




COMPLETE
Ready for Occupancy



EIX

EAST INDY EXCHANGE

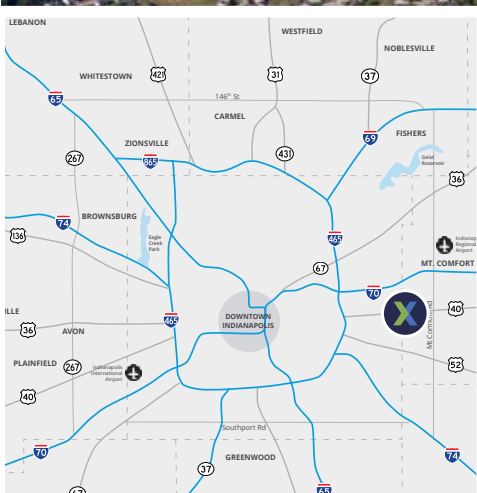
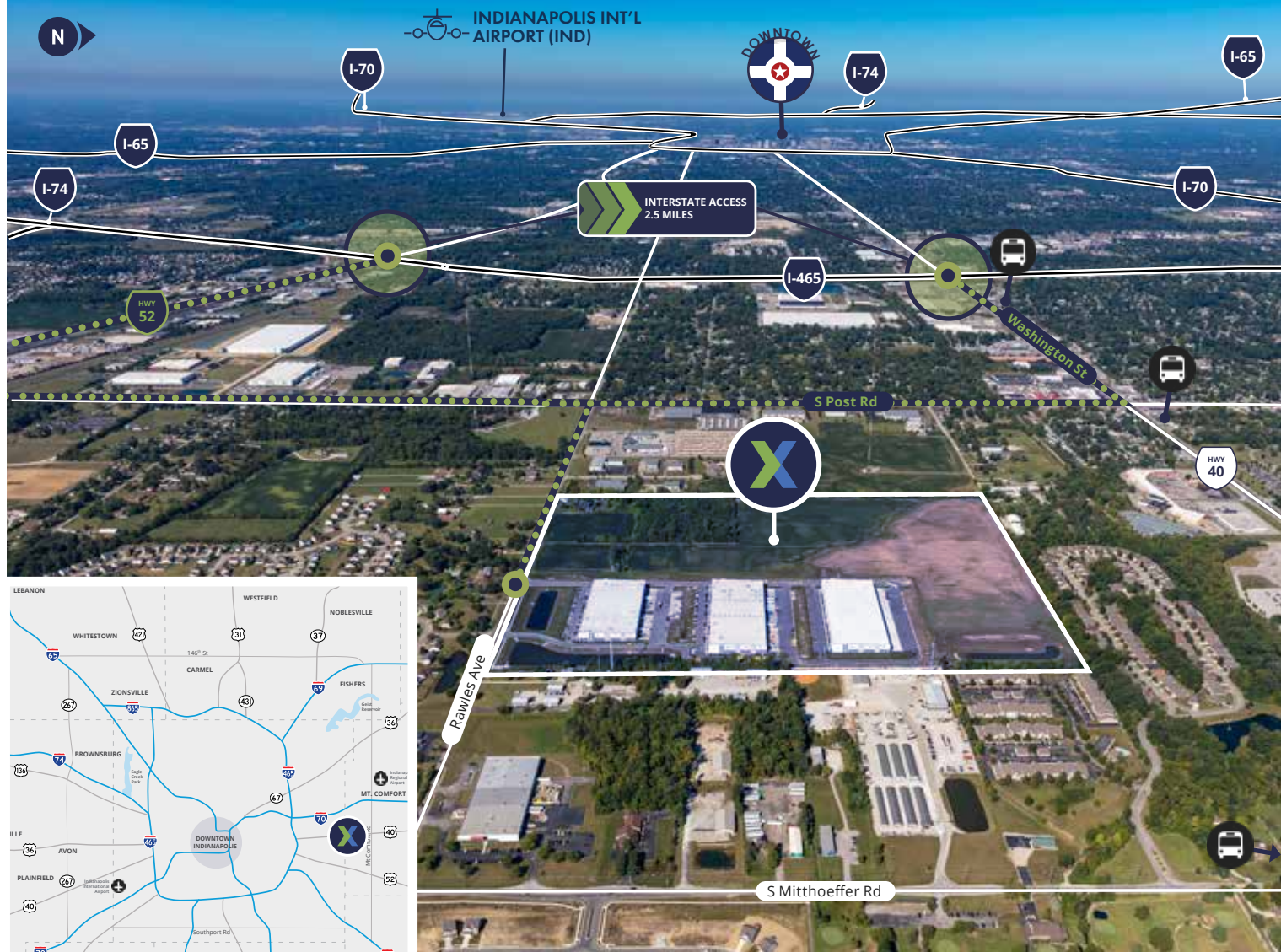
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- **Building #3** - 112,840 SF AVAILABLE
 - Zoned I-4 Heavy Industrial
 - Outside storage & heavy parking requirements easily accommodated
 - Immediate access to I-465, less than 4 miles to I-70 & I-74
 - Rawles Avenue upgrades at entrance to the park
 - Master planned industrial park w/ BTS sites available up to 900,000 SF
 - Superb access to strong labor force w/ close proximity to public transportation
 - 5-year tax abatement approved

