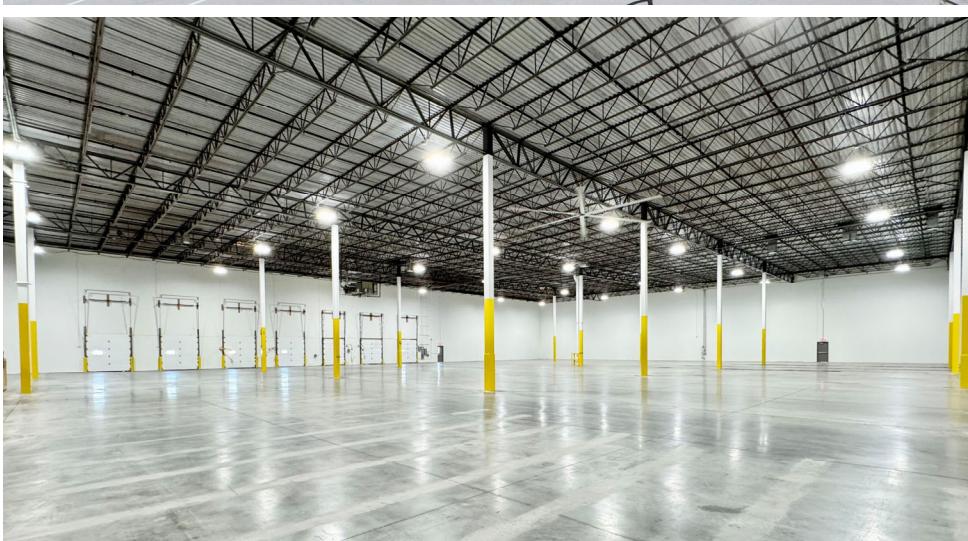
**Lighting:** LED w/ motion sensors

## Sprinkler: ESFR

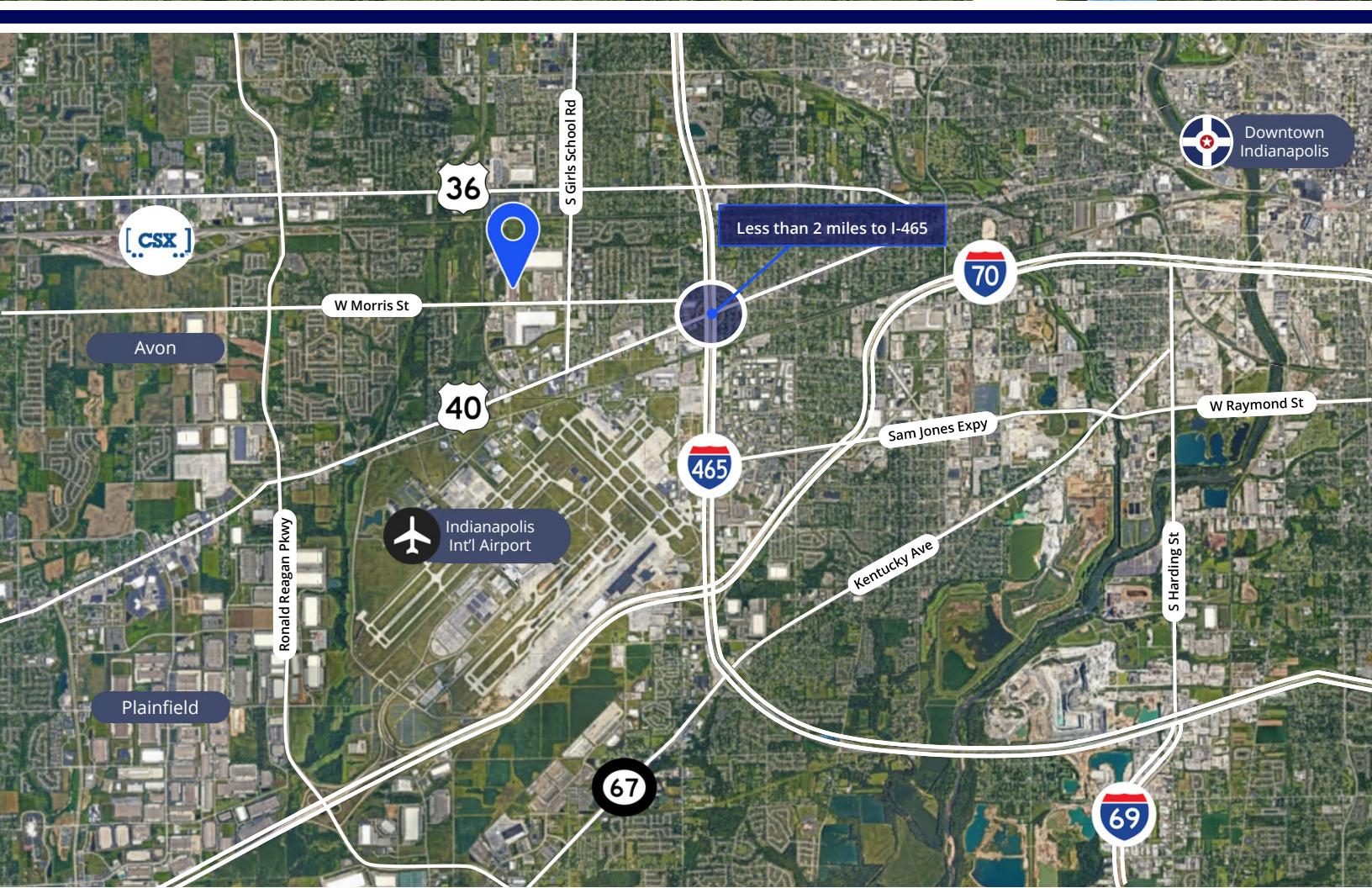
Zoning: I-4 (Heavy Industrial)

