

For lease or sale

189,965 SF Refrigeration & Cold Storage

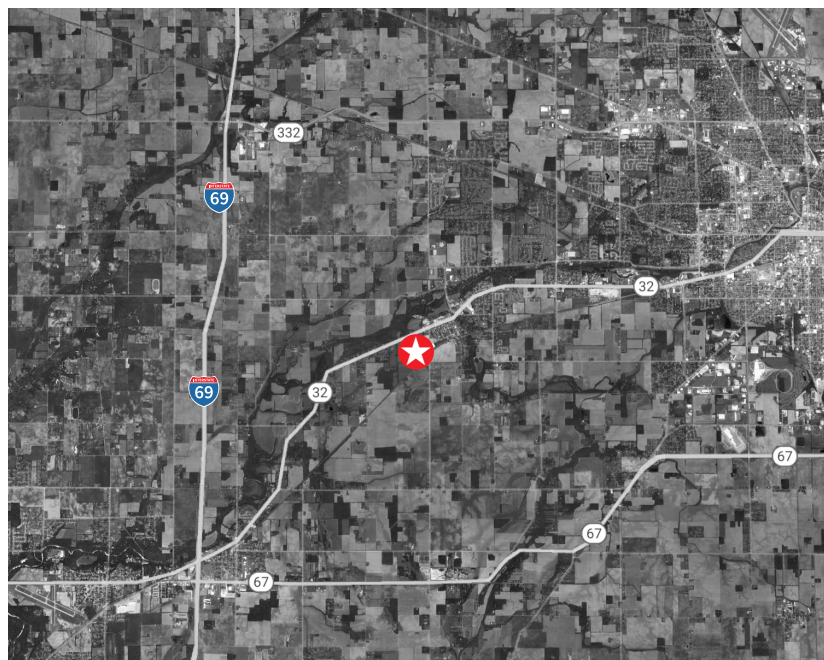
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2801 S Marsh Avenue
Yorktown, IN 47396

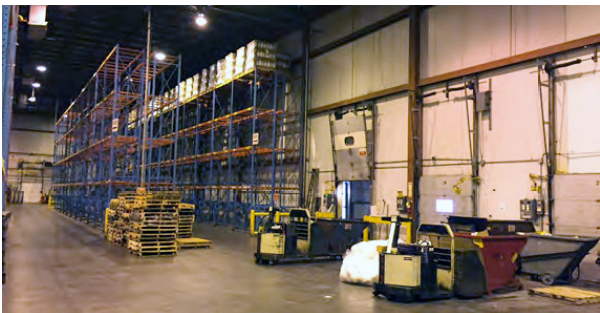
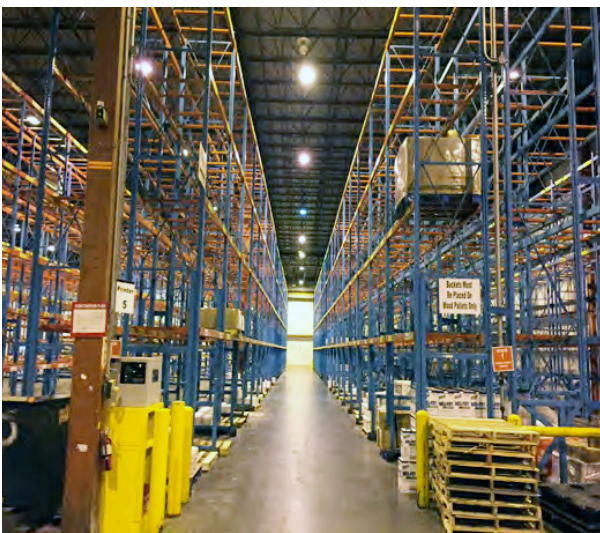
Location

