



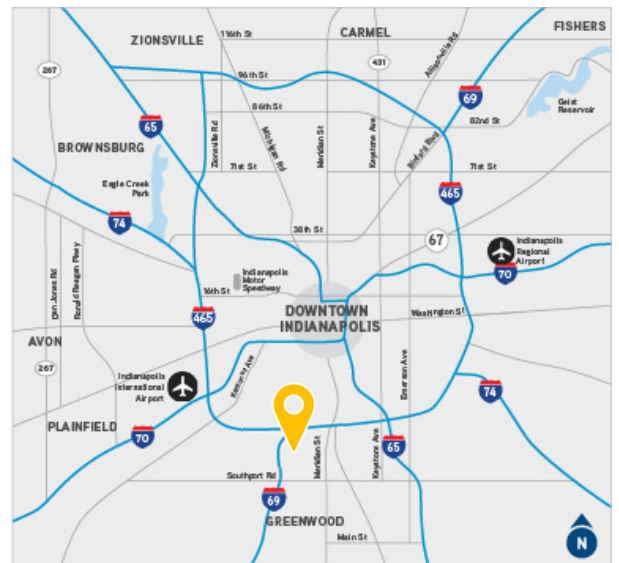
FOR LEASE

1644 W Edgewood
Indianapolis, IN

Prime Location Truck & Trailer Parking Lot with Office & Driver Amenities

Property Highlights

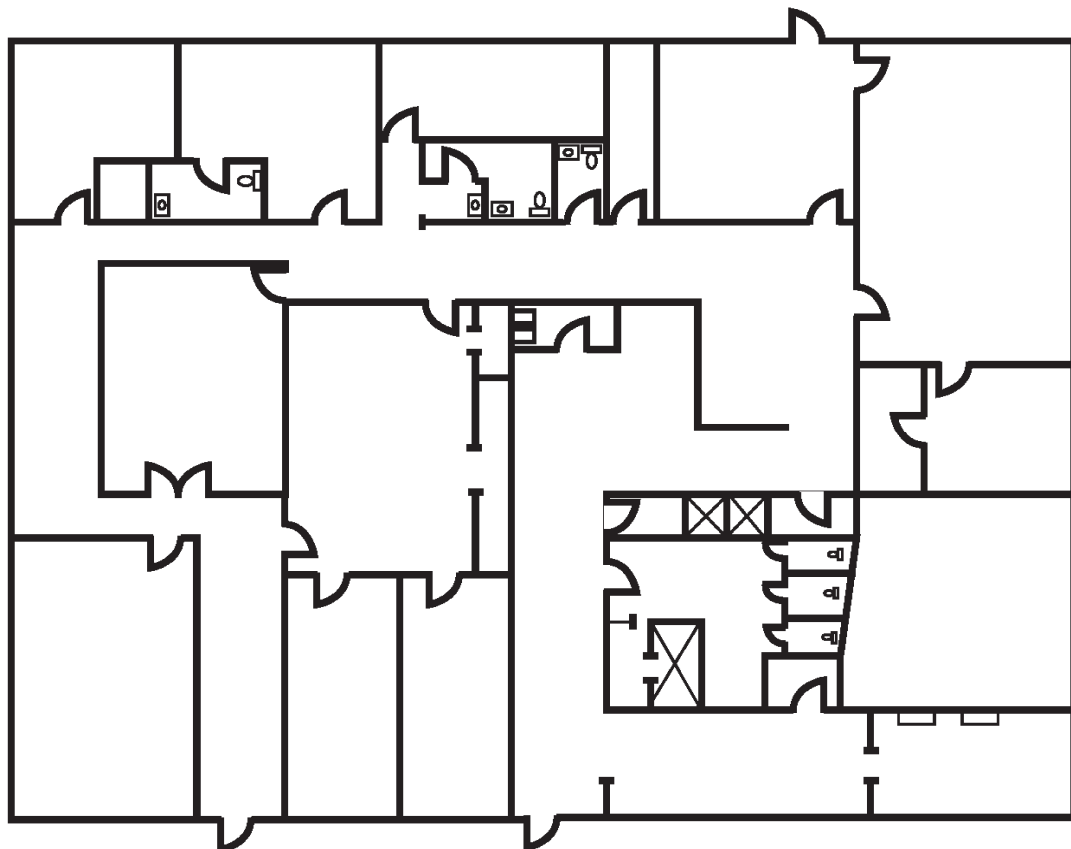
- ± 1.5 acre lot – great for truck & trailer parking
 - Stoned, fenced and lit
 - 12 electrical hookups
- ± 6,200 SF office area
 - Inclusive of showers & break areas
 - A portion maybe converted back to (up to two) maintenance bays
- Zoned I-3
- Prime location on Indy's south side with quick access to I-465 & I-69
- Local ownership & management
- Abundant employee parking



