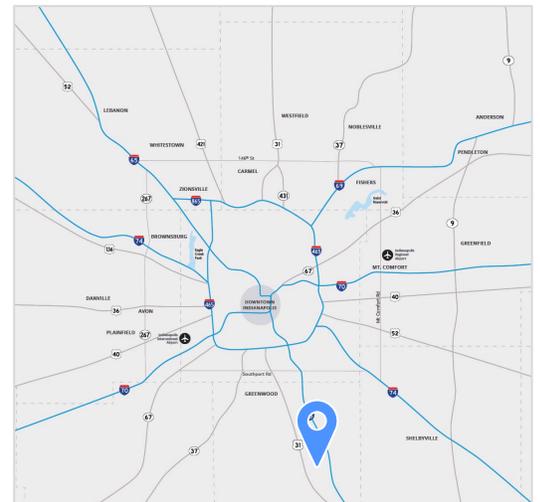




FOR LEASE
1442 Amy Ln
 Franklin, IN 46131

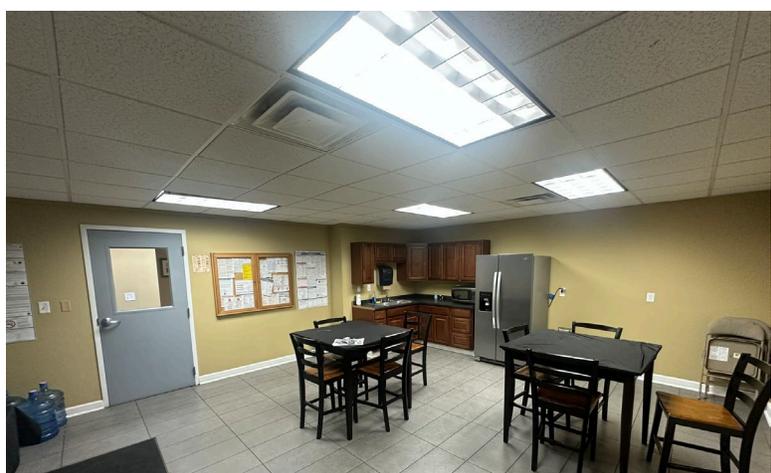