- 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

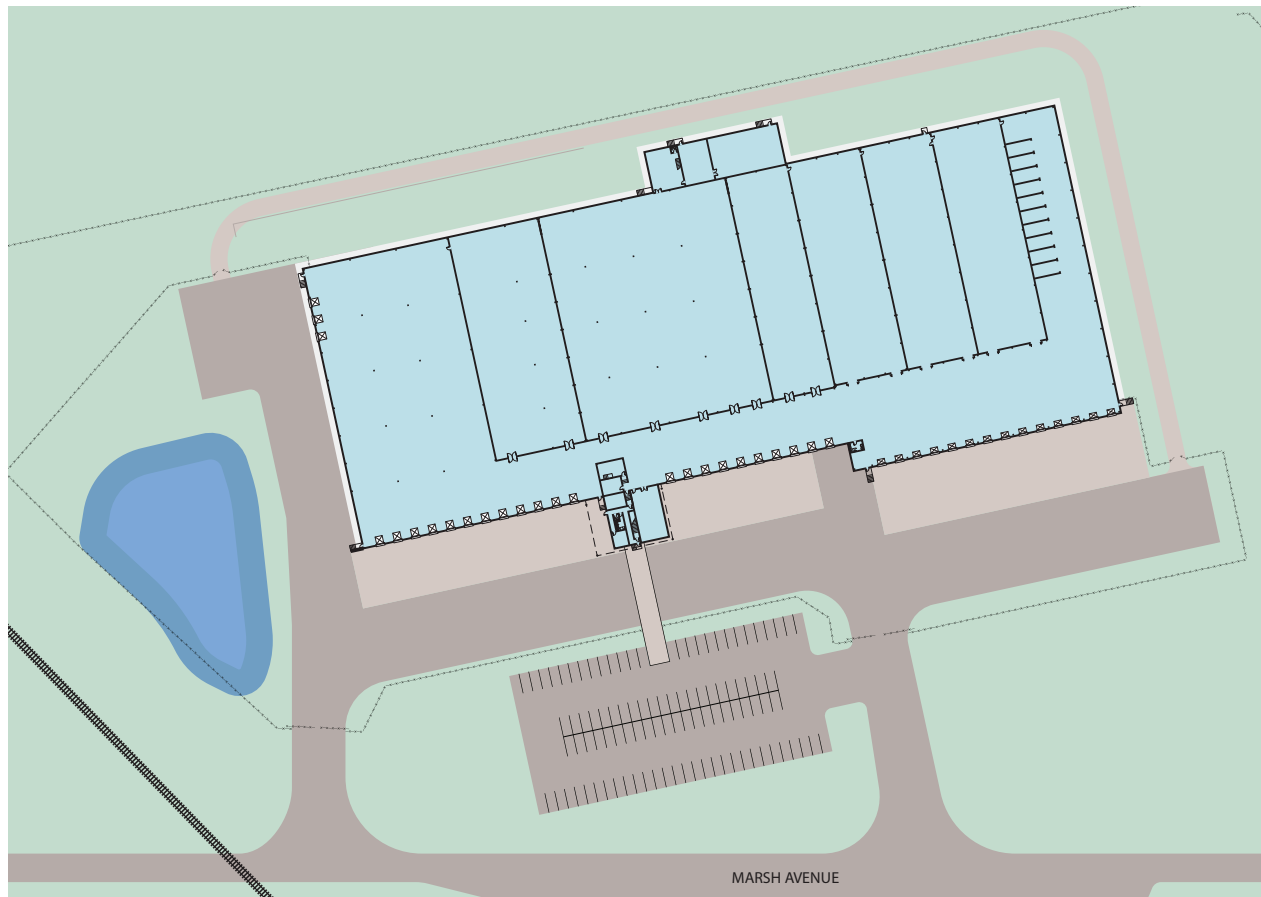


Property summary

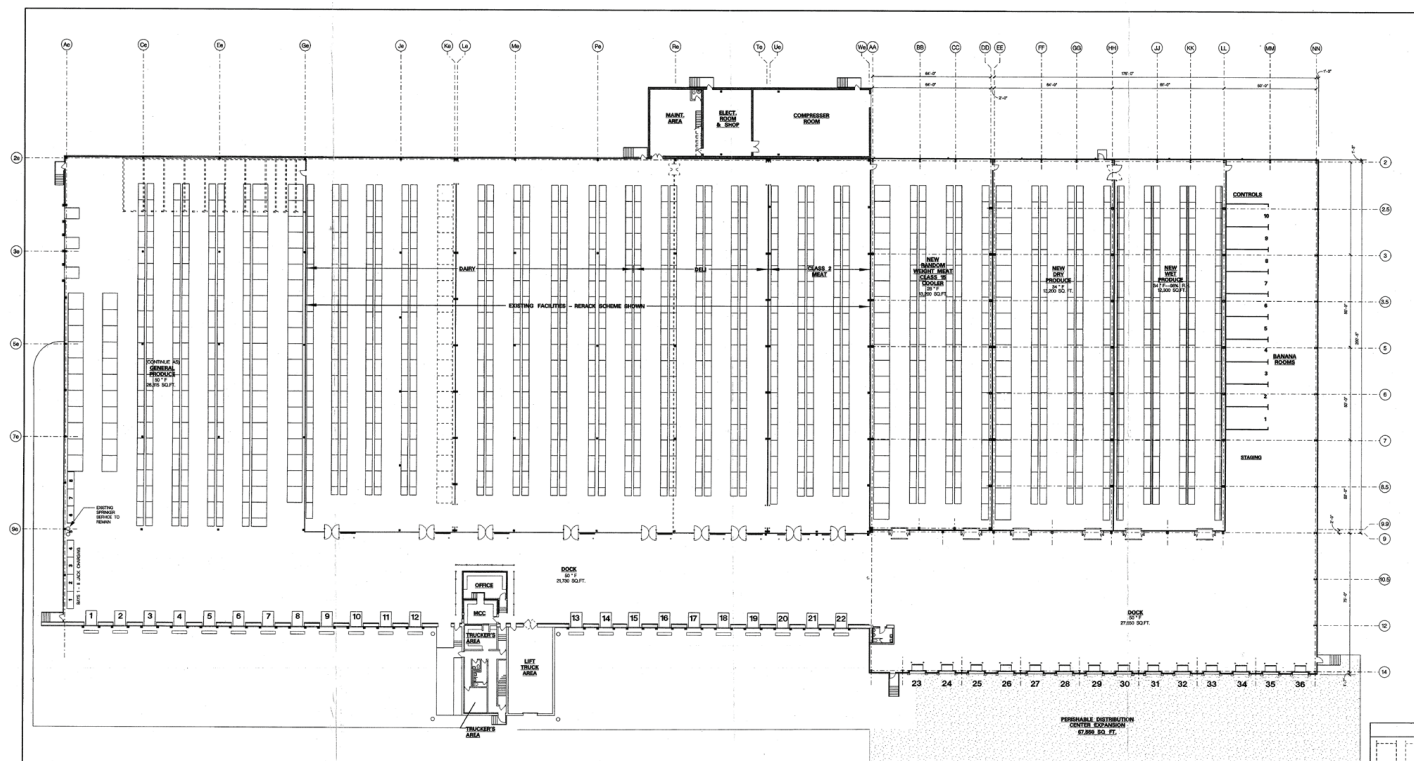
Total building SF	±189,965
Office	±6,846
Cooler spaces	±152,840
Dry storage	±26,315
Dock area	±49,380
Year constructed	1982/1986
Ceiling heights	31' in freezer/cooler area 37' in refrigerated dock area
Docks	35 with levelers and seals
Drive-in	One 10' x 12'
Land	26.8 acres
Electrical	2500 Amp, 480/277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