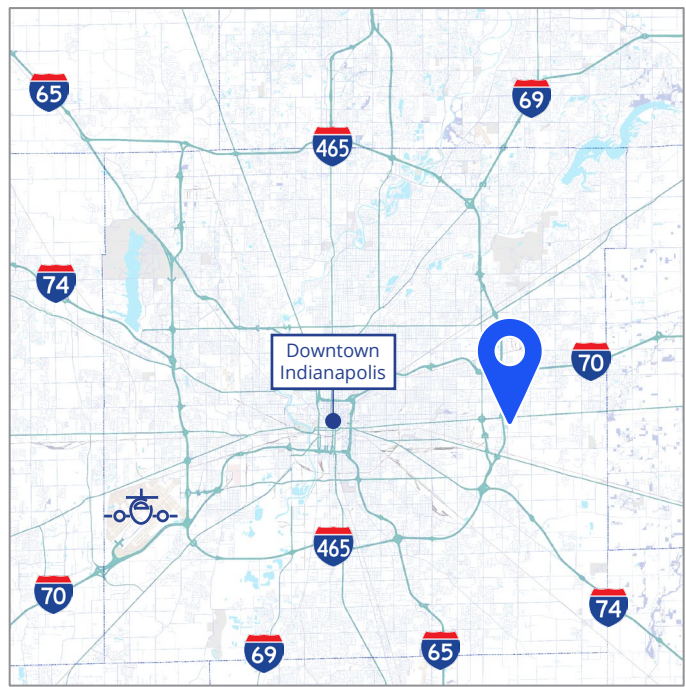




FOR SUBLEASE
333 S Franklin Rd
Indianapolis, IN 46219

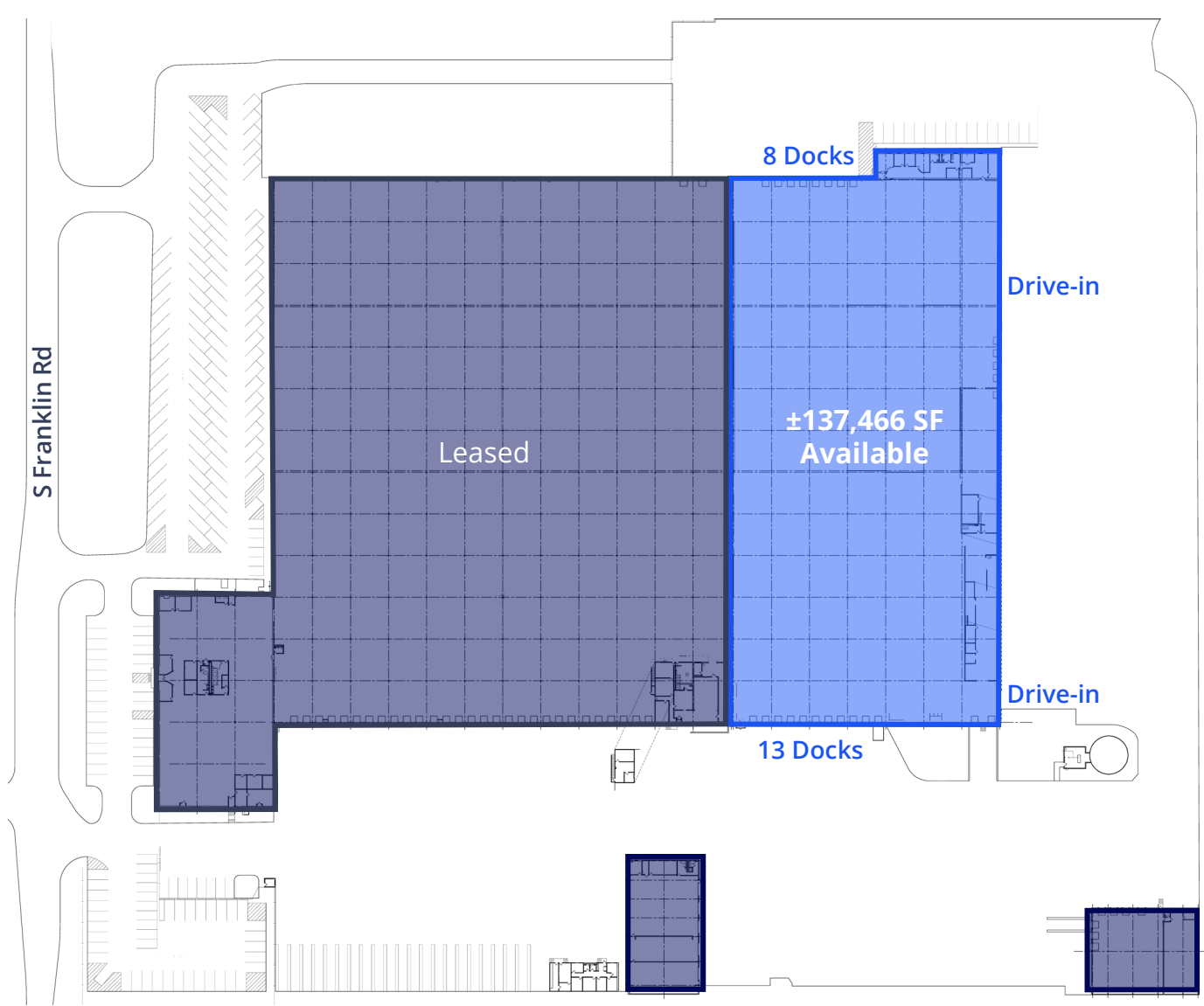
Property Highlights

- ±137,466 SF Available (divisible to ±50,000 SF)
- ±3,037 SF Office
- 23'6" Clear height
- 21 Dock doors
- 2 Drive-in doors
- Wet sprinkler system