JASON SPECKMAN SIOR
317.713.2115
jason.speckman@colliers.com

JIMMY COHOAT SIOR
317.713.2124
jimmy.cohoat@colliers.com

ANDREA HOPPER SIOR
317.713.2128
andrea.hopper@colliers.com





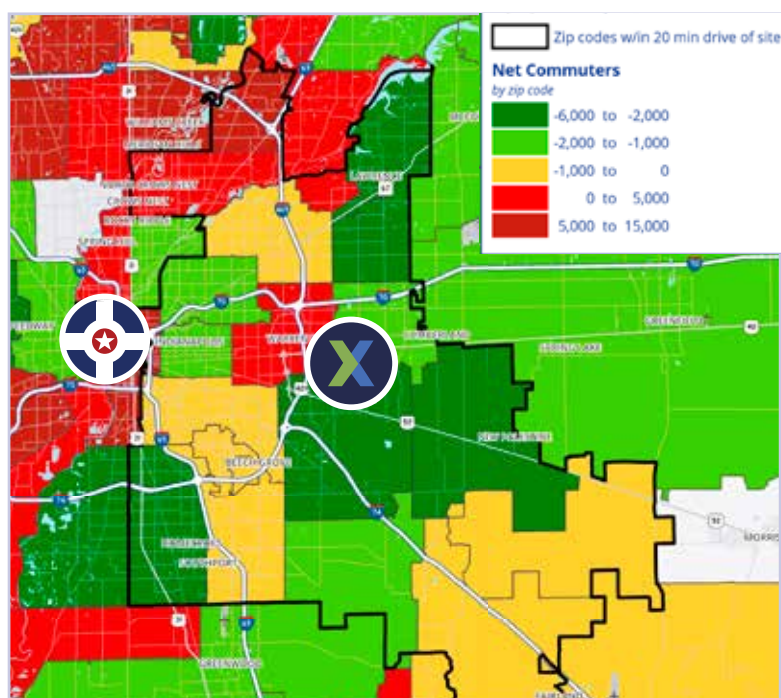
INTERSTATE ACCESS



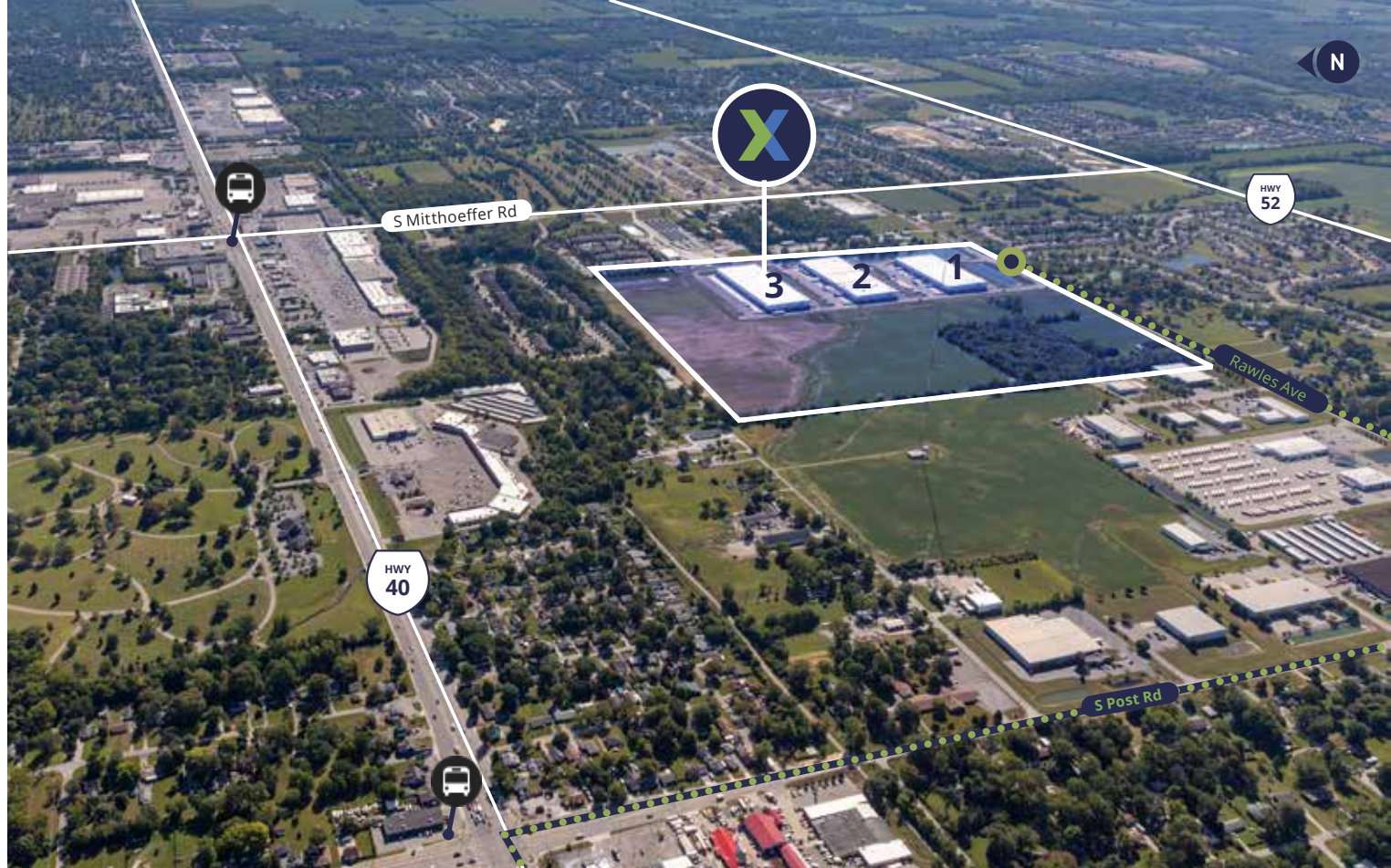
NEARBY AREA AMENITIES



LABOR DATA HEAT MAP - NET COMMUTERS

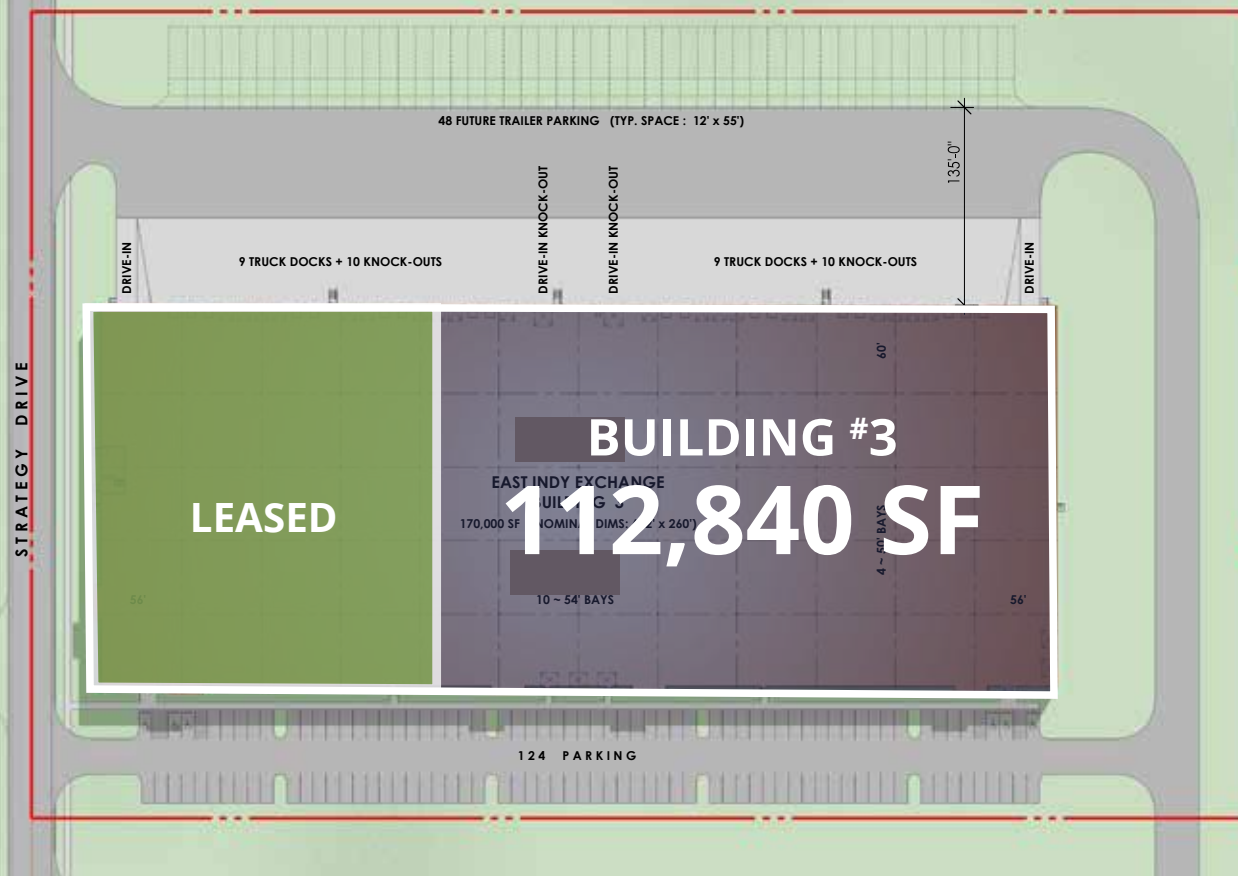








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BUILDING #3 | 335 STRATEGY DR | SITE PLAN + BUILDING SPECS

Building SF 112,840 SF *(available)*

Site Area 10.43 acres

Year Built 2023

Clear Height 32'

Column Spacing 54' x 50' docking bays
(54' x 60' staging bays)

Configuration Rear load facility

Dock Equipment (11) 9' x 10' docks w/ seals & levelers
Knock Outs (12) knock-outs
Dock Levelers 40,000 lb. mechanical levelers

Drive-ins (2) 12' x 14' drive-in doors

Auto Parking ±75 *(expandable)*

Future Trailer Parking 48 dedicated trailer parking spots

Security Truck court can be fully secured

Power 1200 amps w/ preparation to expand to 4 total services

Truck Court 135'

Office Space BTS

Access Dual access points

DESIGN DETAILS

Construction Insulated precast panel system

Roof .045 mechanically attached white TPO roof system

Floor 7" unreinforced concrete floor slab with Ashford seal

Warehouse Lighting LED high bay lights

Warehouse Heating Gas fired make-up air units

Fire Protection ESFR

WHY INDIANA



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.”

— Site Selection Magazine

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

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



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
SE
SW

Burns Harbor
Jeffersonville
Mt Vernon