



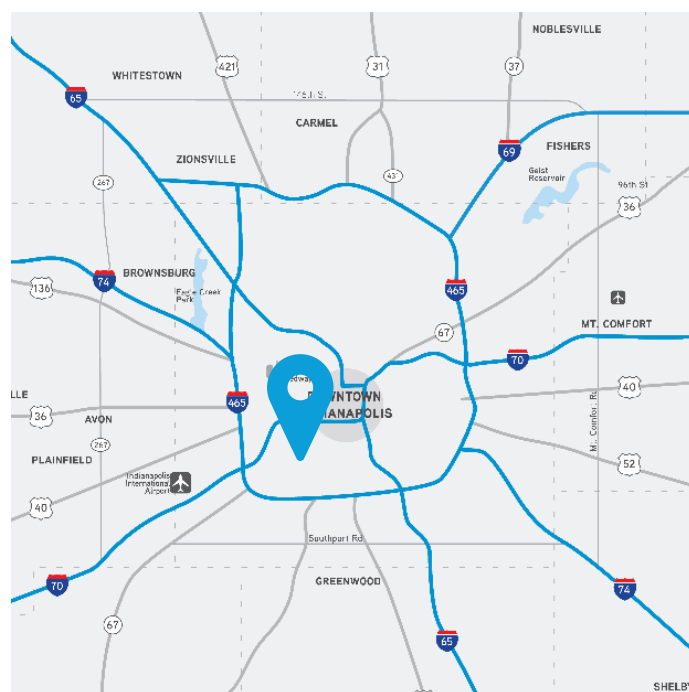
For Lease

Truck Terminal & Shop on ±6.36 Acres

1560 W Raymond St
Indianapolis, IN 46621

Property Highlights

- ±23,425 SF truck terminal
 - 14,775 SF warehouse
 - 50 Docks doors with EOD levelers
 - 1 Drive-in ramp
 - 8,650 SF office
- ±6,800 SF maintenance facility
 - 7 Large drive-in doors
- ± 6.36 Acres
- Fully secured with an electric fence
- Paved lot, recently improved
- Zoned I-4
- Excellent access to Indy's interstate systems



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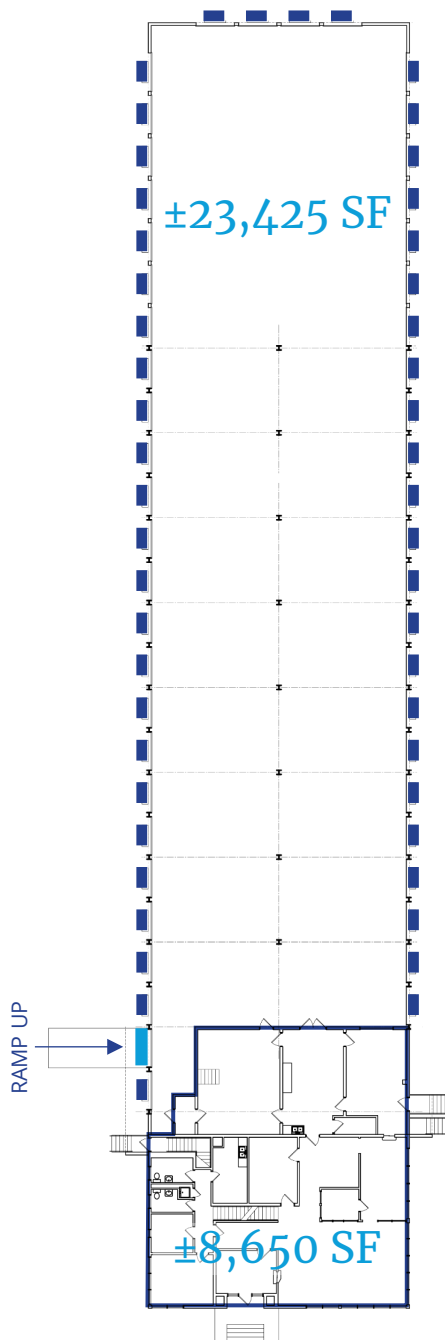
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Site Aerials