- Cross-docked configuration
- Abundant auto & trailer parking
- Immediate access to I-465, offering excellent connectivity to Indy's interstate systems
- Building renovations completed in 2023



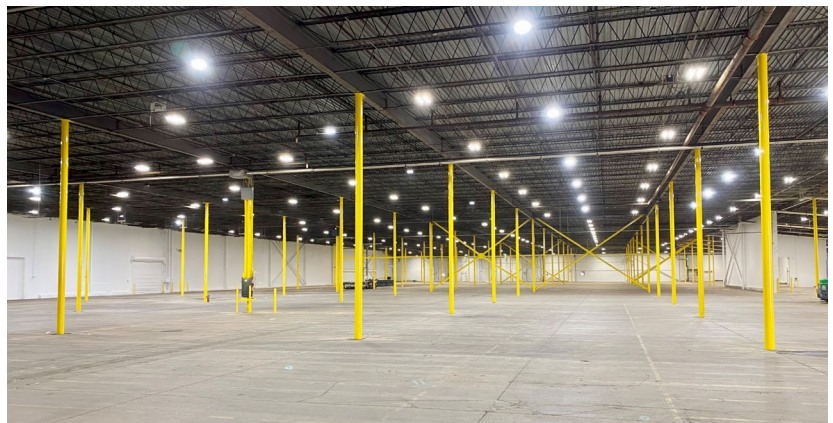
Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com

