

For lease or sale

45,000 - 118,850 SF Refrigeration & Cold Storage



245 S Franklin Road
Indianapolis, IN 46219

Location

- Located in an Opportunity Zone on Indianapolis East side with immediate access to interstate
- 0.4 miles to I-465
- 2.2 miles to I-70
- 18.9 miles to FedEx
- 21.8 miles to Indianapolis International Airport
- 24.4 miles to UPS

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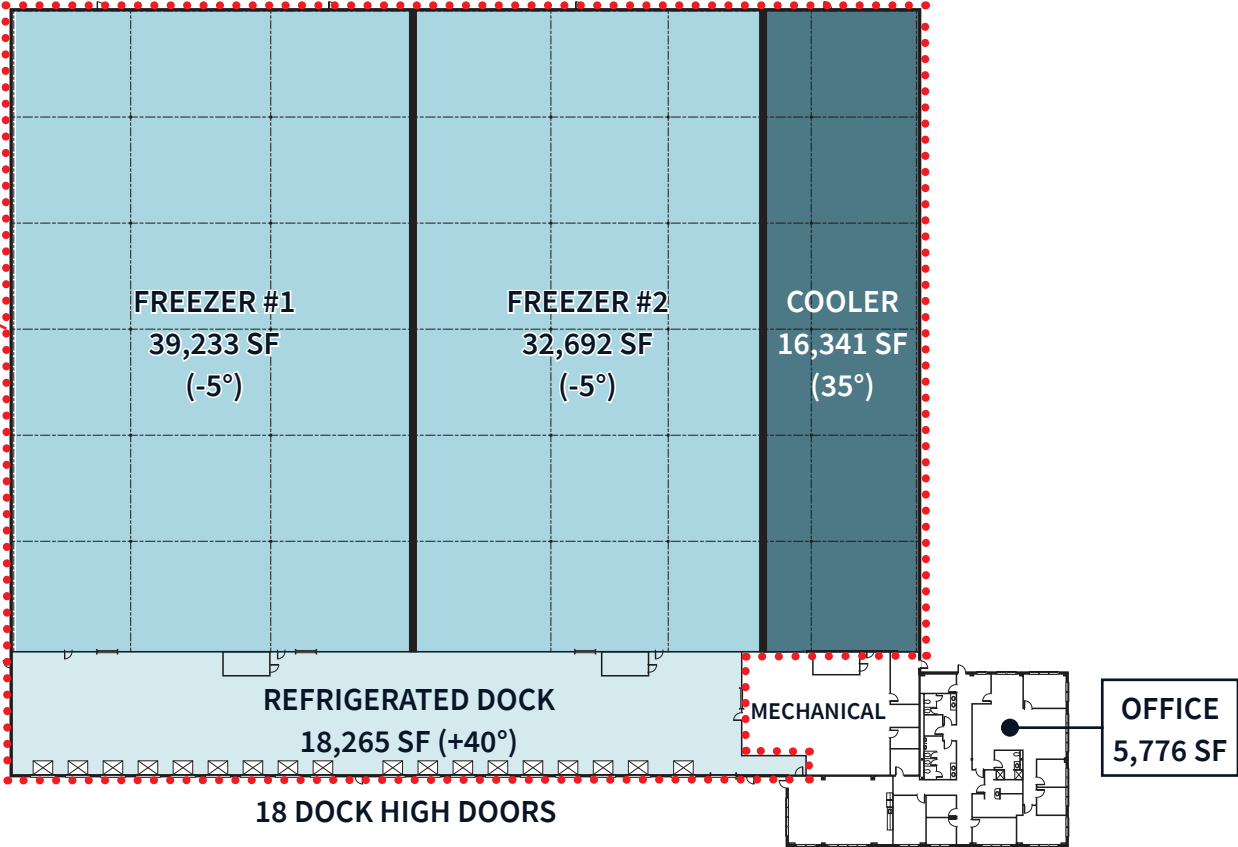
Property summary

