



Crane-served with  
40-ton bridge crane

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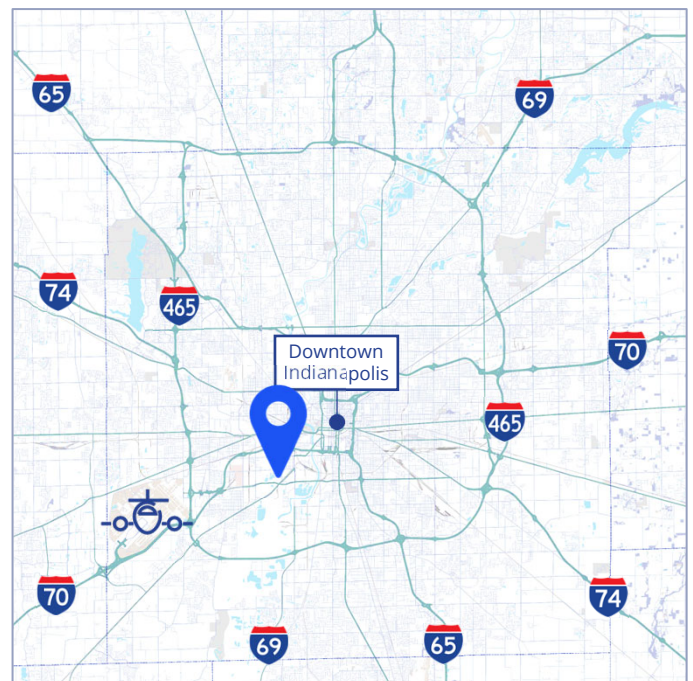