Colliers Indianapolis
colliers.com

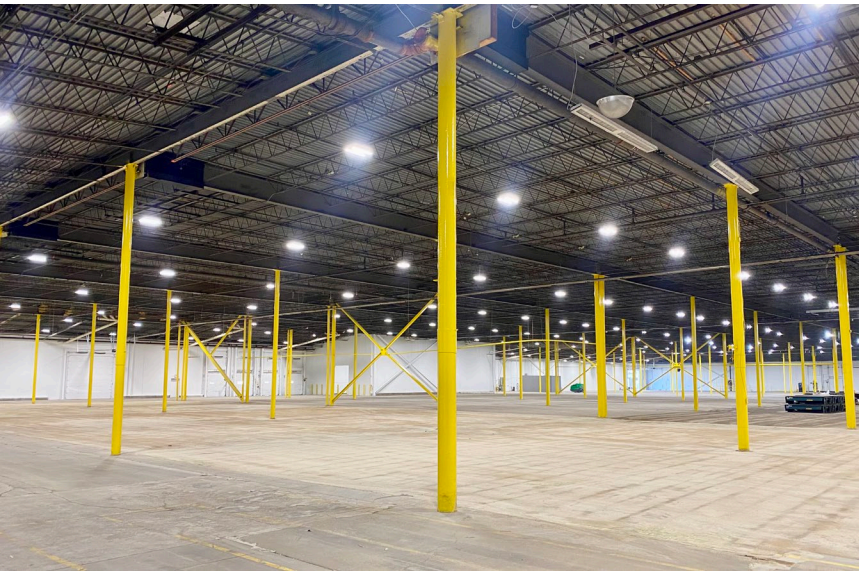


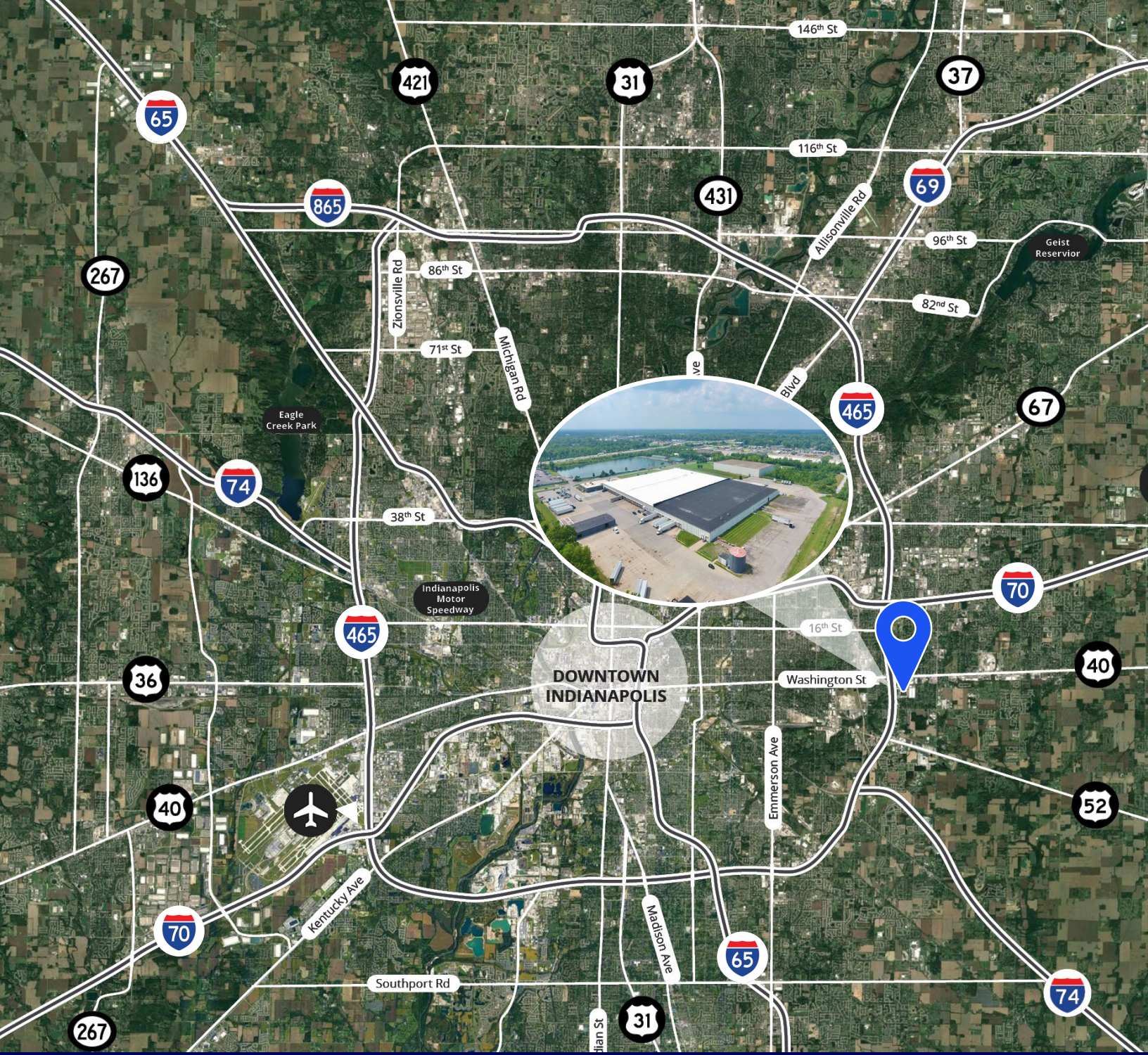
Property Specifications

Available:	±137,466 SF (Divisible to ±50,000 SF)
Office:	±3,037 SF
Dock Doors:	21
Drive-in Doors	2
Clear Height:	23'6"
Electrical:	2000 Amps 480V 3 Phase
Lighting:	LED
Sprinkler System:	Wet



0.5 Miles to 





Local Connectivity

	Miles	Drive Time
I - 465	0.3	1 min
I - 70 East	2.5	4 min
I - 65 South	7.6	13 min
I - 69 North	9.8	16 min
Downtown Indy	7.0	18 min
Indianapolis Intl. Airport	22.0	28 min

Neighboring State Connectivity

	Miles	Drive Time
Cincinnati, OH	104	1 hr 38 min
Louisville, KY	117	1 hr 53 min
Columbus, OH	170	2 hr 31 min
Chicago, IL	191	3 hr 10 min
Detroit, MI	280	4 hr 10 min
St. Louis, MO	252	4 hr 37 min

Why Indy



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.”

2022 – *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

Korey Ryan SIOR
+1 765 520 6662
korey.ryan@colliers.com

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