



VELOCITY74
TRADE CENTER™

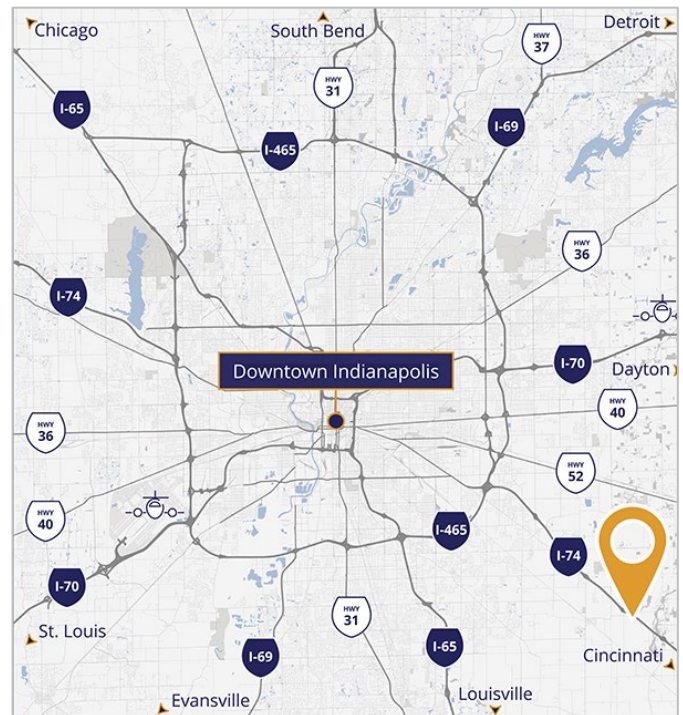
Premier Interstate Visibility

Divisible to ±200,000 SF

For Lease

9201 North Frontage Road | Fairland, IN 46176

- **READY FOR IMMEDIATE OCCUPANCY**
- Modern distribution center design
- Total building SF: 915,600 SF (*Divisible to ±200,000 SF*)
- Total office SF: 1,645 SF (designed to be expanded)
- LEED Silver Certified
- Excellent interstate visibility
- Immediate access to I-74
- Access to deep labor pool
- 10-year real estate tax abatement in place
- Flexible site plan with circulation alternatives
- Interstate signage opportunity
- 7-minute drive to I-465



[**View Property Video >**](#)

