



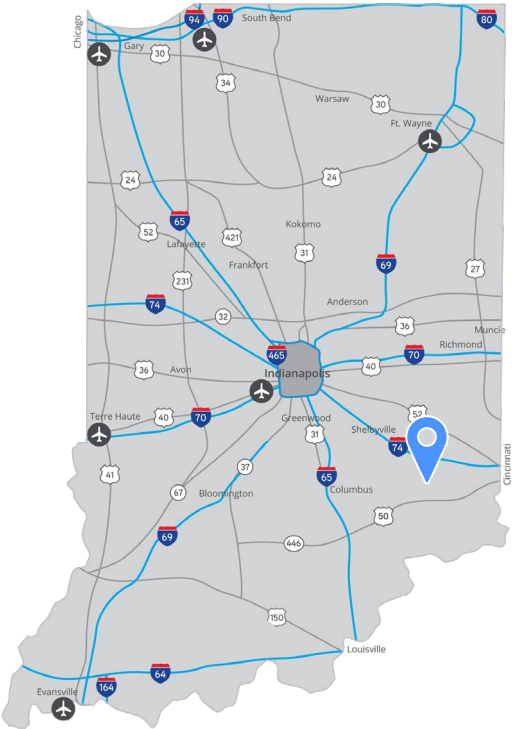
**FOR SALE**

# 604 Railroad Ave

Osgood, IN 47037

**Property Highlights**

- 117,653 SF building
  - Approx. 6,300 SF office
- 20.81 Acres
- Built in 1959, expanded and renovated in 2001
- Strong Workforce
- 4 docks / 3 drive-ins
- Wet Sprinkler System
- Primarily zoned I-2 (Open Industrial District) with small portion at front of property zoned I-1 (Enclosed Industrial District)

