

FOR SALE OR LEASE

6302 Churchman Bypass

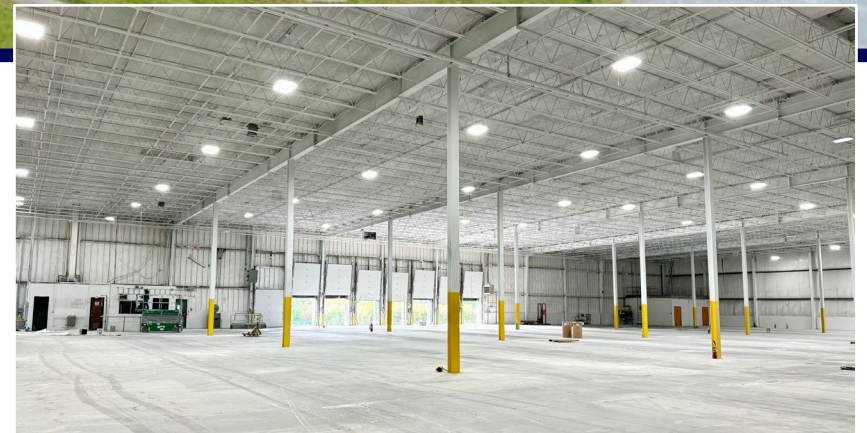
Indianapolis, IN 46203

±130,800 SF Manufacturing Facility on ±13.69 Acres



Property Highlights

- ±130,800 SF building on ±13.69 acres
- Manufacturing facility with ample power, optional rail access, and land for building expansion or outdoor storage
- Extensive site renovations recently completed (2024)
- Zoned I-3 (Outdoor storage permitted)
- Prime location with excellent access to I-465, providing seamless connectivity to Indy's interstate systems