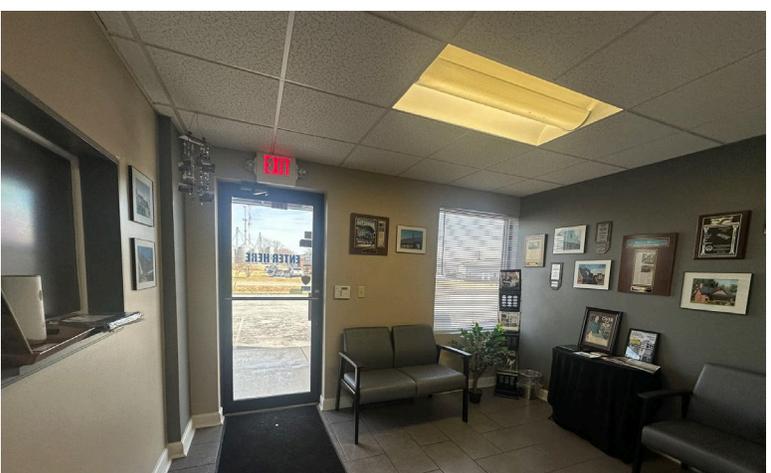
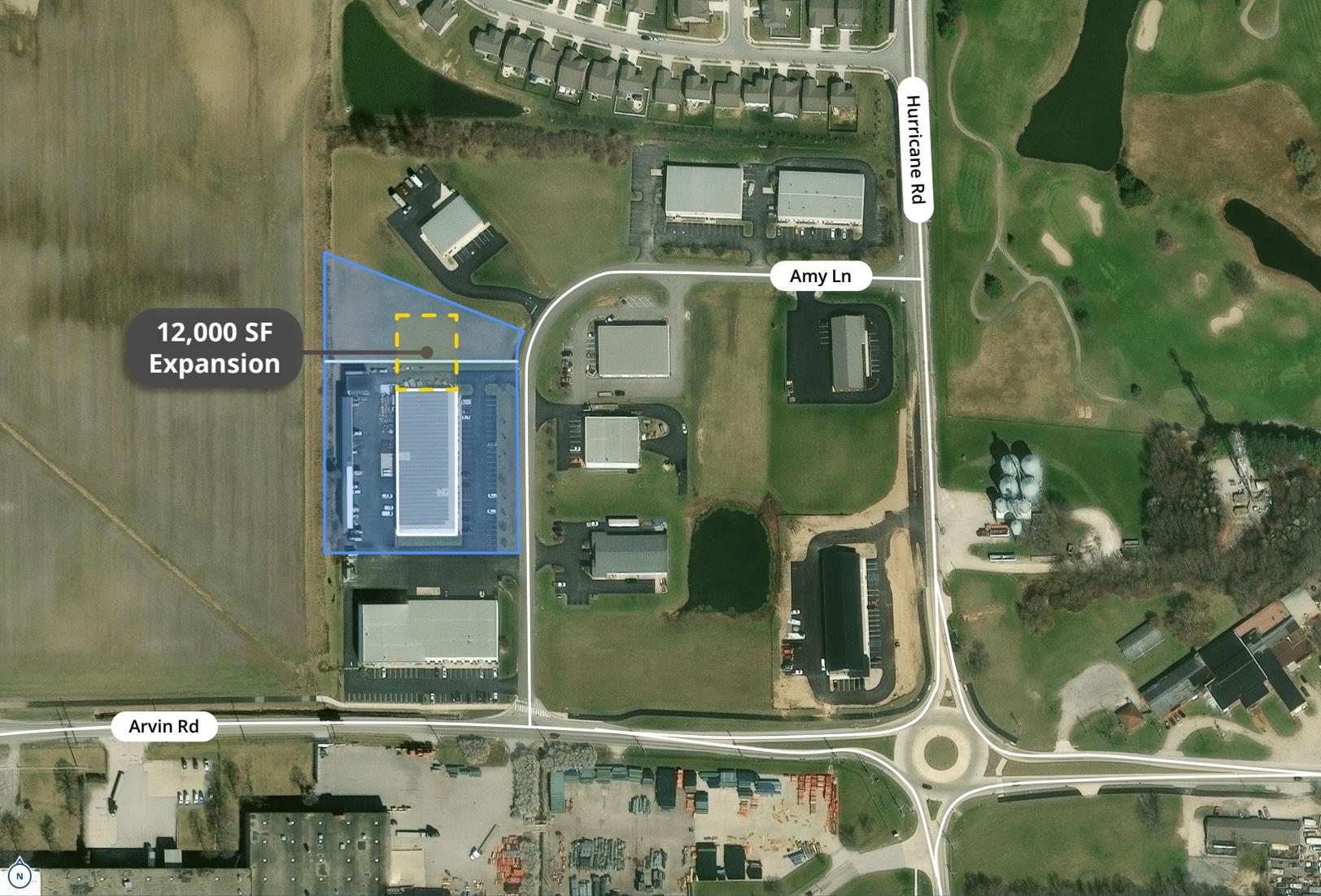
Property Highlights

