



For Lease

# Low-Cost Storage Space

## 8011 E Washington St Indianapolis, IN

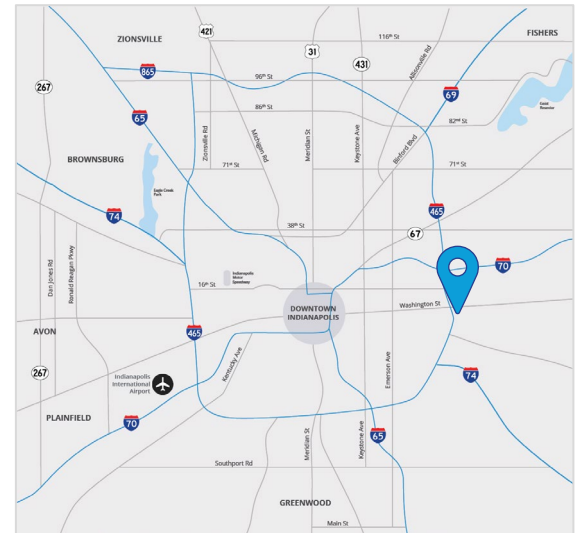
Available for Immediate Occupancy

### Lease Availability

SF	Loading	Rate
2,200 (18' clear)	(1) drive-in	\$7.00 / SF MG
4,300	N/A	\$3.95 / SF MG
10,000	(1) drive-in	\$3.95 / SF MG
Up to 90,000	(2) docks (1) drive-in	\$3.00 / SF MG

### Property Highlights

- Up to 90,000 SF available for lease
- ±14' clear height
- Recently improved dock + drive-in loading
- Wet sprinkler system
- 35' x 40' column spacing
- Significant parking available on-site (718 auto spaces)
- Signalized access onto E Washington St



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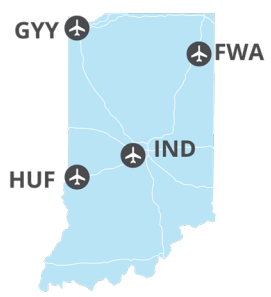
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--- Less than 1 mile to I-465 Via E Washington Street Interchange

### Top in Transport Accessibility



**Indianapolis International Airport (IND)**  
Home to **2<sup>nd</sup> largest** FedEx air hub worldwide + **8<sup>th</sup> largest** cargo airport in U.S.

**Gary/Chicago International Airport**  
Key player in the logistics arena – connects Chicago to Midwest distribution sites



**Class I Railroads Pass Thru Indiana**  
AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

**Intermodals**  
Serviced by CSX + Indiana Railroad



**Our Way is the Highway**  
**8 interstates** intersect the state making Indiana the national leader in pass-thru highways

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### UNBEATABLE ACCESSIBILITY

#### Distance to Key Destinations

Interstates	Distance
I-465	Less than 1 mile
I-70	3.4 miles
I-74	6.9 miles

Key Destinations	Distance
Downtown Indianapolis	7.4 miles
IND International Airport	22.5 miles

