

# For lease or sale

189,965 SF Refrigeration & Cold Storage

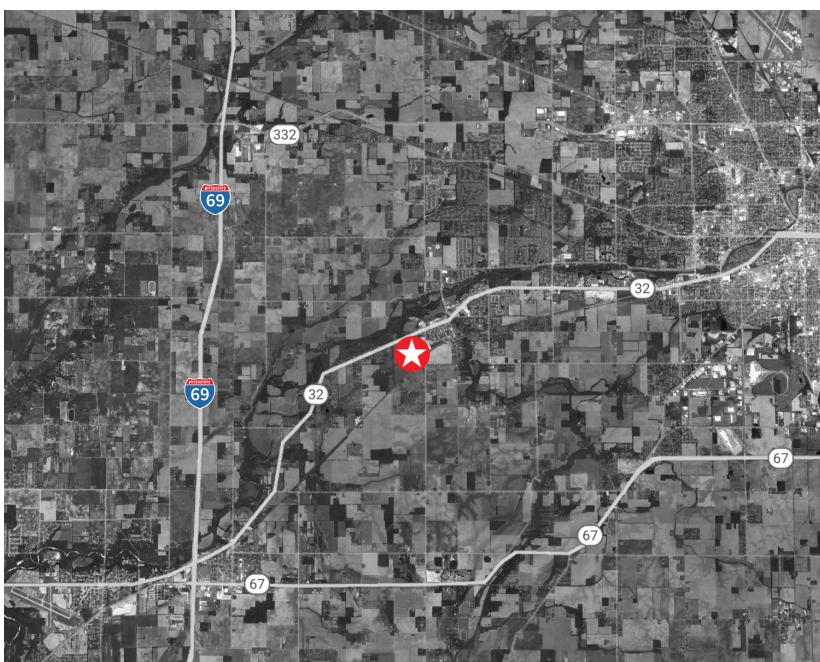
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2801 S Marsh Avenue  
Yorktown, IN 47396

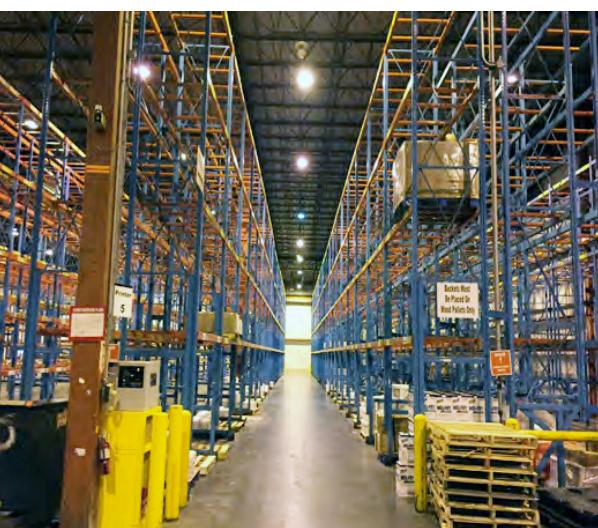
## Location

- Located north of Indianapolis off of SR 32
- Immediate access to SR 32
- 5.9 miles to I-69
- Indiana is centrally located in the United States and within a one day's drive of 51% of the U.S. population