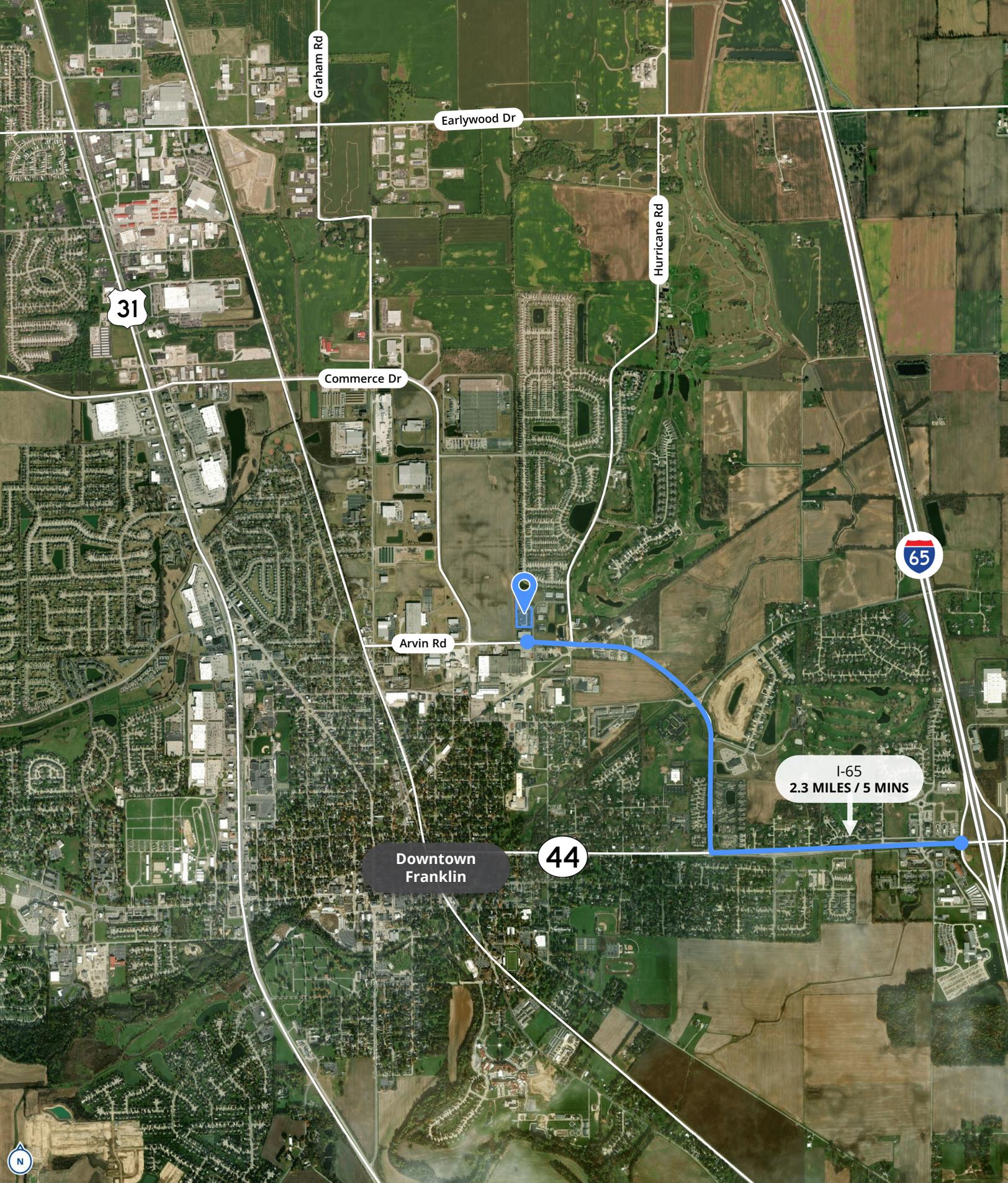
- 24,000 SF building (divisible)
- 6 drive-ins and 2 docks
- 15'-17' clear height
- Heavy Power – 480 volt, 3phase, 1000 amps
- Fenced Truck Court
- Expandable to 36,000 SF
- Potential for electrical service solar credit
- Available June 1, 2026
- Strong labor force
- Minutes to I-65 and downtown Franklin
- **Suite A/B: 12,000 SF**
 - 3,070 SF first floor office
 - 3,000 SF (bonus) mezzanine office
 - (2) 12' W X 14' H drive-ins
 - (1) 10' W X 12' H drive-in
 - (1) 9' W X 12' H dock
 - Currently 400 amps at 208 volts
- **Suite C/D: 12,000 SF**
 - Office BTS
 - (2) 12' W X 14' H drive-ins
 - (1) 10' W X 12' H drive-in
 - (1) 9' W X 12' H dock
 - Currently 400 amps at 480 volts and 200 amps at 208 volts



Brian Dell SIOR
 +1 317 713 2179
 brian.dell@colliers.com

Colliers Indianapolis
colliers.com





Graham Rd

Earlywood Dr

Hurricane Rd

31

Commerce Dr

65

Arvin Rd

I-65
2.3 MILES / 5 MINS

Downtown
Franklin

44



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.
- 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.”

– Site Selection Magazine

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



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

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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