Built: 1997 / 2024

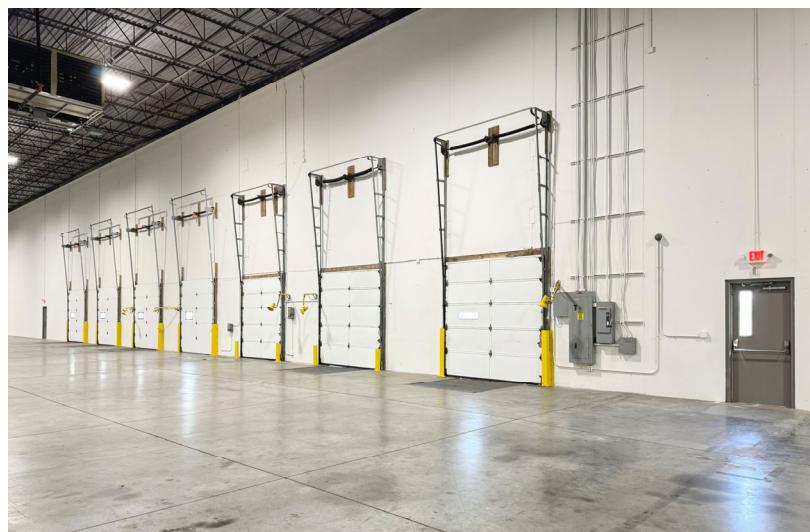
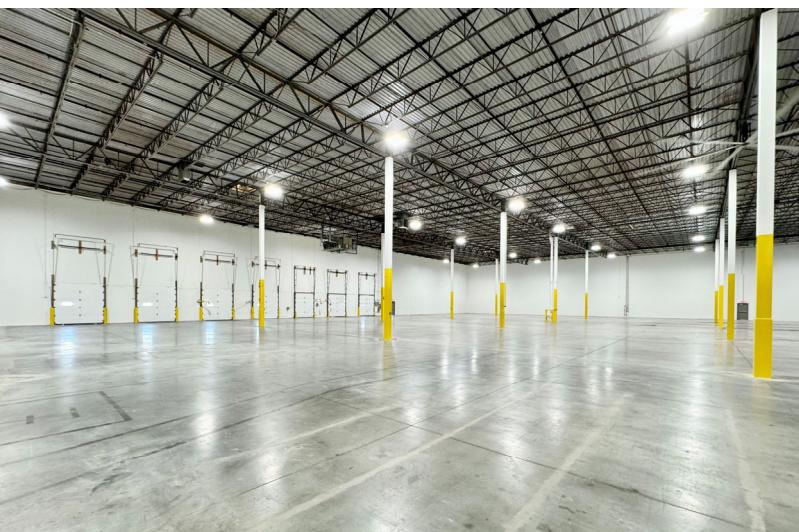
Land: +22.47 Acres



# Property Aerial + Location



# Property Photos



# Why Indy

## INDIANAPOLIS INT'L AIRPORT

- 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



<b>IND</b>	Indianapolis Int'l Airport
<b>EW</b>	Evansville Regional Airport
<b>FWA</b>	Fort Wayne Int'l Airport
<b>GCIA</b>	Gary/Chicago Int'l Airport
<b>SBN</b>	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

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

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**NW**  
**SE**  
**SW**

Burns Harbor  
Jeffersonville  
Mt Vernon

## 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

**1<sup>st</sup>**

in U.S. for manufacturing output

**1<sup>st</sup>**

best state to start a business

**2<sup>nd</sup>**

# Manufacturing Jobs (% of workforce)

**3<sup>rd</sup>**

leading state in biotechnology exports