



Crane-served with
40-ton bridge crane

Colliers



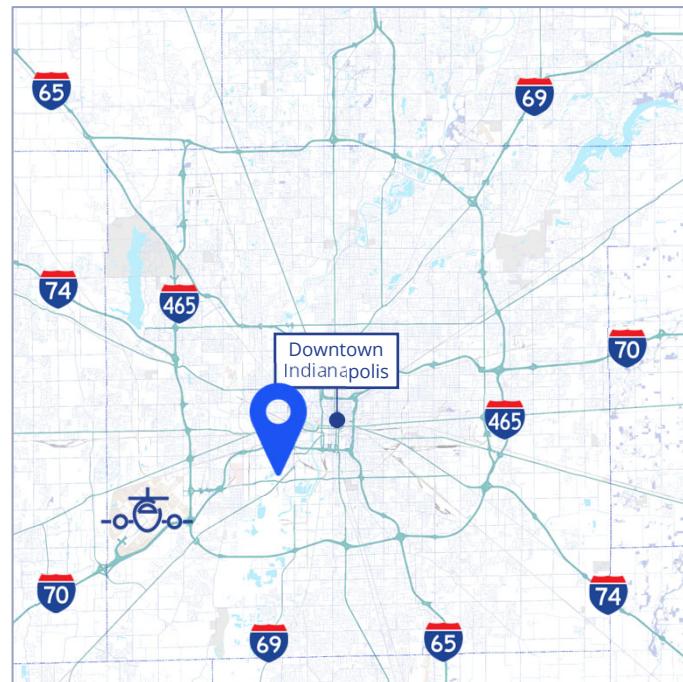
FOR LEASE

2075 S Belmont Ave

Indianapolis, IN 46221

Property Highlights

- Building 7: ±22,681 SF Available
- ±1,000 SF Office
- 34' Clear height
- 3 Oversized drive-in doors
 - (2) 14'x16' & (1) 12'x16'
- Clear span building
- Crane-served with 40-ton bridge crane
- Zoned I-3 (Heavy Industrial)
- Fully secured industrial complex with electric fence and automatic gate access
- Excellent connectivity to Indy's interstate systems



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Property Specifications

Available SF ±22,681 SF

Office SF ±1,000 SF

Clear Height 34'

Configuration Clear span

Drive-in Door 3 - (2) 14'x16' & (1) 12'x16'

