



8902 VINCENNES CIR | INDIANAPOLIS, IN 46268

Available for Lease

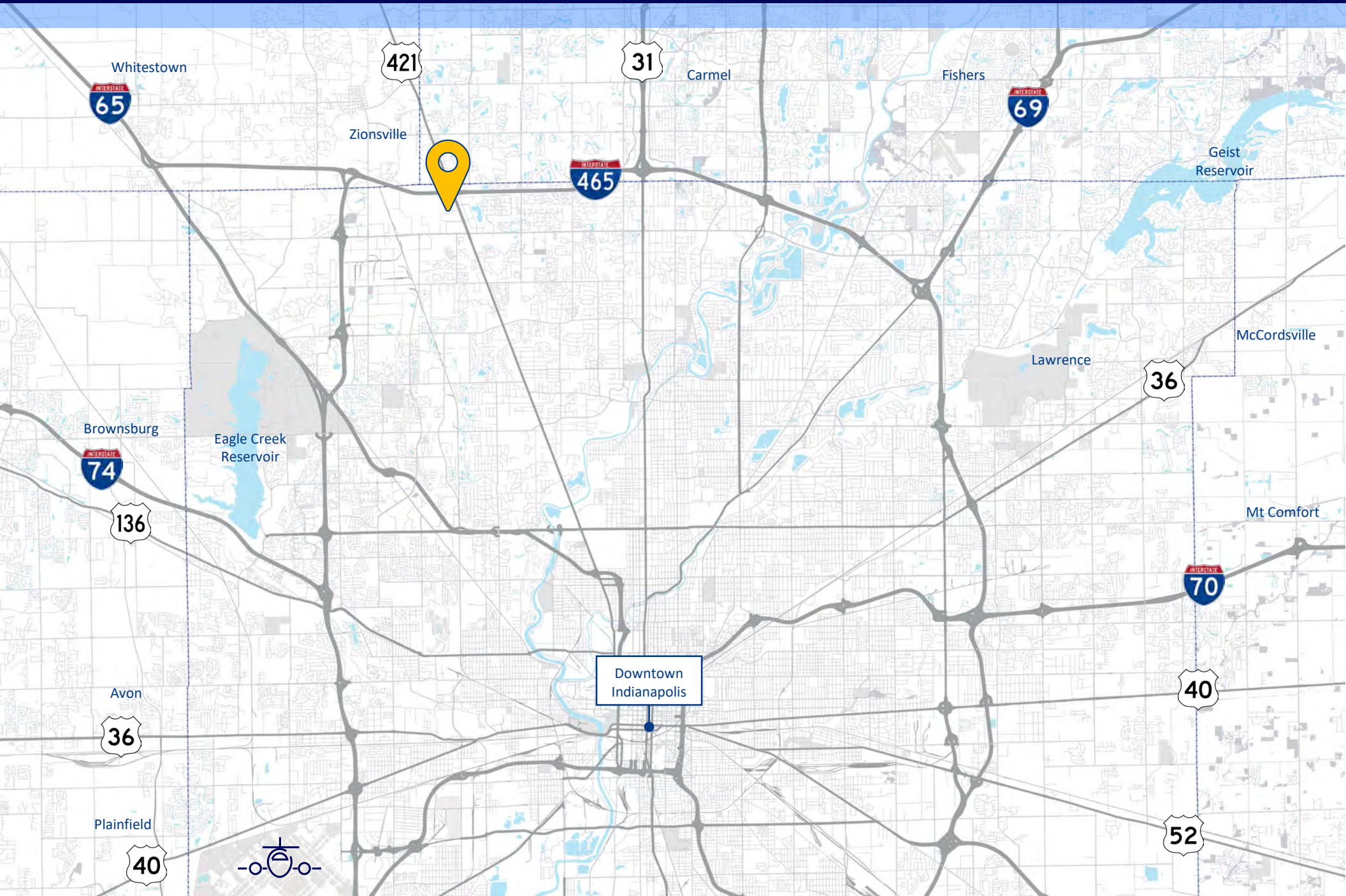
- ±52,449 SF industrial/flex building on ±5.09 acres
- ±20,952 SF available for immediate occupancy (Divisible to ±2,742 SF)
- Flexible size options available, with the ability to convert office space into additional warehouse space as needed.
- Ample parking for employees and clients
- Prime northwest Indianapolis location with immediate access to I-465
- Numerous amenities within close proximity