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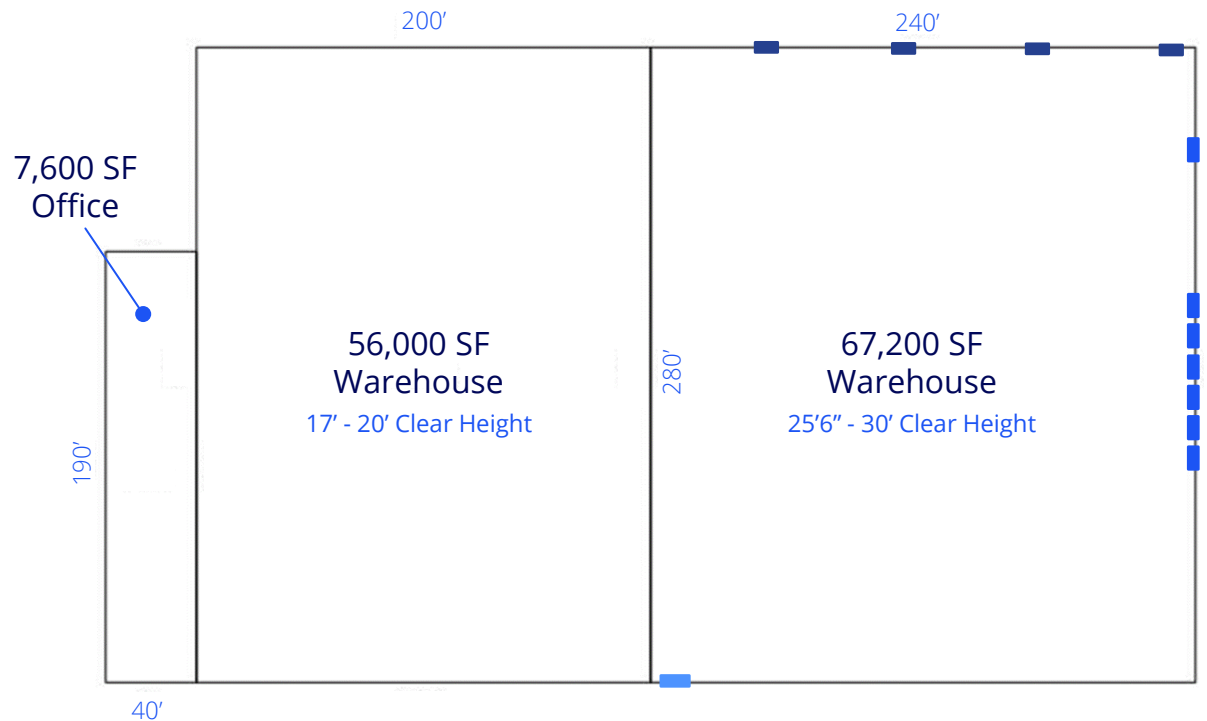
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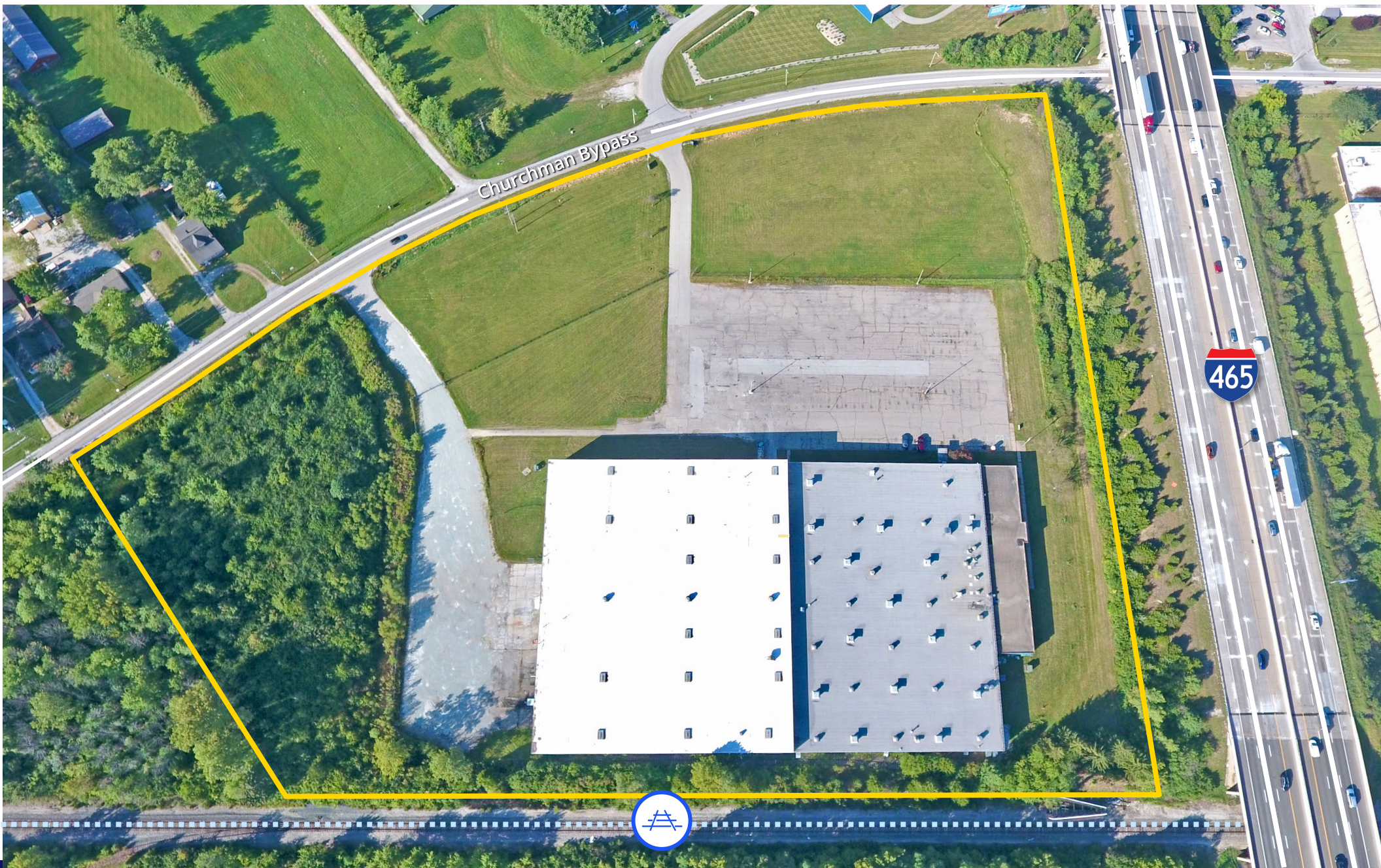
Property Specifications

Total Building	±130,800 SF
Warehouse	±123,200 SF
Office	±7,600 SF
Clear Height	17' - 30'
Dock Doors	9 (new 2024)
Drive-in Door	1
Rail Doors	4
Rail Service	CSX (inactive)

- (1) 480V | 3-phase | 28,747 amps, 2000 kVA transformer, feeding a switchgear w/ 2500-amp breaker
- (1) 480V | 3-phase | 16,145 amps, 500 kVA transformer, feeding a switchgear w/ 1200-amp breaker
- (1) 480V | 3-phase | 10,532 amps, 150 kVA transformer, feeding the fire pump panel

