



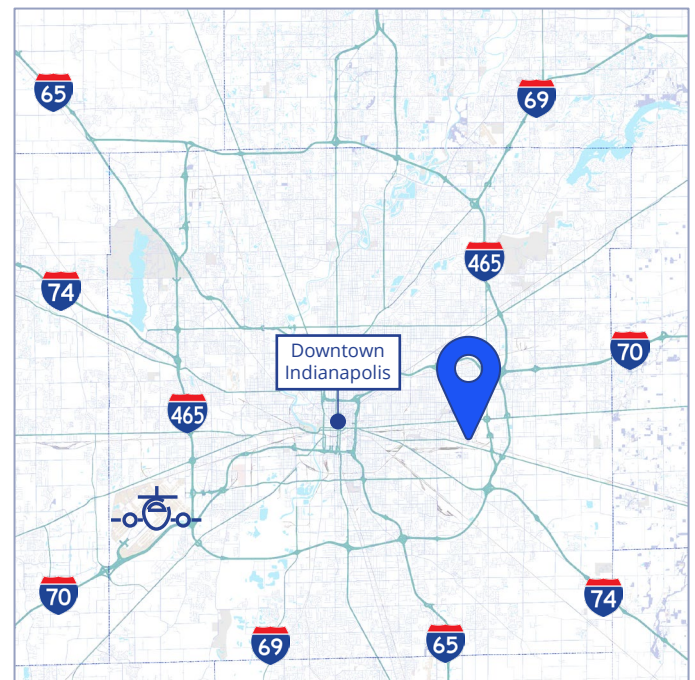
**FOR SALE OR LEASE**

**6335 English Ave**

Indianapolis, IN 46219

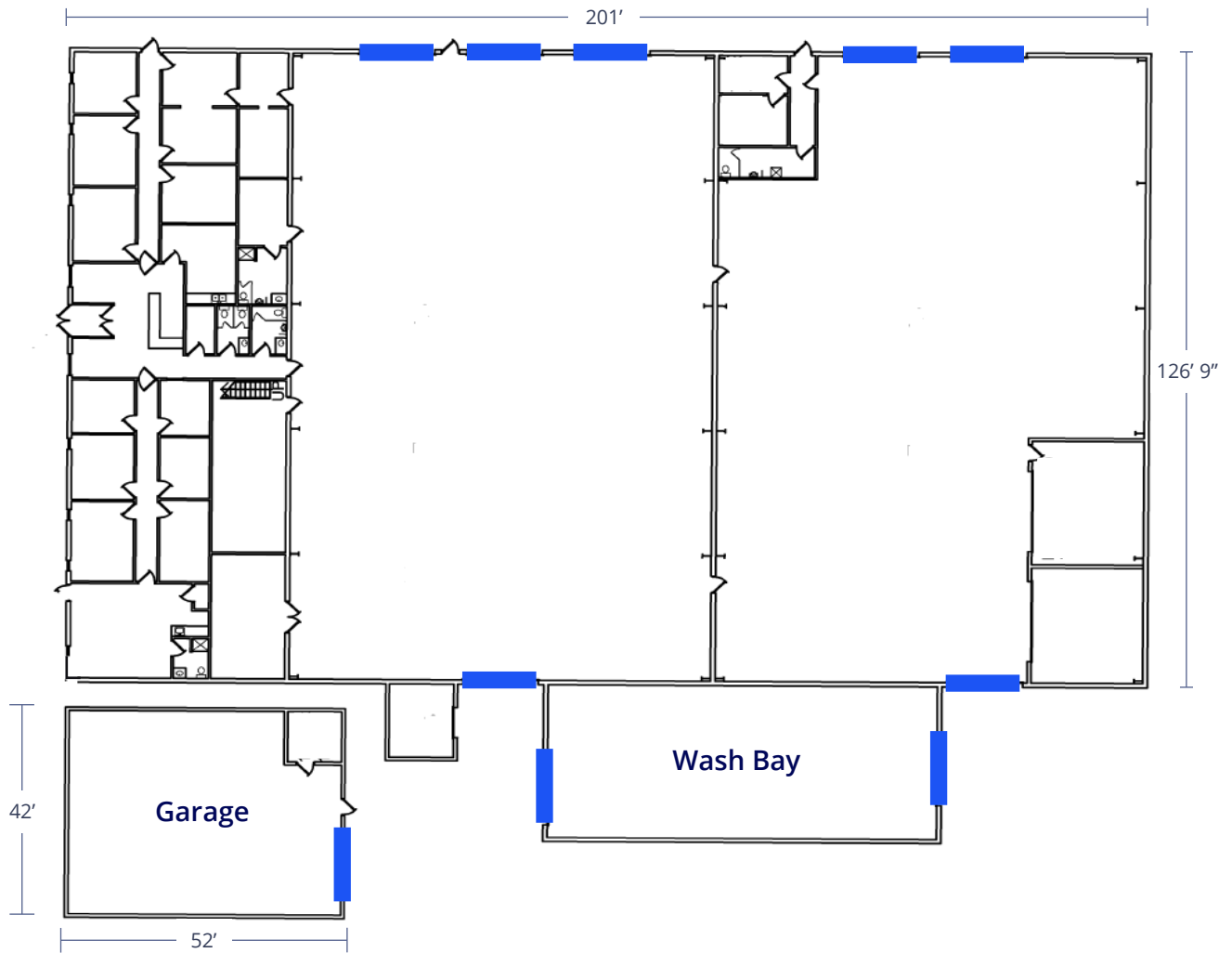
**Property Highlights:**

- ±30,185 SF available
- ±25,452 SF warehouse
- ±4,773 SF office/parts
- 16'-18' Clear height
- Multiple large drive-in doors
- ±4.12 Acres – Secured with automatic gate and concrete surface
- I-3 Zoning – Outdoor storage permitted
- Excellent access to I-465, offering connectivity to Indy's interstate systems



