



**FOR SALE**

**508 Wilson Street**

Kentland, IN

Google Earth  
Airbus

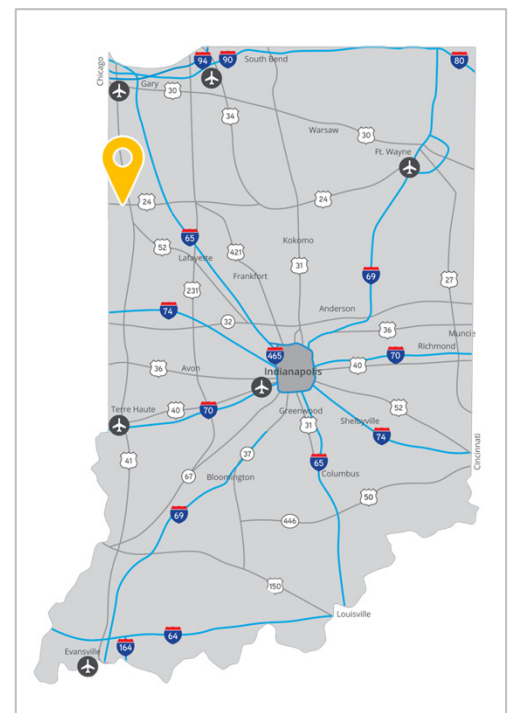
## Single-story industrial facility

### Property Highlights :

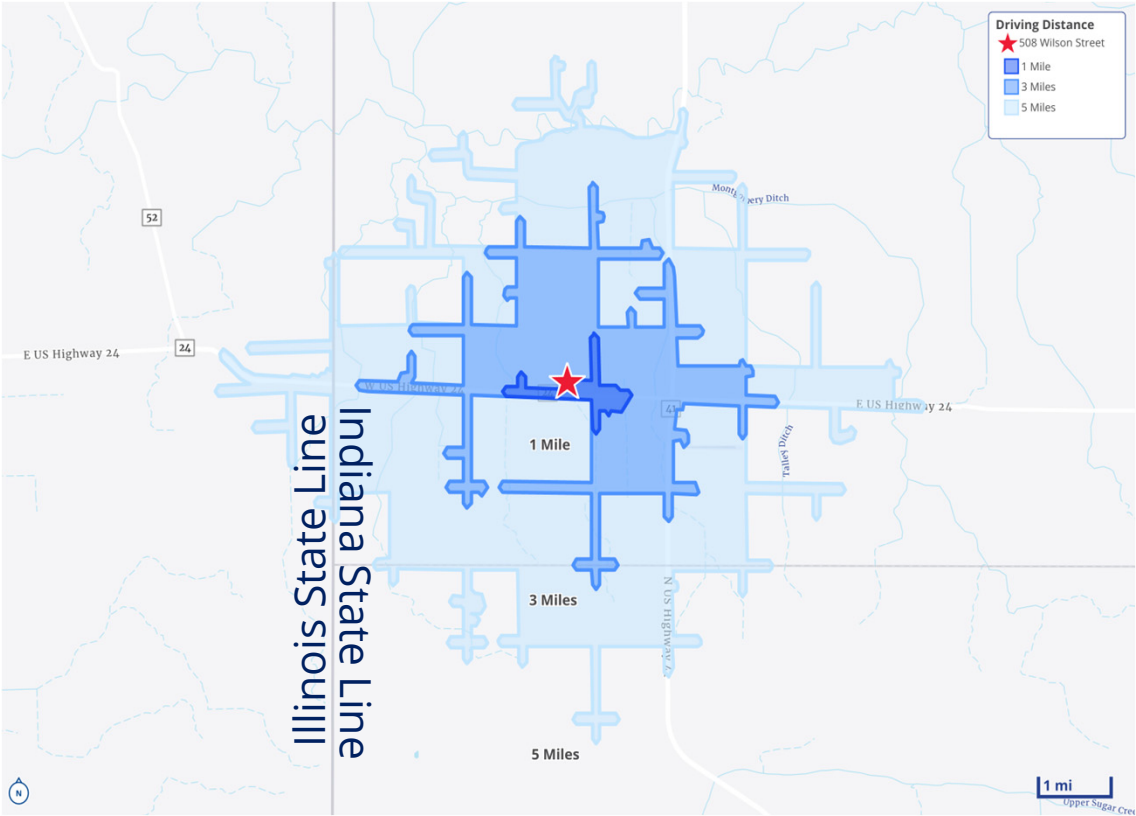
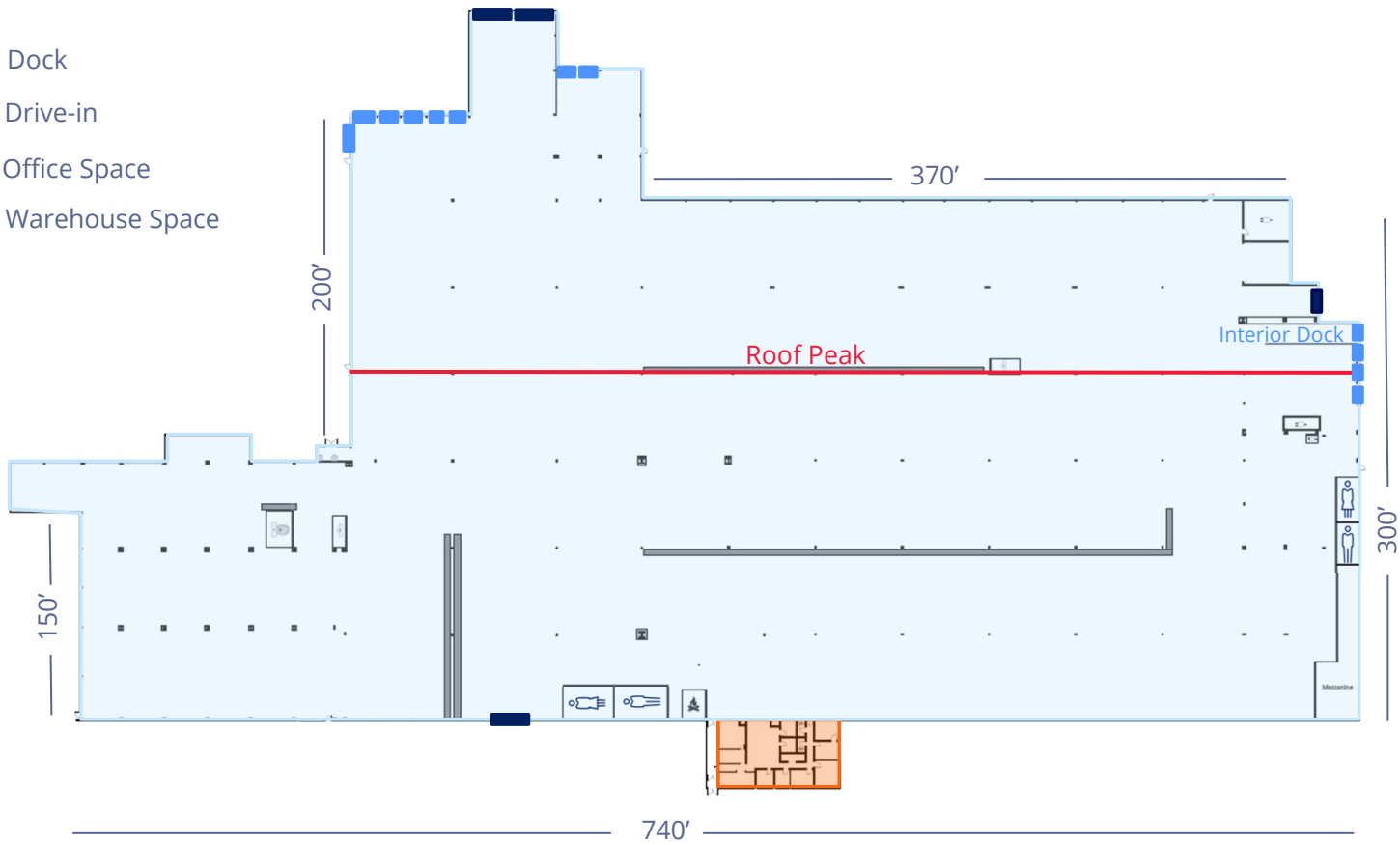
- ± 215,000 SF Building
- ± 5,200 SF Office
- (12) Docks
- (4) Drive-ins
- 25' – 33' Clear height
- ± 23 Acres
- Year built - 1973
- Sprinkler System – updated to ESFR in 2017
- Abundant power 480V – 3 phase
- HVAC and Lighting updates in 2017
- Ample parking on-site
- Located in an Opportunity Zone

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- Dock
- Drive-in
- Office Space
- Warehouse Space



Location	(Miles) Driving Distance
I-65	19.1
I-57	30.4
Chicago, IL	88.2
Indianapolis, IN	108
Cincinnati, OH	220
Louisville, KY	223
Madison, WI	233
St. Louis, MO	254
Detroit, MI	283



# Interior Photos





# Why Indiana



## INDIANAPOLIS INT'L AIRPORT

- 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



<b>IND</b>	Indianapolis Int'l Airport
<b>EW</b>	Evansville Regional Airport
<b>FWA</b>	Fort Wayne Int'l Airport
<b>GCIA</b>	Gary/Chicago Int'l Airport
<b>SBN</b>	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

\*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

<b>NW</b>	Burns Harbor
<b>SE</b>	Jeffersonville
<b>SW</b>	Mt Vernon

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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