FOR LEASE

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

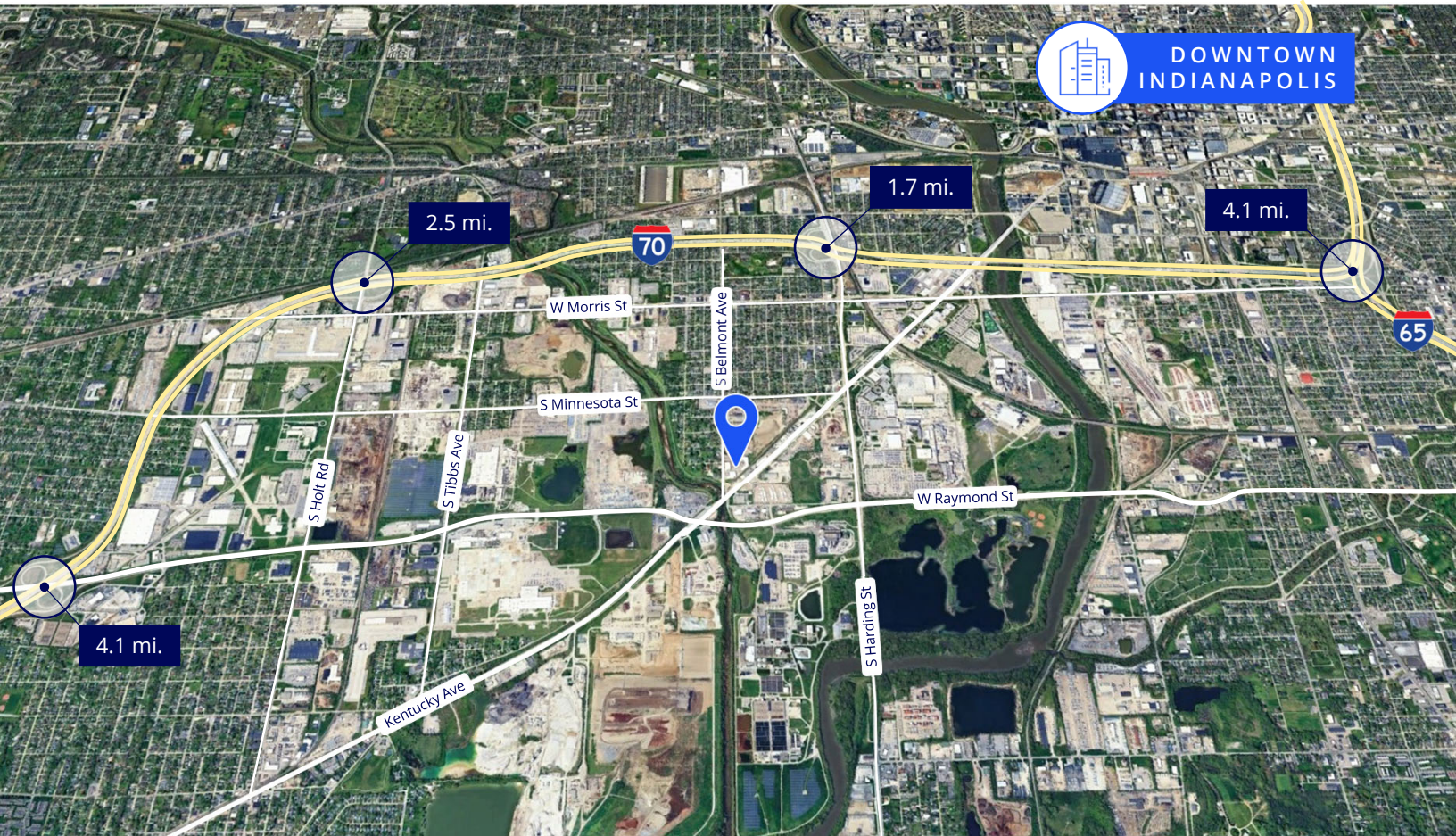
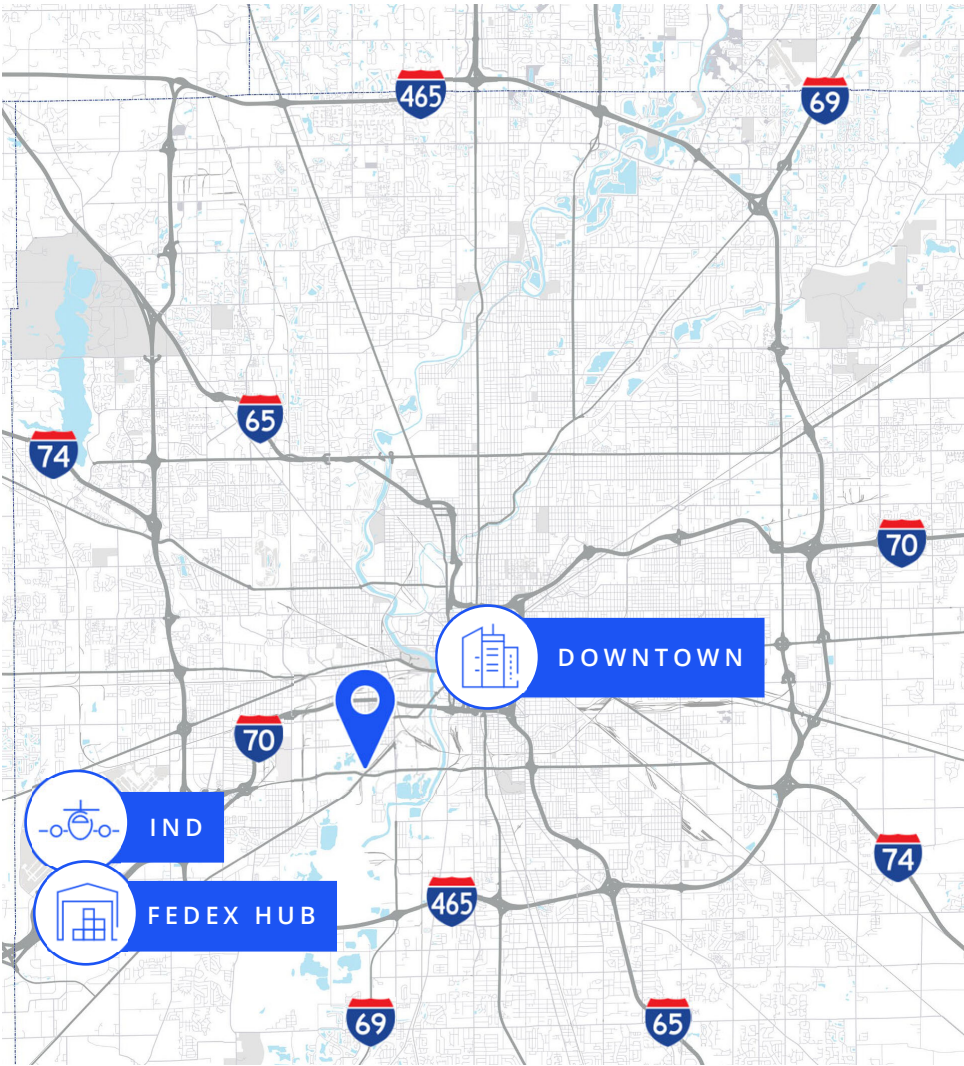
I-69 6.5 mi

I-74 9.4 mi

Downtown Indianapolis 3.7 mi

FedEx Hub 6.1 mi

IND Int'l Airport 9.4 mi





# Why Indy

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## 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



## 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

<b>NW</b>	Burns Harbor
<b>SE</b>	Jeffersonville
<b>SW</b>	Mt Vernon

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

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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