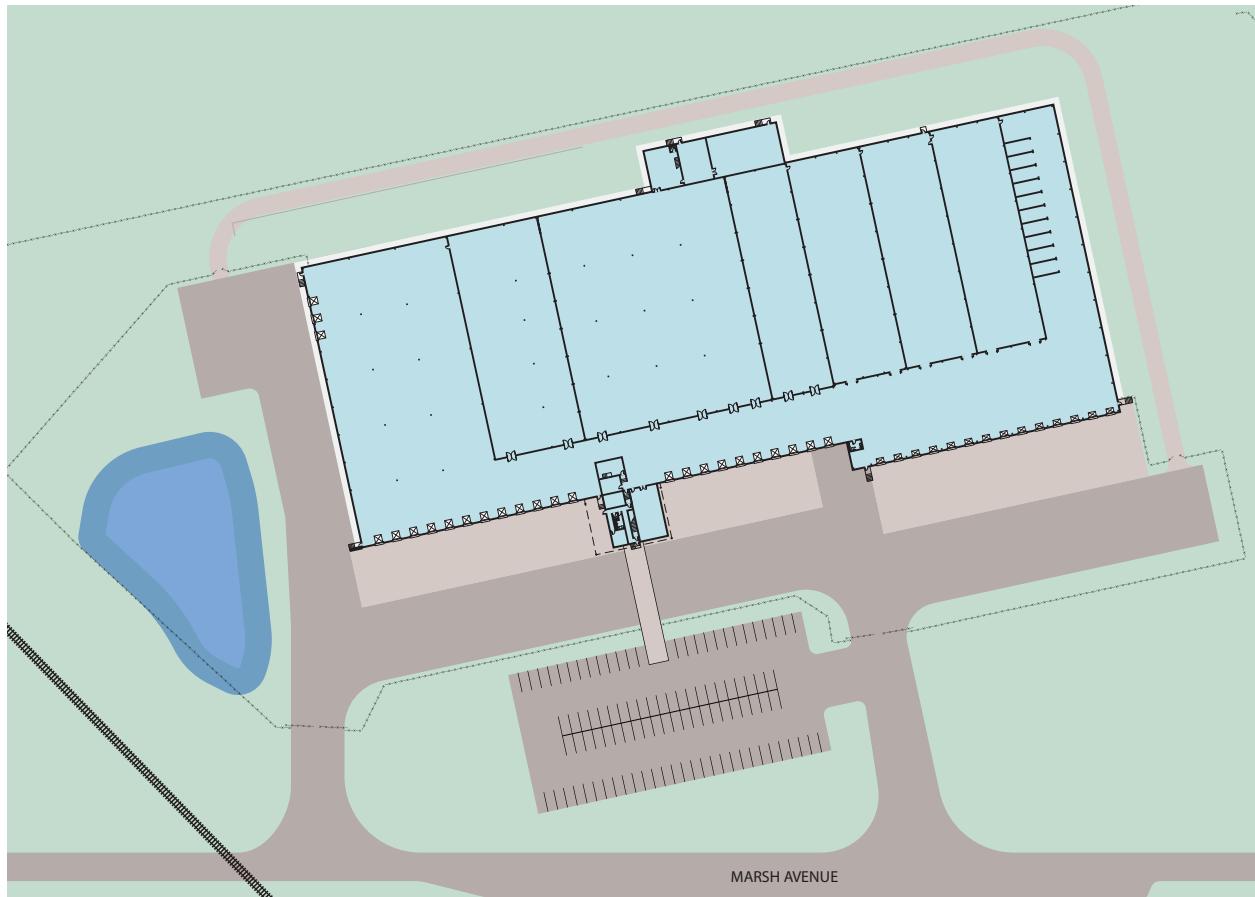


# Property summary

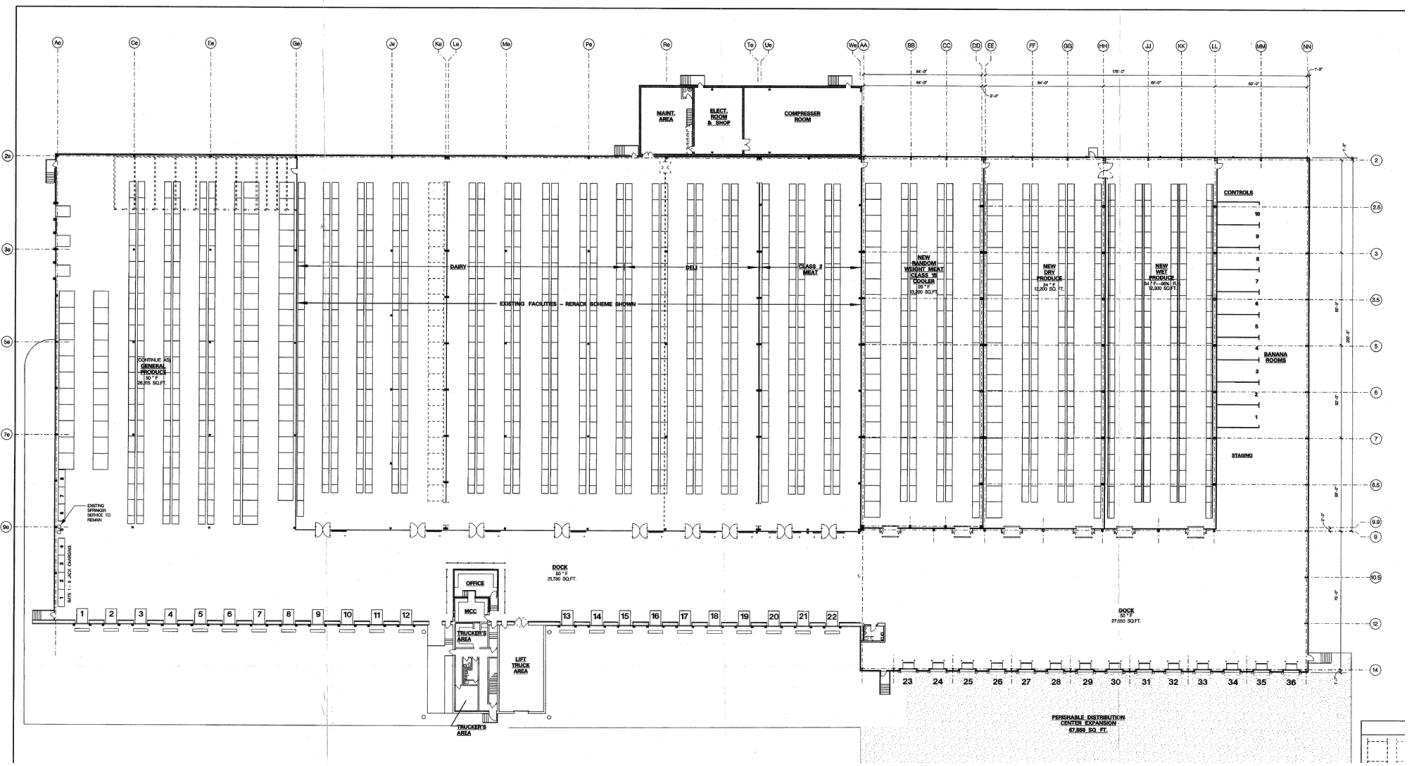
<b>Total building SF</b>	±189,965
<b>Office</b>	±6,846
<b>Cooler spaces</b>	±152,840
<b>Dry storage</b>	±26,315
<b>Dock area</b>	±49,380
<b>Year constructed</b>	1982/1986
<b>Ceiling heights</b>	31' in freezer/cooler area 37' in refrigerated dock area
<b>Docks</b>	35 with levelers and seals
<b>Drive-in</b>	One 10' x 12'
<b>Land</b>	26.8 acres
<b>Electrical</b>	2500 Amp, 480/277 volt, 3-phase, 4-wire
<b>Parking</b>	100 car spaces
<b>Refrigerant</b>	Ammonia (±20,000 lbs)
<b>Compressors</b>	Five
<b>Temperature range</b>	28° to 50° F
<b>Loading dock</b>	50° F
<b>Sprinkler</b>	Dry pipe system: warehouse Wet pipe system: office



# Site plan



# Floor plan



## 2801 S Marsh Avenue, Yorktown, IN - Aerial view



### The Crossroads of America: Why Indy

A leader in business fundamentals, accessibility, and labor

#### Top State for Business

**#5** State for Cost of Doing Business  
CNBC - 2023

**#3** Best City in America for Jobs  
Glassdoor - 2020

**#5** America's Top States for Business Infrastructure  
CNBC - 2023

**Top 6** US States for Business  
Chief Executive - 2018-2023

#### Ideal location

Indianapolis boasts a central location within the US and offers more interstate coverage than any other metropolitan area in the nation.

**#1** Best Mid-size Airport in North America  
Airports Council International - North America 2012-2023

**#1** in Number of Pass-through Highways

**#2** Largest Global FedEx Air Hub

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