

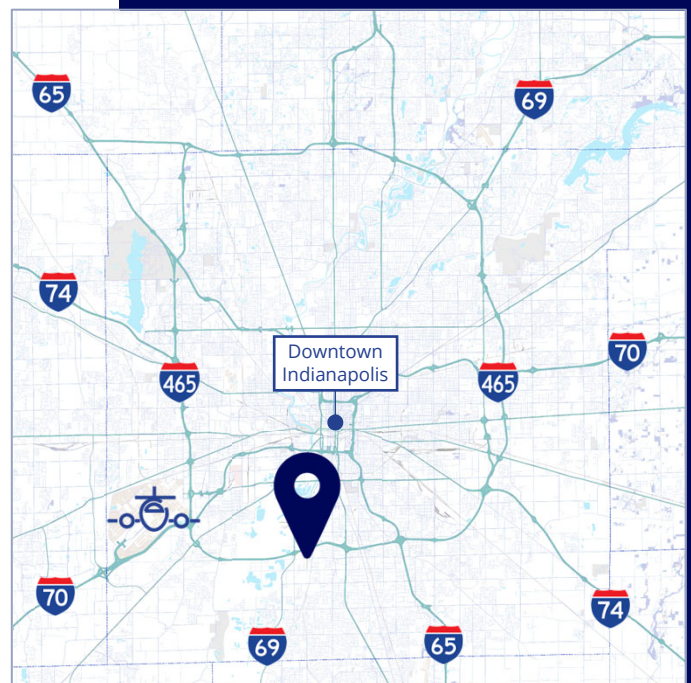


4600 Bluff Rd
Indianapolis, IN 46217

FOR LEASE

Property Highlights

- ±10,184 SF Available
- Multiple large overhead drive-in doors
- ±1.7 Acres
- C-7 Zoning – Versatile for a wide variety of uses
- Secured outdoor storage with electric perimeter fence
- Situated along I-465 with ±118,000 vehicles per day
- Excellent connectivity to Indianapolis' interstate systems
- Proximity to the Indianapolis Intl. Airport and Downtown



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PROPERTY SPECIFICATIONS

Building Size ±10,184 SF

Office, Showroom & Parts Storage ±5,600 SF

Warehouse 4 Maintenance bays (40' Deep)

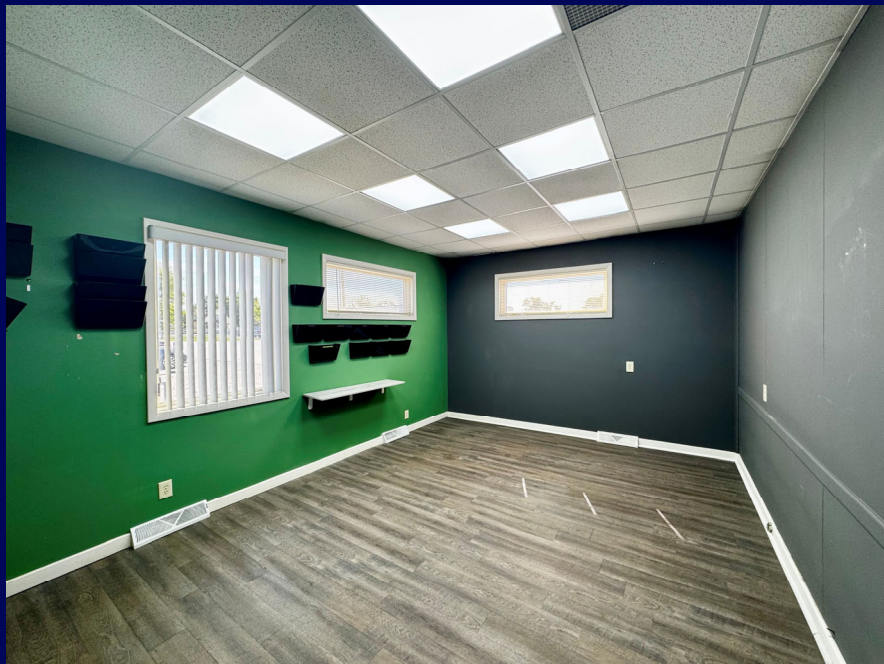
Drive-in Doors
3 (16' x 14')
1 (15' x 14')
1 (12' x 12')