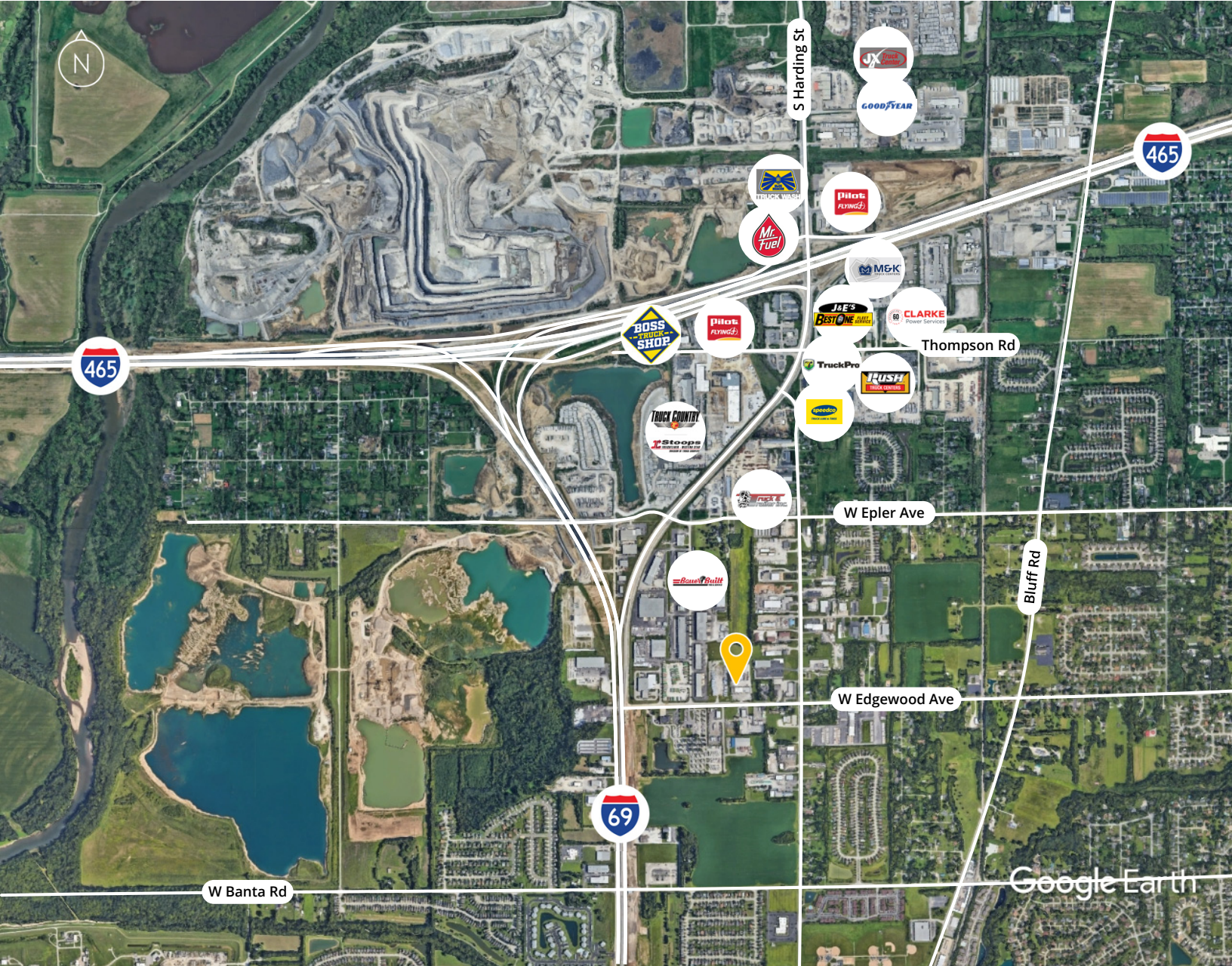
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Drawing is not to scale



INTERSTATE ACCESS

	Miles		Miles
I-465 East	1.5	I-74 East	10.4
I-69 South	2	Airport	10.7
I-465 West	3.0	I-74 West	13
I-70 West	6.6	I-70 East	15.4
Downtown Indy	7.8	I-65 North	16.8
I-65 South	8.7	I-69 North	22.1

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2024	25,732	333,960	779,546
Population Projected 2029	25,903	345,639	802,847
Average HH Income	\$113,835	\$156,311	\$146,913
Total Households 2024	10,579	151,249	340,030
Households Project 2029	10,832	160,128	358,021



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*



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

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

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

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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