Crane 40-Ton bridge crane

Power Ample power

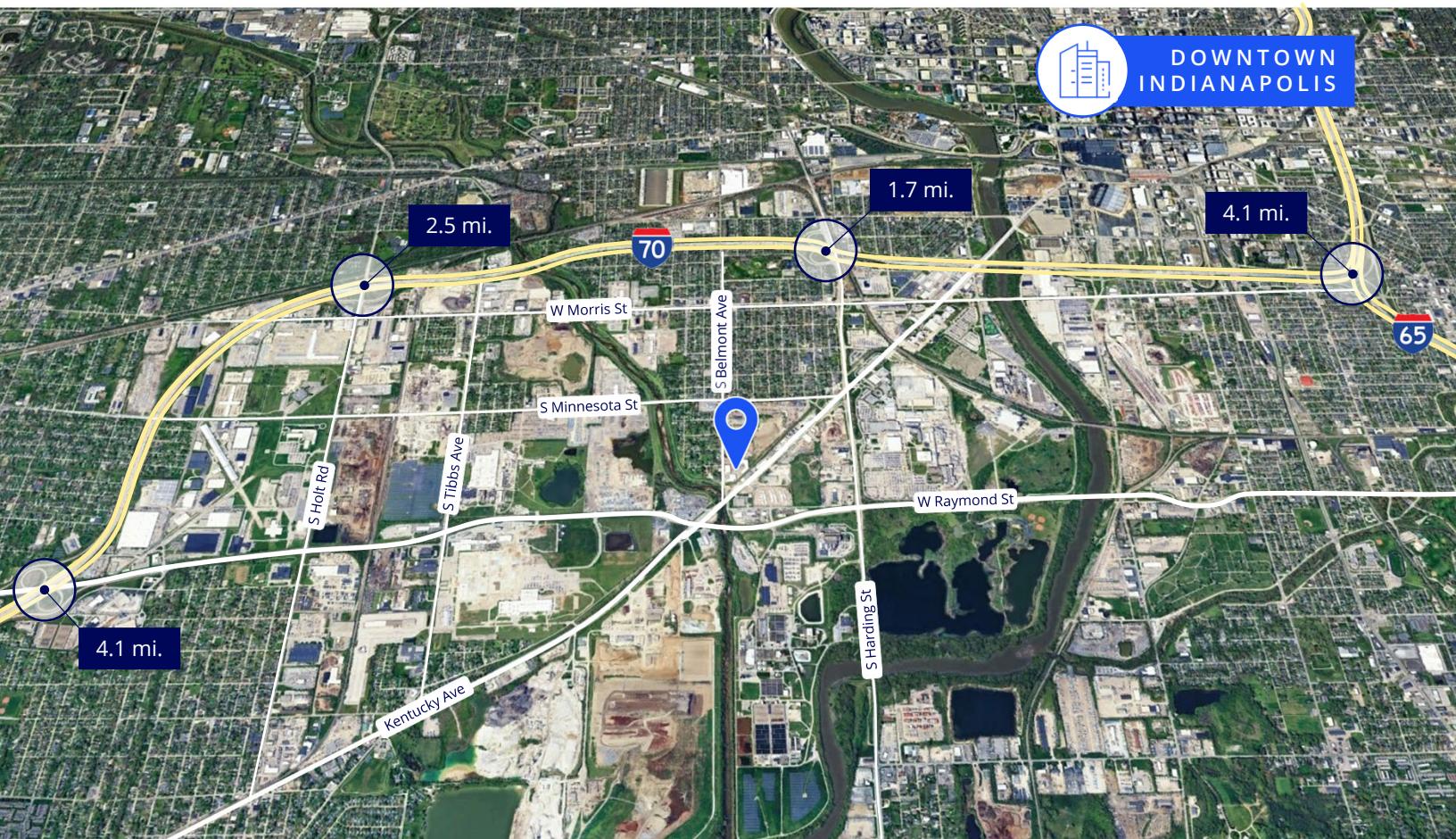
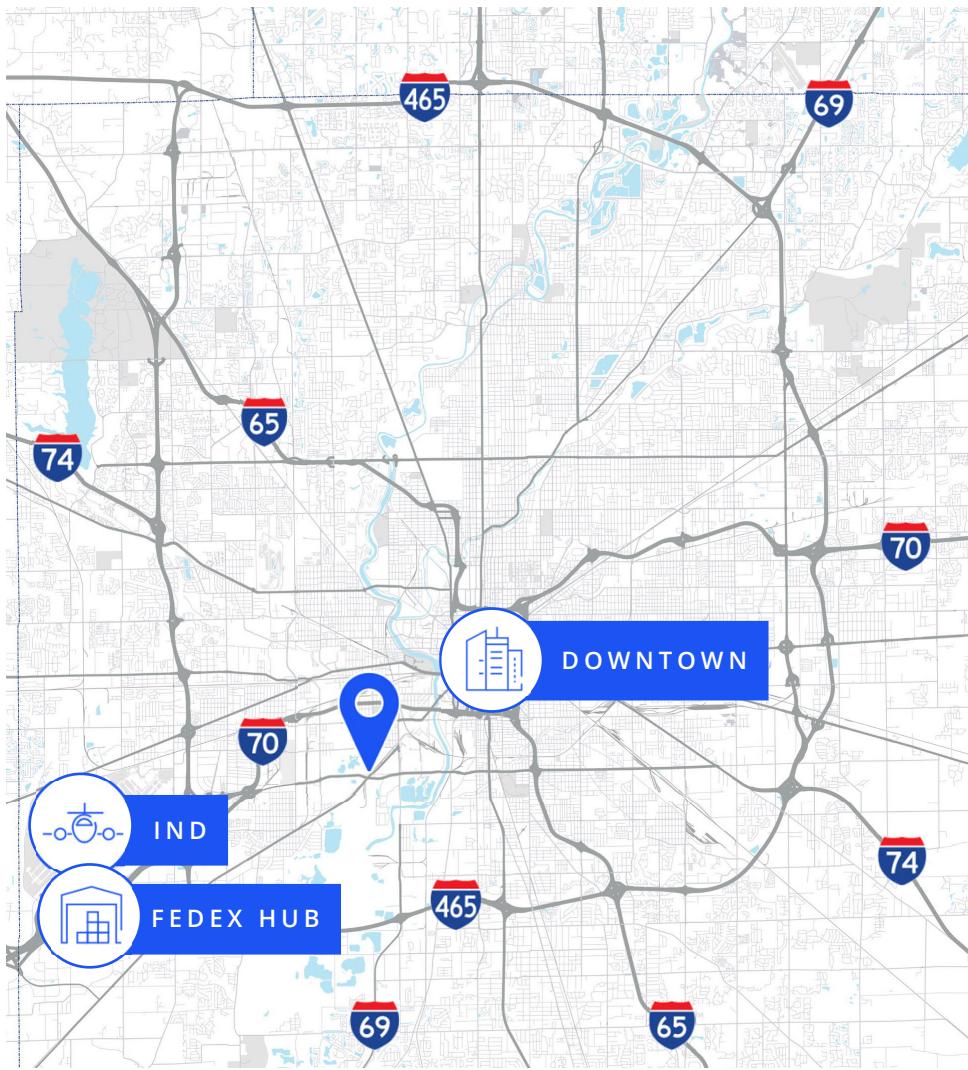
HVAC Radiant heat

Lighting LED w/ motion sensors



Key Distances

I-70	1.7 mi
I-465	3.8 mi
I-65	4.1 mi
I-69	6.5 mi
I-74	9.4 mi
Downtown Indianapolis	3.7 mi
FedEx Hub	6.1 mi
IND Int'l Airport	9.4 mi



Why Indy

INDIANAPOLIS INT'L AIRPORT

- 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

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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

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