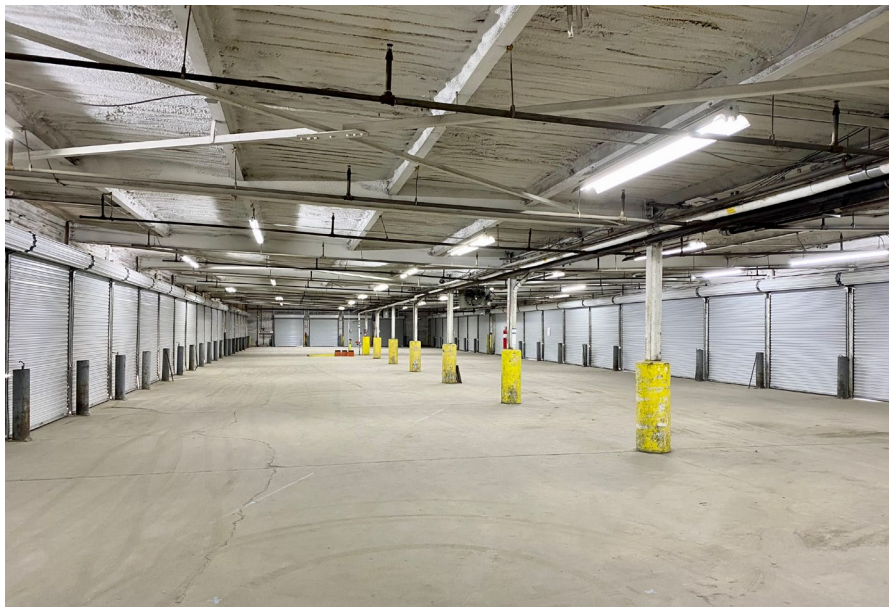
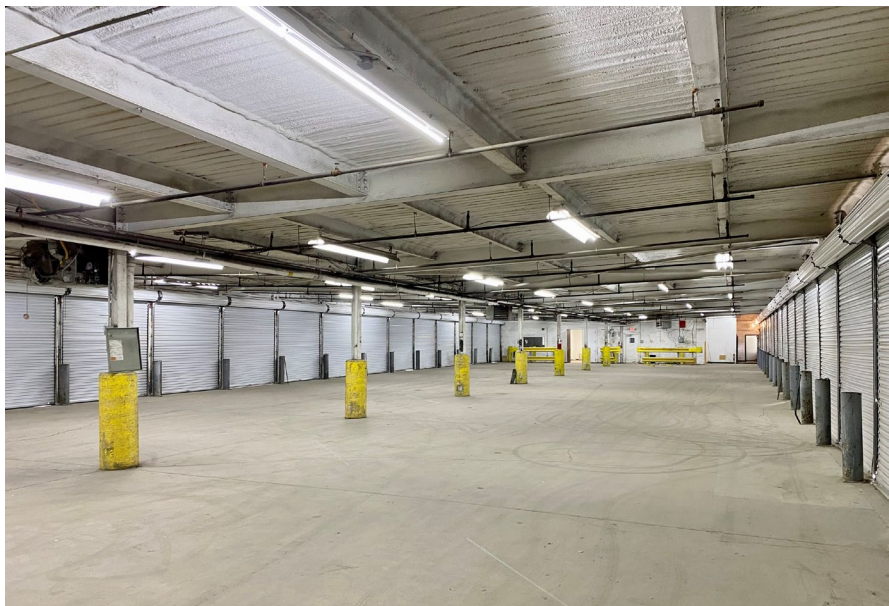