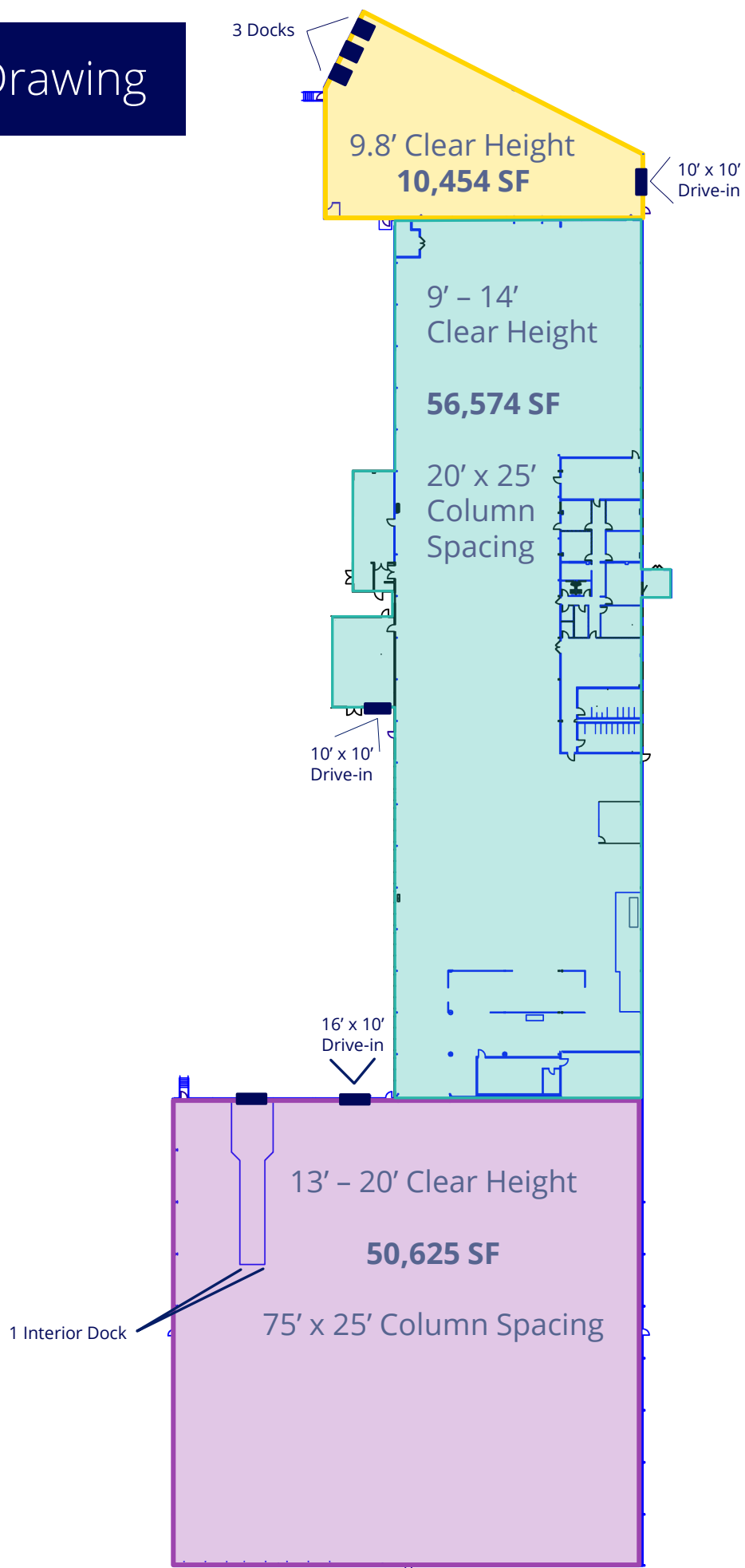


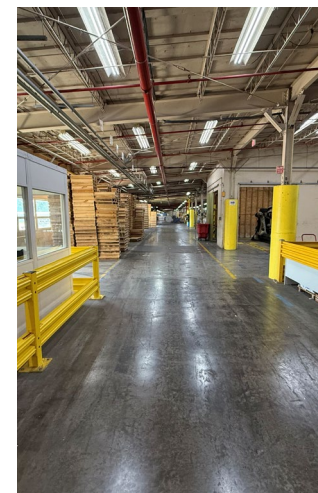
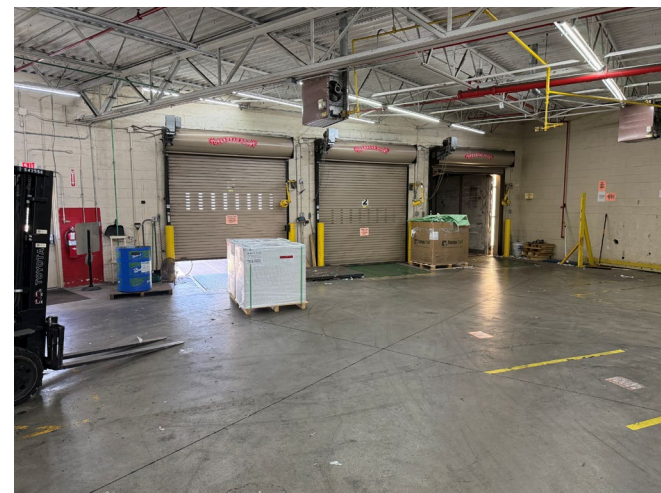
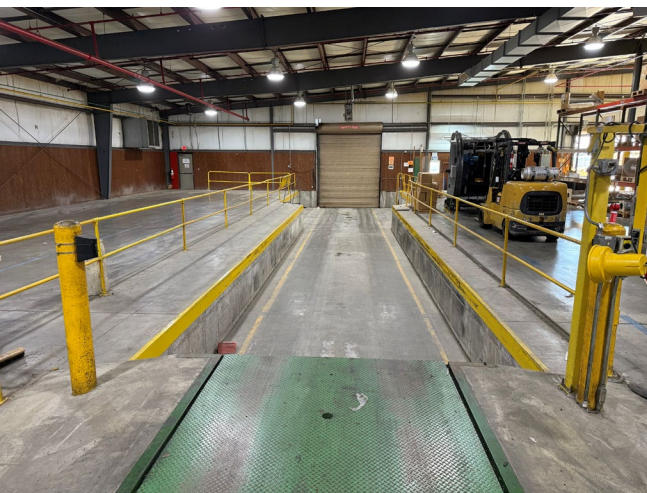
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# Building Drawing





# 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.
- 12<sup>th</sup> year named "Best Airport in North America"



## INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5<sup>th</sup> busiest state for commercial freight traffic



## 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

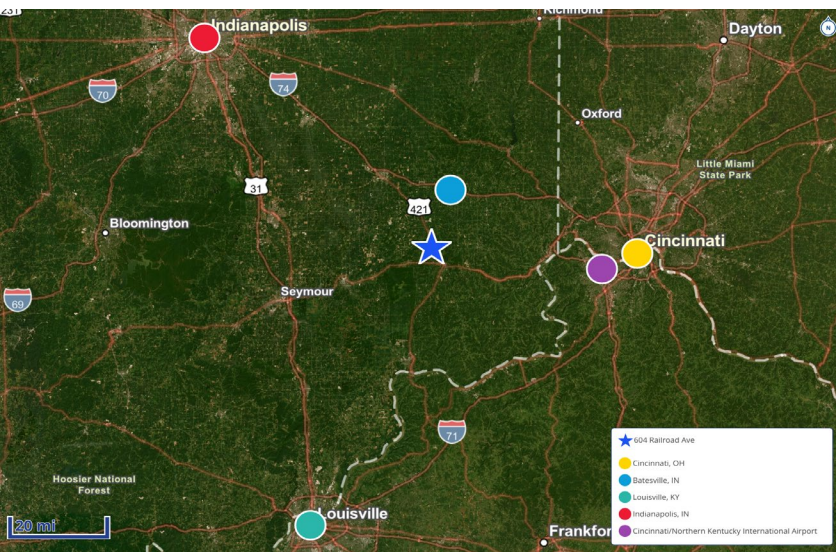


## INDIANA RAIL — A STRONG TRACK RECORD

- 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



- 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



## Drive Times (minutes)

Batesville, IN	24
Cincinnati/Northern Kentucky Int'l Airport	50
Cincinnati, OH	60
Indianapolis, IN	75
Louisville, KY	90
I-74	22
I-65	44
I-75	70

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**1<sup>st</sup>**  
in GDP  
attributable to  
manufacturing

**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