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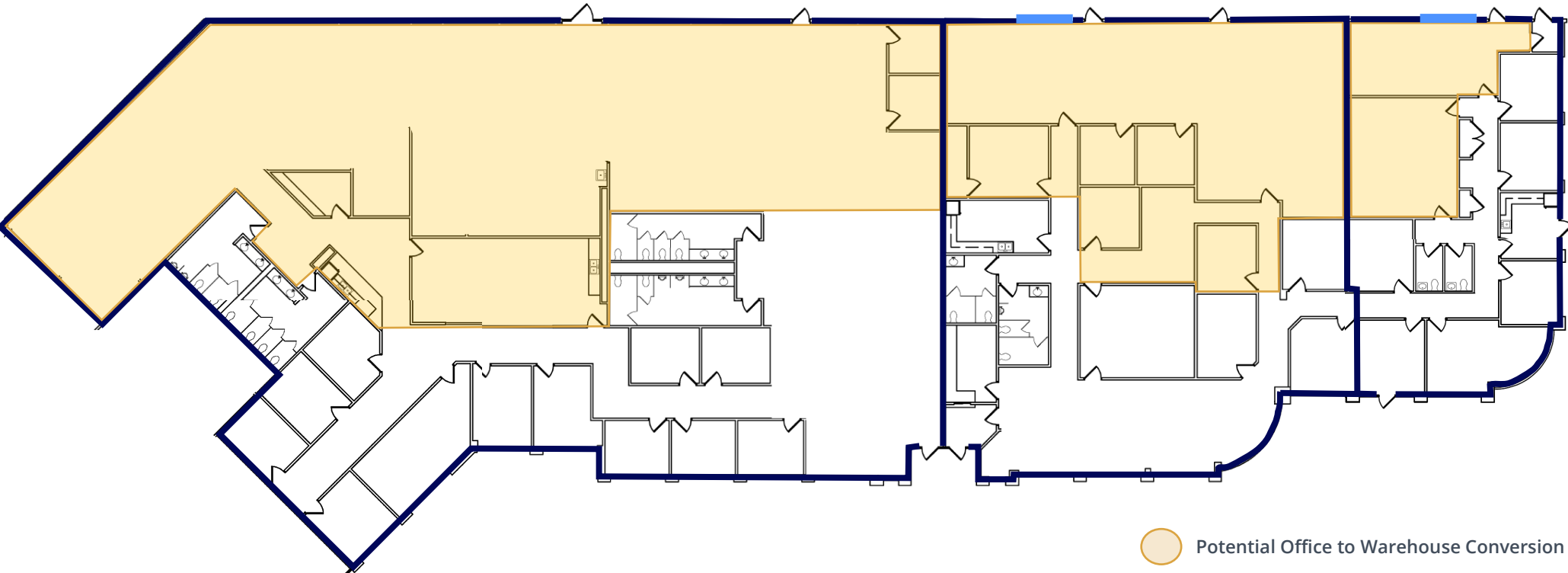
Site Plan + Property Specifications



Property Specifications

Total Building	±52,449 SF
Available Space	±20,952 SF (Divisible to ±2,742 SF)
Warehouse	±2,232 SF (More can be added)
Office	±18,720 SF (Can be converted to warehouse)
Drive-in Doors	2 (More can be added)
Clear Height	14'
HVAC	Air-conditioned throughout
Sprinkler System	Wet
Power Service	1,200 amps 3-phase
Parking	237 positions
Total Land	±5.09 acres
Zoning	CS

Current Availability



Suite E

Available Space	±12,060 SF
Warehouse	Build to Suit (Up to 7,070 SF with office to warehouse conversion)
Office	±12,060 SF
Drive-in Doors	Build to Suit
Electrical	600 amps 3-phase

Suite F

Available Space	±6,150 SF
Warehouse	±1,827 SF (Up to 3,140 SF with office to warehouse conversion)
Office	±4,323 SF
Drive-in Doors	1 (More can be added)
Electrical	400 amps 3-phase

Suite G

Available Space	±2,742 SF
Warehouse	±405 SF (Up to 908 SF with office to warehouse conversion)
Office	±2,337 SF
Drive-in Doors	1
Electrical	200 amps 3-phase