Clear Height 15.5'

Total Land 1.7 Acres

Lot Surface Milling & Stone

Zoning C-7

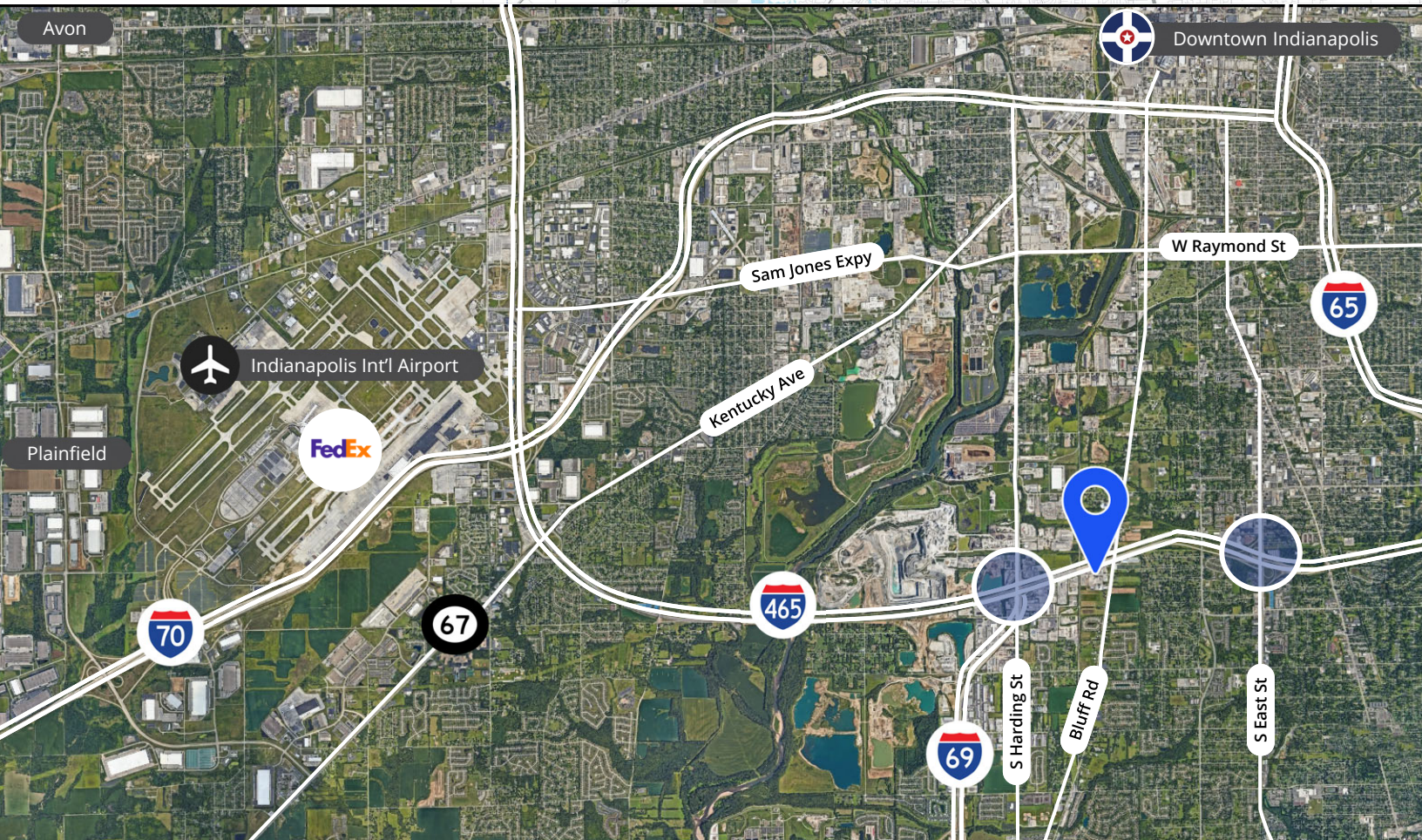
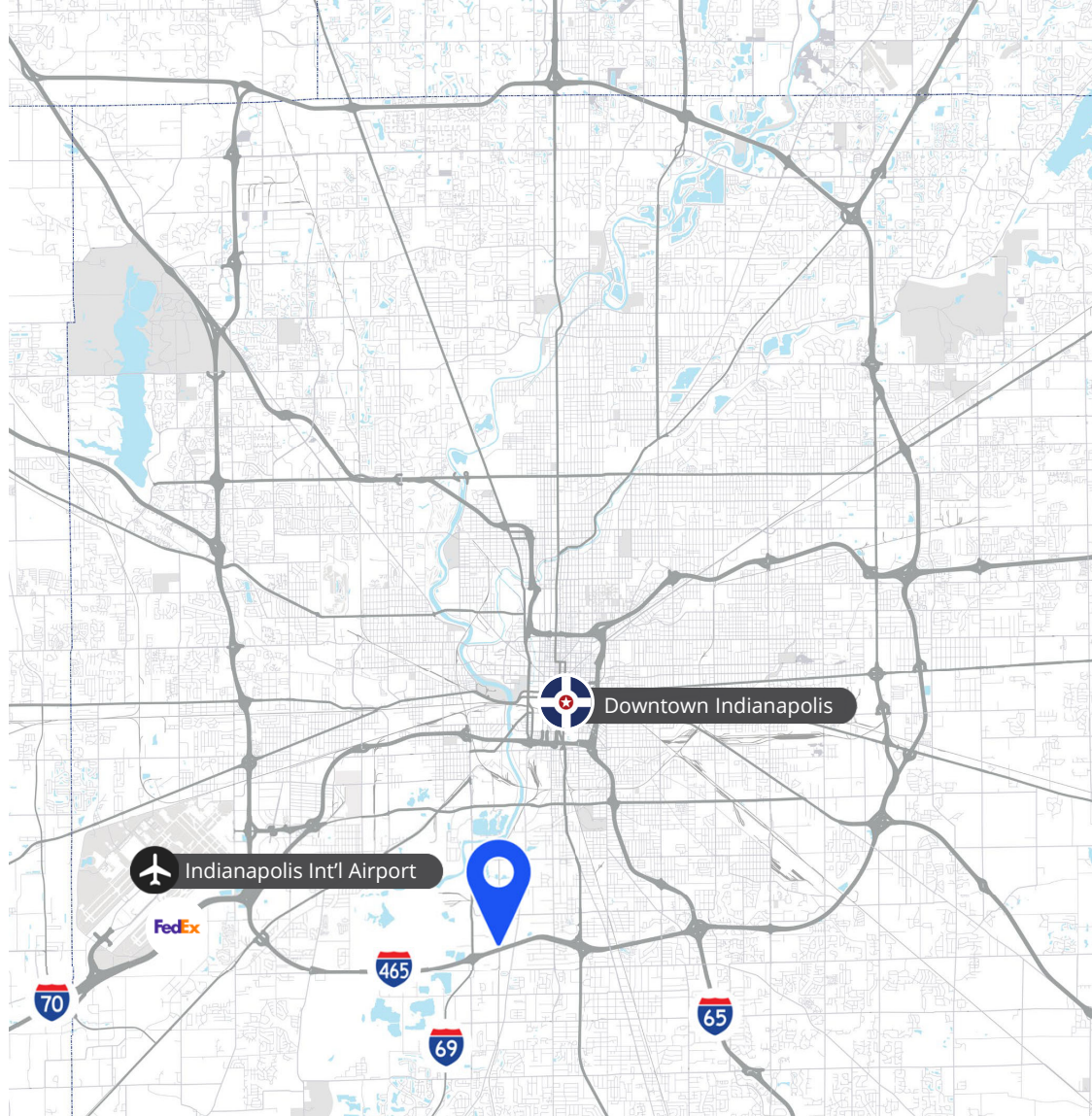


LOCAL CONNECTIVITY

I-69	2.1 Miles
I-465	2.2 Miles
Downtown Indianapolis	5.0 Miles
FedEx World Hub	8.5 Miles
Indianapolis Int'l Airport	12.0 Miles
CSX Rail Yard	17.2 Miles

REGIONAL CONNECTIVITY

Cincinnati, OH	110 Miles
Louisville, KY	113 Miles
Chicago, IL	190 Miles
Columbus, OH	179 Miles
St. Louis, MO	242 Miles
Detroit, MI	292 Miles



Why Indy

Colliers



INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx air hub worldwide
- Serves as 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.”

2022 – Site Selection Magazine



INDIANA PORTS — UNMATCHED 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

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

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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