Truck Terminal

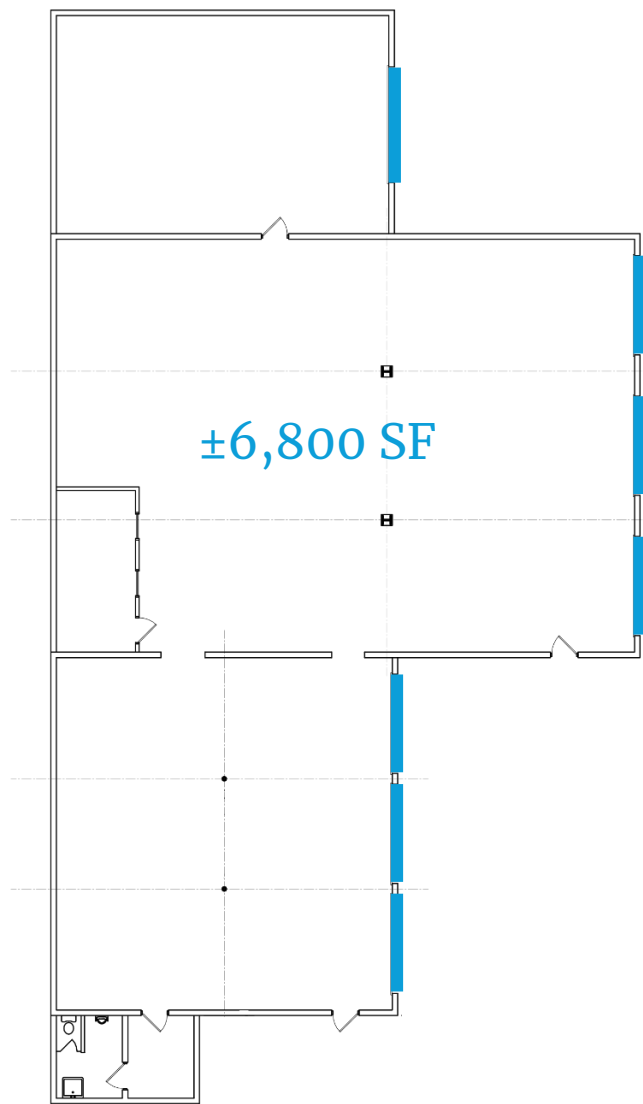


Building Specs

Building SF	23,425
Warehouse SF	14,775
Office SF	8,650
Loading	50 Docks 9' x 9' 1 Drive-in ramp 9' x 9'
Clear Height	10' 6" - 12' 6"