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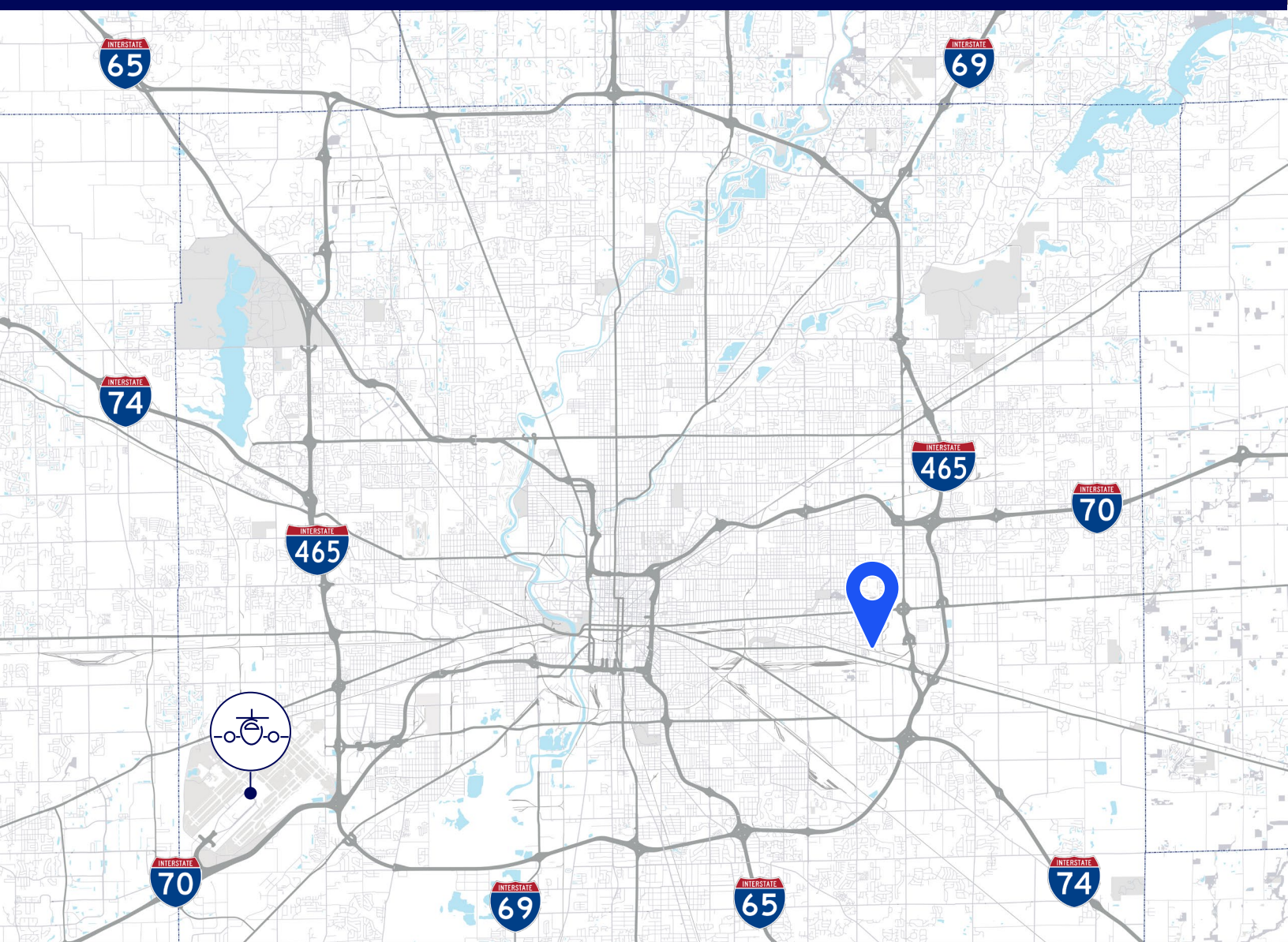
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## Property Specifications

<b>Total Building:</b>	±30,185 SF
<b>Warehouse:</b>	±25,452 SF
<b>Office/Parts:</b>	±4,773 SF
<b>Mezzanine:</b>	±4,982 SF - not included in total Building SF
<b>Drive-in Doors:</b>	9 (14'x14') 1 (10'x10')
<b>Clear Height:</b>	16'-18'
<b>Power Service:</b>	200 Amp, 120/208, 3-Phase 400 Amp, 120/208, 3-Phase 30 KVA transformer
<b>Lighting:</b>	LED
<b>Zoning:</b>	I-3
<b>Total Land:</b>	±4.12 Acres





# Why Indy



## INDIANAPOLIS INT'L AIRPORT

IND

- 2<sup>nd</sup> largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S
- 11<sup>th</sup> 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
- 5<sup>th</sup> 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
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> 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



## 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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**1<sup>st</sup>**  
in U.S. for manufacturing output

**1<sup>st</sup>**  
best state to start a business

**2<sup>nd</sup>**  
# Manufacturing Jobs (% of workforce)

**3<sup>rd</sup>**  
leading state in biotechnology exports