Interior Photos

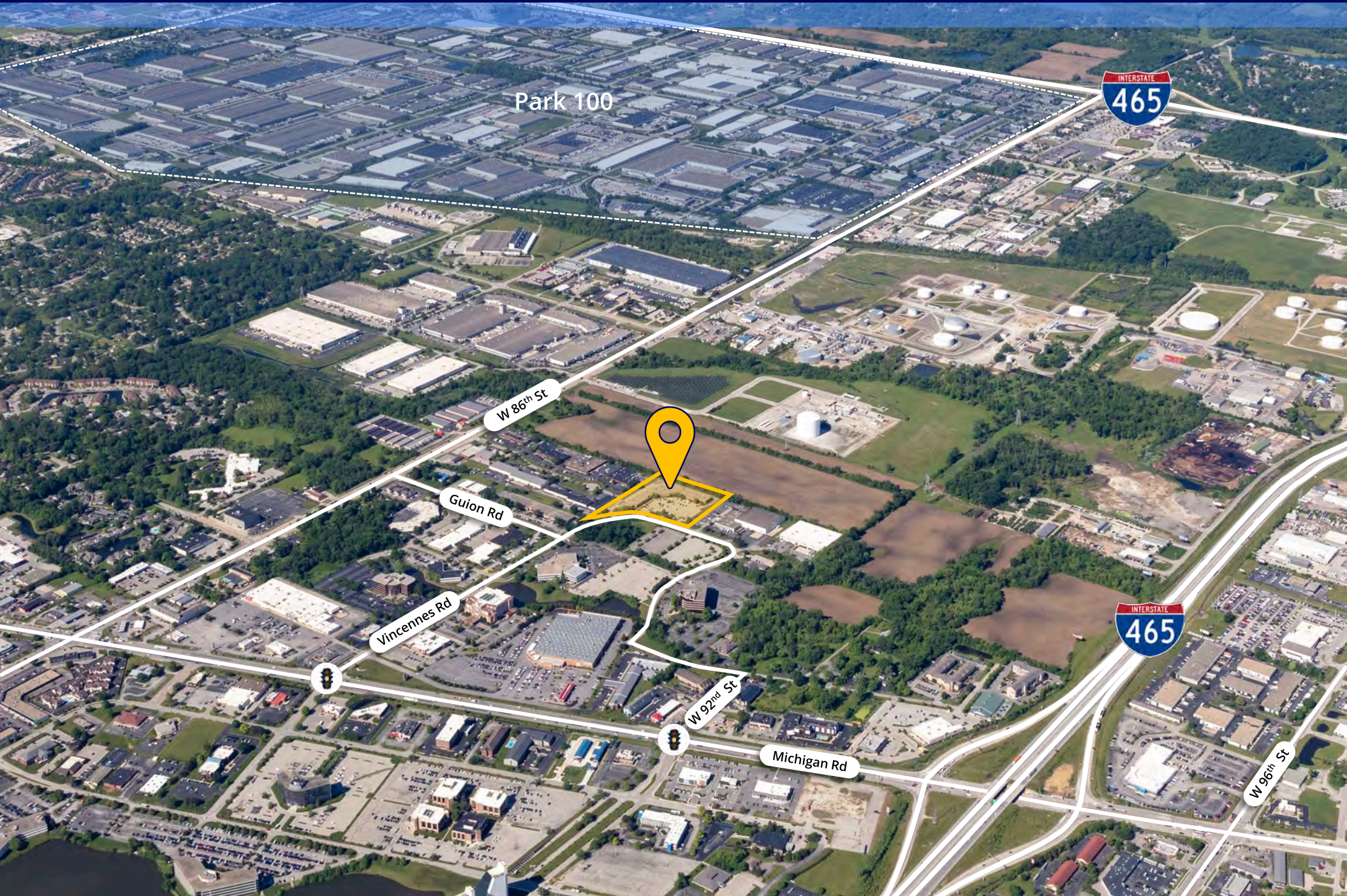




Exterior Photos



Location + Access



Park 100



W 86th St

Guion Rd

Vincennes Rd

W 92nd St

Michigan Rd



W 96th St

Why Indiana

INDIANAPOLIS INT'L AIRPORT IND

- 2nd largest FedEx air hub worldwide
- 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*

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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

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



INDIANA PORTS — 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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