Power	
Lighting	LED high bay w/ motion sensors
Sprinkler	Wet system
Roof	TPO (2008/2022)
Land	±13.69 AC
Zoning:	I-3 (Heavy Industrial w/ outdoor storage permitted)





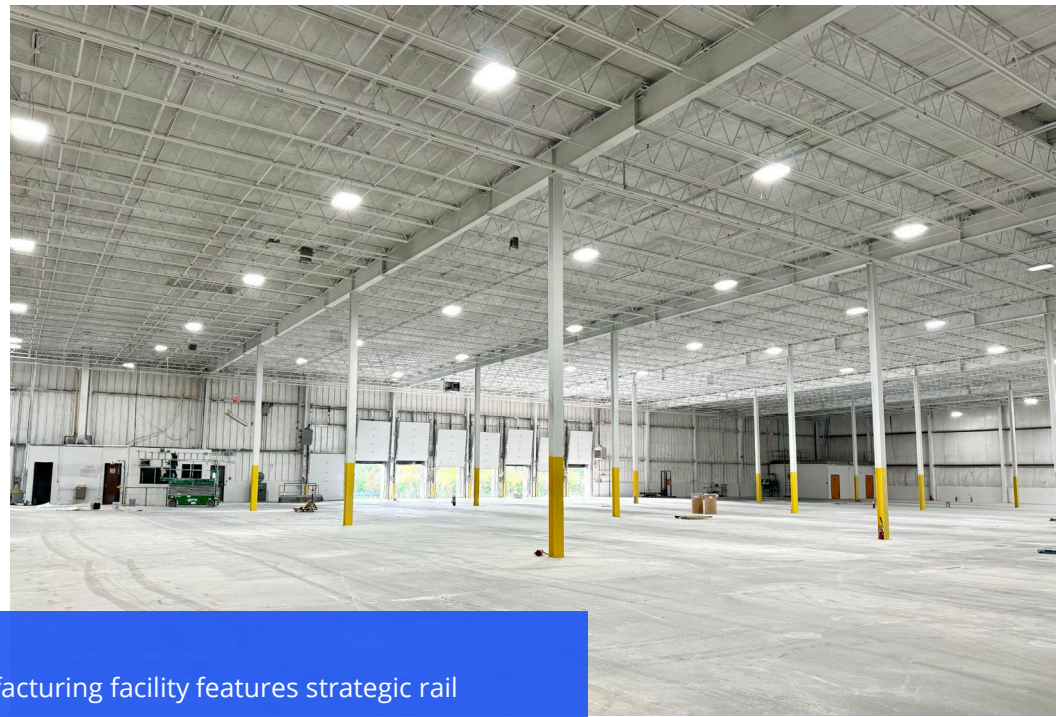
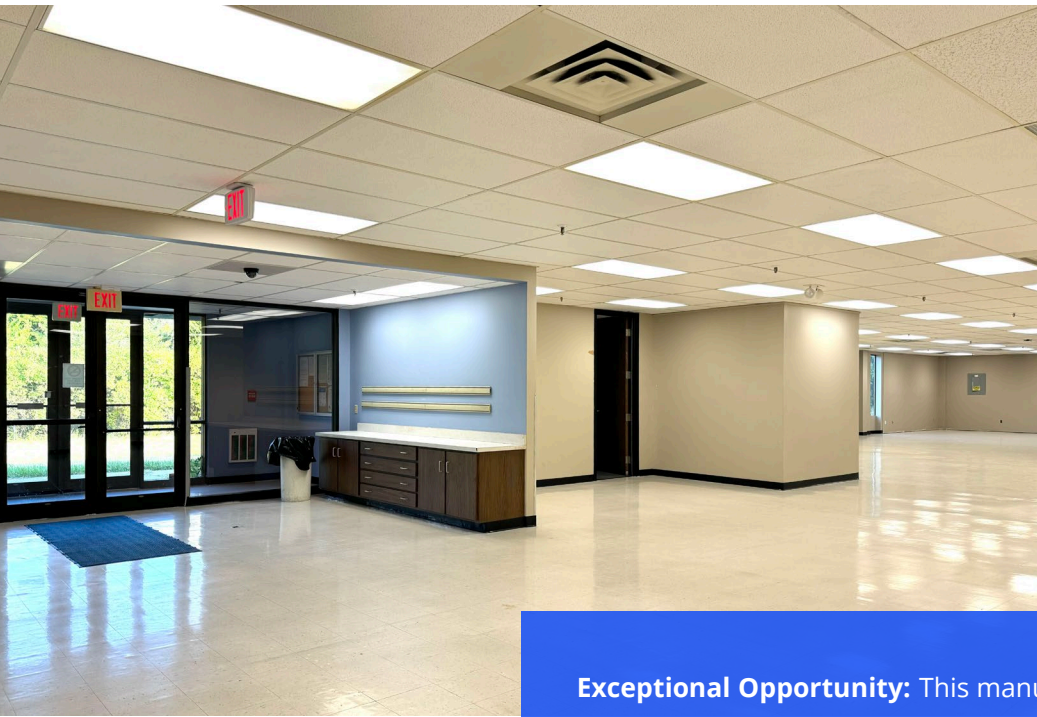
±130,800 SF



