



FOR SALE OR LEASE

1800 Churchman Ave

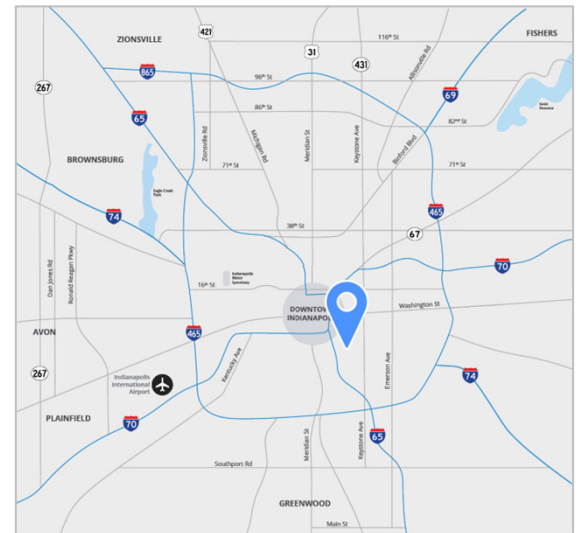
Indianapolis, IN 46203

Rare Large User Opportunity with Rail Potential in Central Indy

\$10,000.00 Racking Allowance, plus free design, through Landlord's contractor, with minimum of five-year term.

Property Highlights

- Approx. 214,650 SF total | Divisible for Lease
- Approx. 11,000 SF newly remodeled office
- ± 18.48 Acres
- Zoned I-3
- CSX Rail Potential with over 1,200 ft of frontage
- Heavy Power
- 16 docks / 3 drive-ins
- Clear height varying from 11.5' to 17.5'
- 480 volt / 5,200 amp / 3-phase power
- Wet Sprinkler
- Approx. 1.2 miles to I-65
- Access to strong labor force
- Close proximity to downtown Indianapolis
- ± 1.88 Additional Acres Available
- Potential for Seller Financing