Total building SF	118,850 SF (divisible to 45,000 SF) (expandable by 102,600 SF)
Cold storage total	94,808 (80%)
• Freezers #1 and #2 • Cooler	78,647 SF total: -5° 16,341 SF: 35°
Refrigerated dock/mechanical	18,265 SF: 40° (15%)
Office	5,776 SF (5%)
Site size	17.92 AC
Zoning	I3
Refrigeration	R 407C Freon
Clear height	37' - 39' in freezer 24' in refrigerated docks
Column spacing	42' 9" x 56' 6" (varies)
Freezer floor	Reinforced concrete with glycol heating system
Building expandable	To the east by 102,600 SF
Dock doors	18 with levelers and seals
Drive-in doors	1 (10' x 12')
Auto parking	35 spaces, expandable to 154
Trailer parking	50 spaces
Electrical	3000 amp, 480/277v, 3p, 4 wire
Fire protection	Wet and dry sprinkler system
Lighting	T-5
Roof type	Rubber membrane roof cover over metal decking
Construction	Masonry/concrete ext. walls & wood/steel roof
Cold storage walls	Metal insulated panel

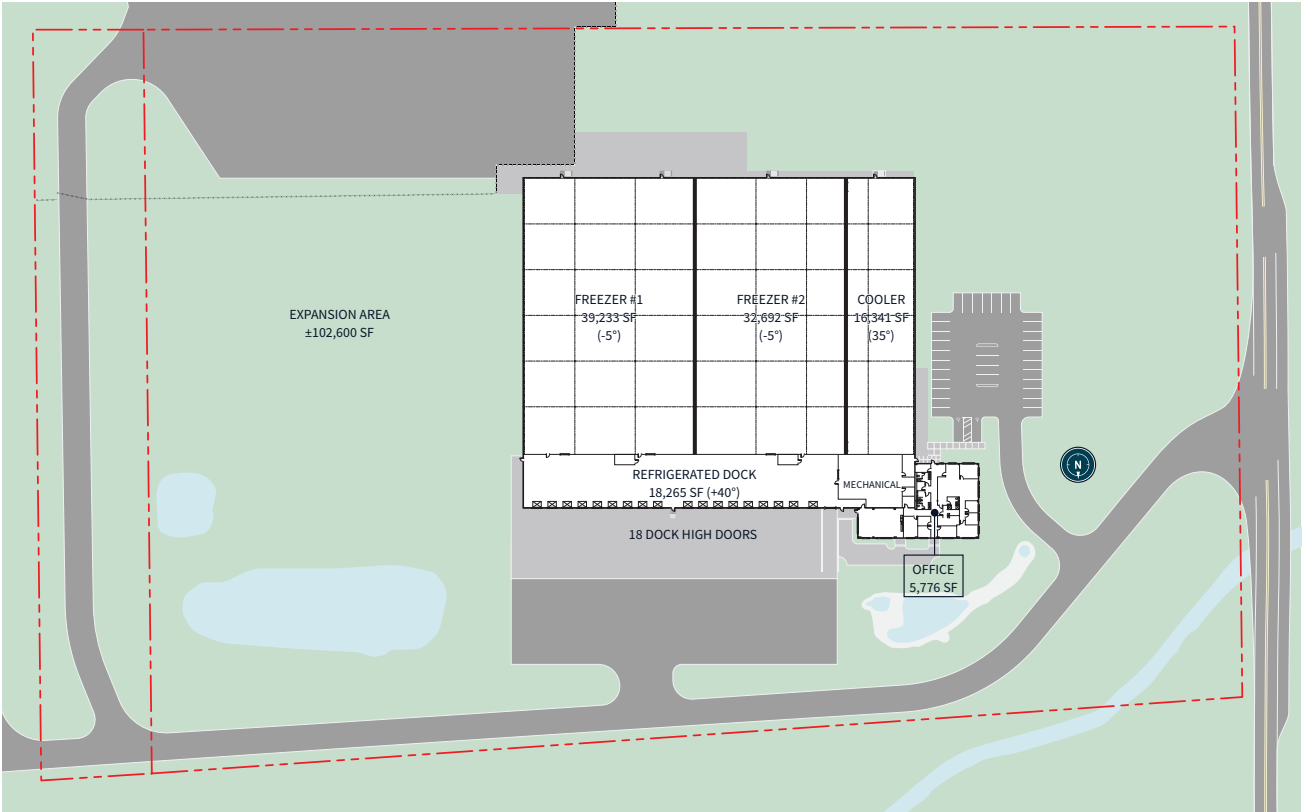


Floor plan

GLYCOL HEATING
PLACED
THROUGHOUT
WAREHOUSE
AND DOCK SLAB.



Site plan



245 S Franklin Road, Indianapolis 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

Ryan Sondles
Associate
ryan.sondles@jll.com
+1 317 810 6413

Abigail Sievers
Senior Vice President
abigail.sievers@jll.com
+1 217 649 9820

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