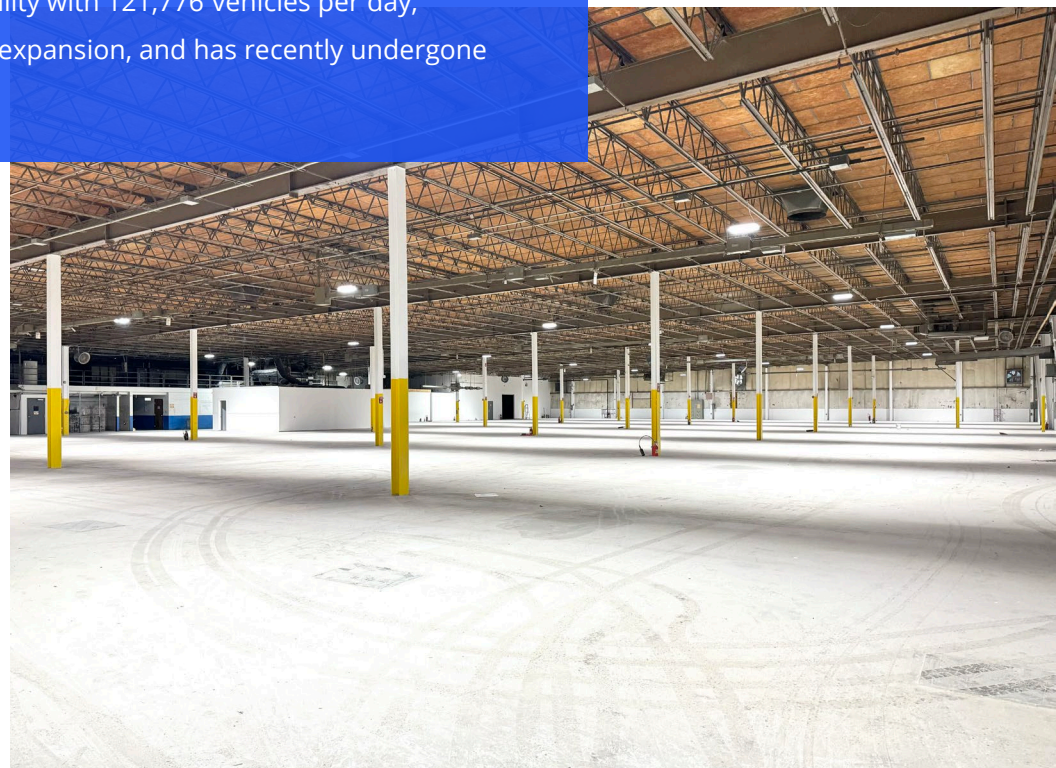
±13.69 Acres



Zoned I-3



Exceptional Opportunity: This manufacturing facility features strategic rail access, ample power, prime I-465 visibility with 121,776 vehicles per day, additional land for outdoor storage or expansion, and has recently undergone extensive renovations.



Location



Local Connectivity

	2.9 Miles
	3.5 Miles
	3.5 Miles
	7.8 Miles
	8.9 Miles
FedEx World Hub	13.7 Miles
Indianapolis Airport	13.7 Miles
CSX Rail Yard	20.6 Miles

Regional Connectivity

Cincinnati, OH	102 Miles
Louisville, KY	112 Miles
Columbus, OH	175 Miles
Chicago, IL	191 Miles
St. Louis, MO	247 Miles
Detroit, MI	286 Miles

Why Indiana

INDIANAPOLIS INT'L AIRPORT IND

- 2nd largest FedEx air hub worldwide
- 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*

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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

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



INDIANA PORTS — 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

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