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Property and Area Overview



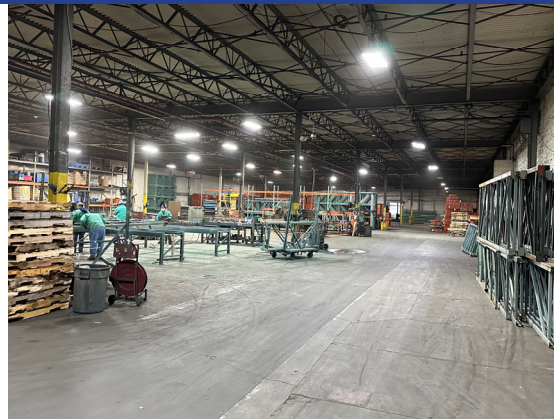
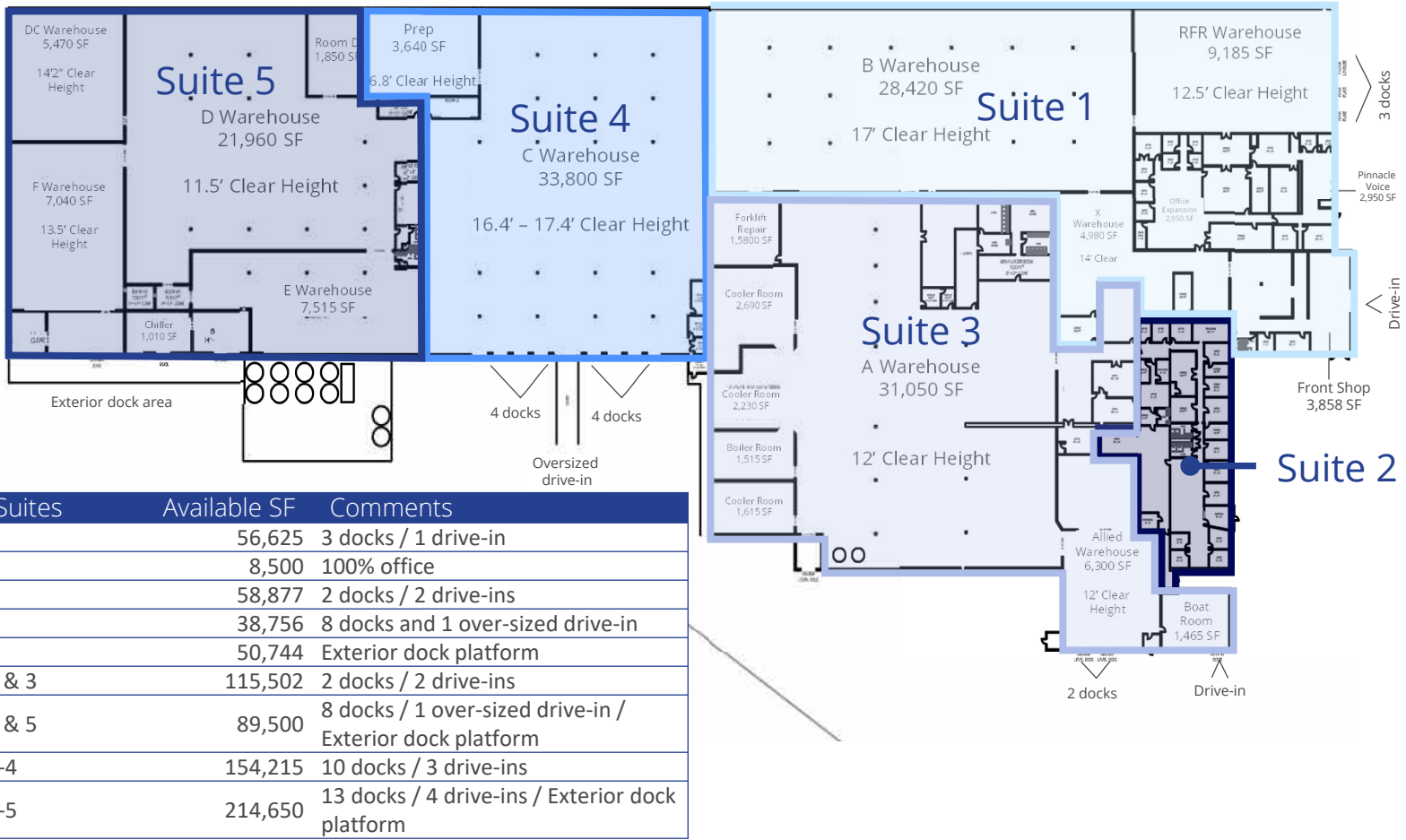
Property Overview

Property Address	1800 Churchman Avenue Indianapolis, Indiana 46203
Total Square Feet	± 214,650
Zoning	I-3
Parcel Numbers	49-10-18-205-004.000-101
Acreage	± 18.48
Rail	Possible (CSX)
Power	480 volt / 5,200 amp / 3-phase power
Clear Height	11.5' to 17.5'
Dock Doors	16
Drive-in Doors	3
Rate (IG)	Suites 1, 3, and 5: \$3.75/SF IG Suite 4: \$4.50/SF IG Multiple Suite Pricing: Negotiable
Rate for Full Building, Single Tenant	Lease: \$2.45/SF NNN Sale: \$6.5 million

Demographics	1 Mile	3 Mile	5 Mile
Population 2023	14,576	106,657	234,774
Population Projected 2028	14,841	107,761	238,200
Average HH Income 2023	\$69,054	\$76,811	\$75,639
Total Households 2023	5,935	46,077	99,559
Households Project 2028	6,079	47,044	101,766

Floorplan & Photos

214,650 Total Square Footage



Why Indiana



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
- 13th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCI** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



INDIANA ROADS — UNRIVALED LOGISTICS 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
- 4th 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
- 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

Indiana's industrial market is more than stable—it's strategically positioned for long-term growth, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

1st in U.S. for manufacturing output	1st best state to start a business	2nd # Manufacturing Jobs (% of workforce)	3rd in advanced industry specialization
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*sources: Forbes Magazine, Site Selection Magazine, Business Facilities