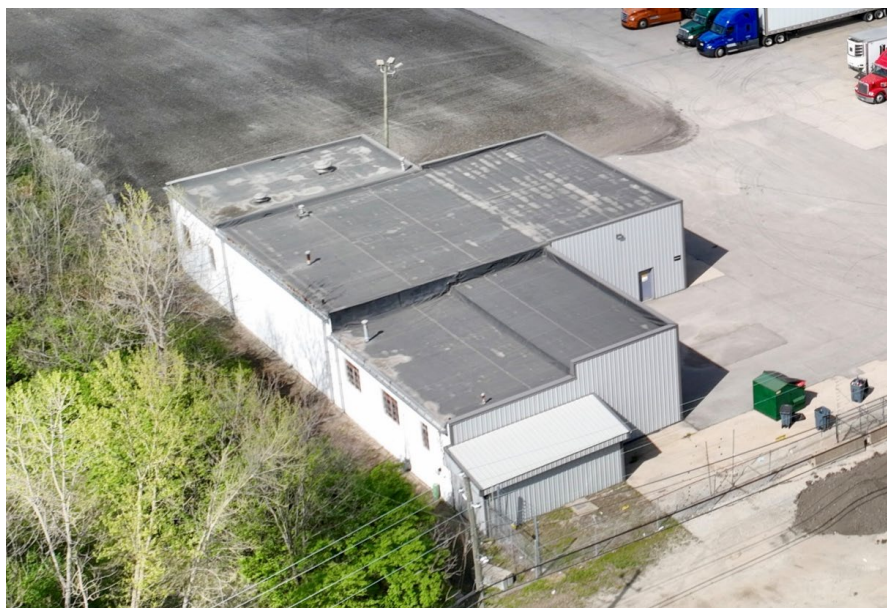


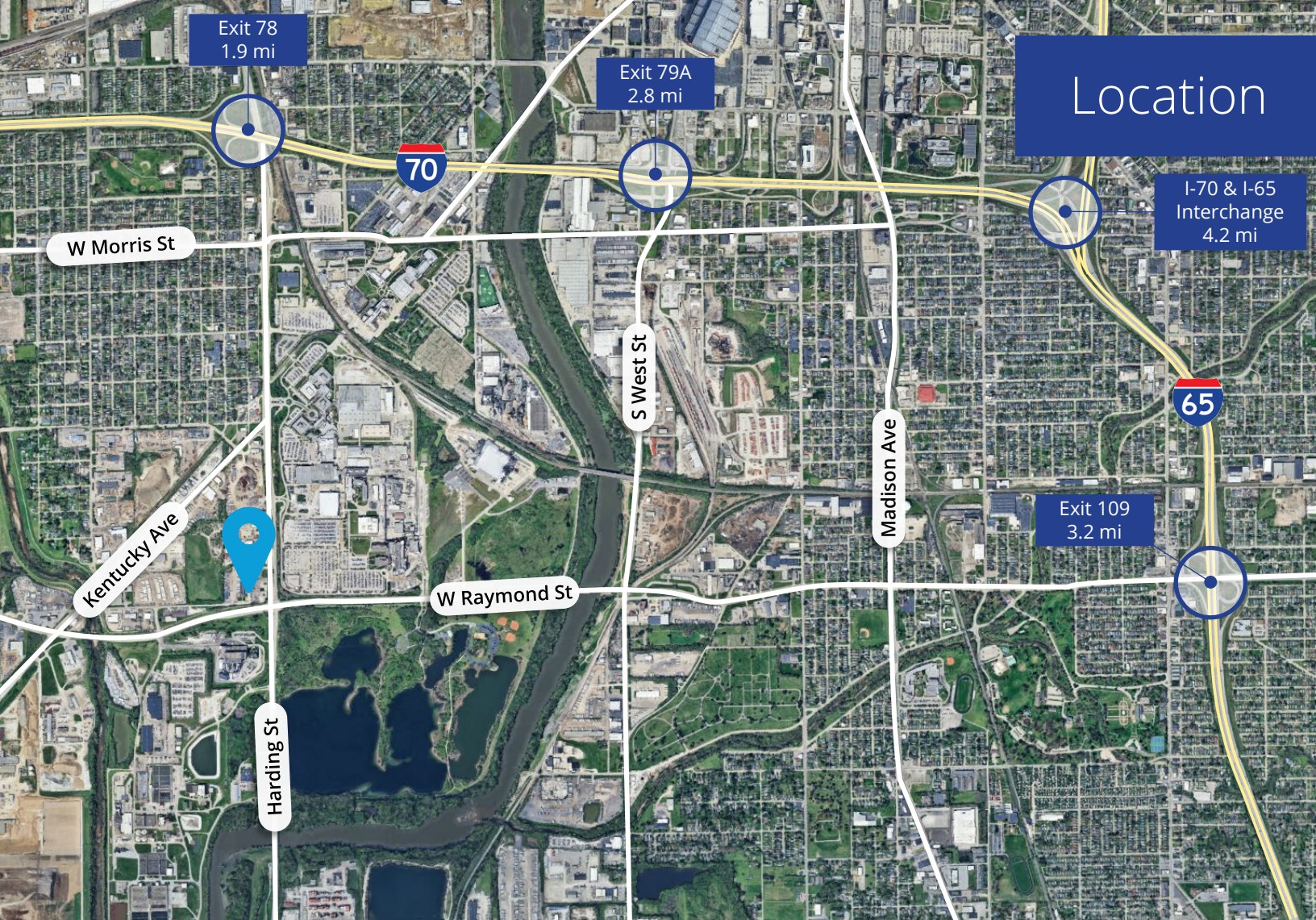
Maintenance Facility



Building Specs

Building SF	6,800
Loading	7 Drive in doors: (3) 12' x 16' (3) 12' x 14' (1) 14' x 14'
Clear Height	14' 6" – 16'





Location

Local Connectivity

I-70	1.9 mi
I-465	3.4 mi
I-65	4.2 mi
Downtown Indianapolis	4.3 mi
Indianapolis Int'l Airport	8.9 mi
FedEx Hub	6.0 mi
CSX Rail	12.0 mi

Regional Connectivity

Cincinnati, OH	112 mi
Louisville, KY	115 mi
Columbus, OH	179 mi
Chicago, IL	185 mi
St. Louis, MO	239 mi
Nashville, TN	249 mi
Detroit, MI	292 mi

Why Indy

Colliers

Top in Transport Accessibility



AIR

Indianapolis International Airport (IND)

Home to 2nd largest FedEx air hub worldwide + 8th largest cargo airport in U.S.

Gary/Chicago International Airport

Key player in the logistics arena – connects Chicago to Midwest distribution sites



RAIL

Class I Railroads Pass Thru Indiana

CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

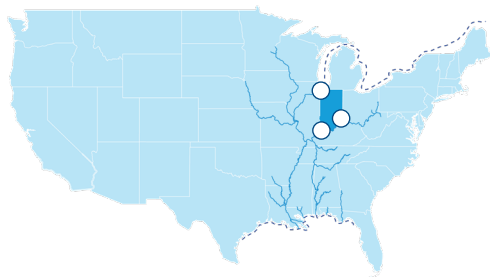
Intermodals

Served by CSX + Indiana Railroad



ROAD

8 interstates intersect the state – making Indiana #1 in the U.S. in pass-thru highways



MARTIME PORTS

3 international maritime ports serve key Indiana access points – providing access to the world's most productive industrial + agricultural regions

NW – Burns Harbor, IN

SW – Mt. Vernon, IN

SE – Jeffersonville, IN

Take to the Skies

4 international airports statewide

#1 IND - Best Airport in North America
- *Conde Nast Traveler*

On Track

4th nationally, number of freight railroads

5th nationally, in tonnage originated

Crossroads of America

40⁺ major cities within an 8-hr drive

75% US + Canada population within a 1-day drive

Open Waters

2 major freight transport arteries
Ohio-Mississippi + Great Lakes River Systems

11th waterborne cargo traffic in U.S.

Strong Business Fundamentals

1st

in U.S. for infrastructure

2nd

best state for fiscal stability

3%

commercial property tax rate

5th

best state in U.S. for Business

4.9%

corporate income tax

7%

sales tax rate

9th

best state tax climate index

YES

a Right to Work state

*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation, U.S. News & World Report