Jason Speckman SIOR

317 713 2115
jason.speckman@colliers.com

Jimmy Cohoat SIOR

317 713 2124
jimmy.cohoat@colliers.com

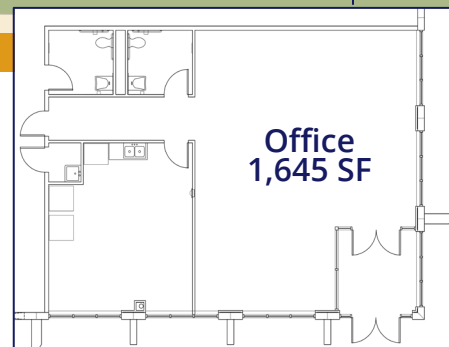
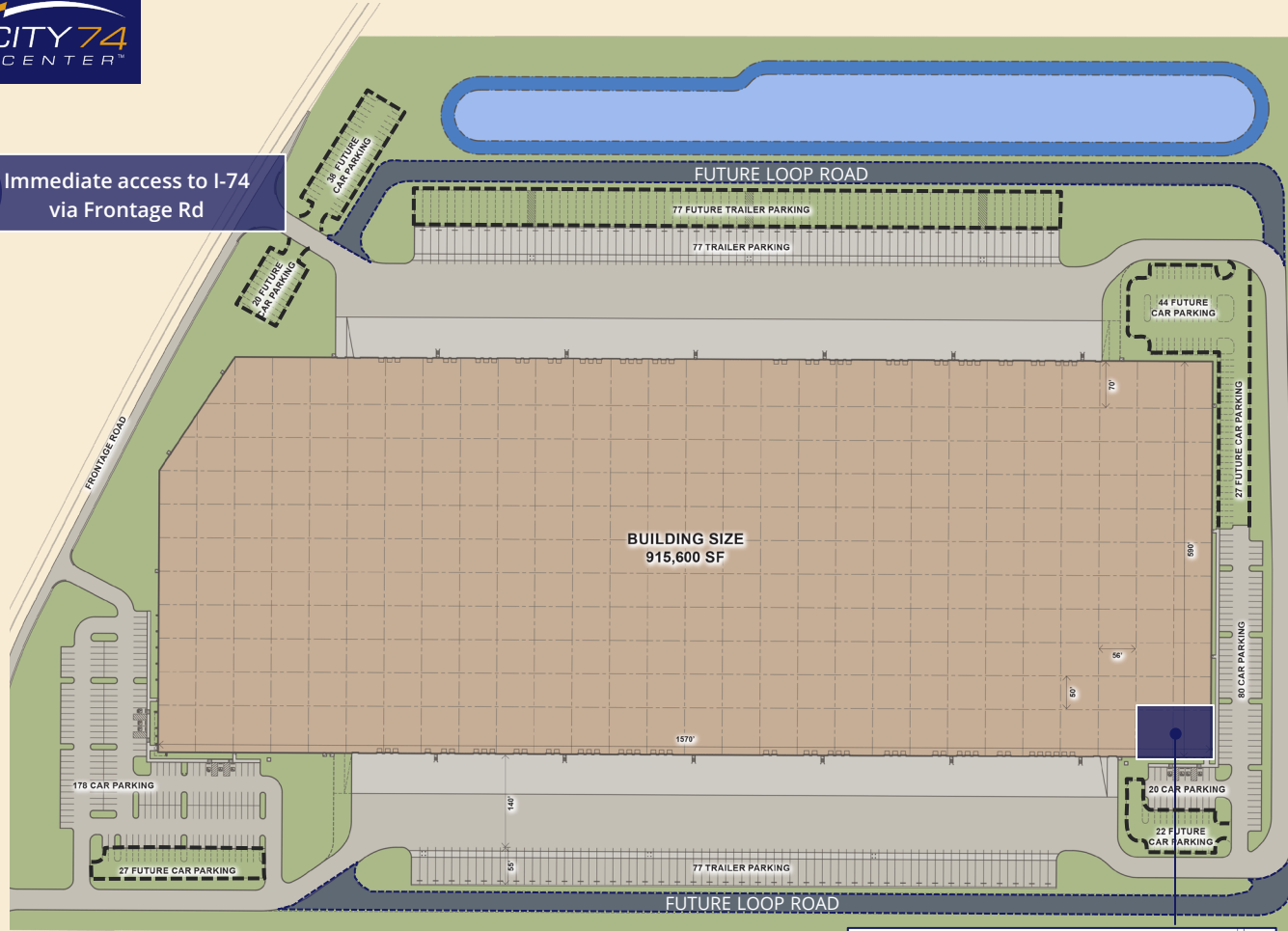
Developed & Owned by:

Browning

Colliers



Immediate access to I-74
via Frontage Rd



Building Specifications

Total Building Area	915,600 SF (1,570' wide x 590' deep)
Site Area	+/-54.64 acres
Clear Height	40'
Column Spacing	56' x 50' (56' x 70' staging bays)
Configuration	Cross-docked
Dock Equipment Knock-outs Dock Levelers	(92) 9' x 10' docks (64) knock-out positions 40,000 lb. mechanical levelers <ul style="list-style-type: none"> o Dock levelers are roughed in for electrical service o Brushes on all Dock Doors meet Food Grade Standards
Drive-in Doors Knock-outs	(2) 12' x 14' motorized drive-in doors (2) knock-out positions
Trailer Parking	154 trailer parking spots (expandable to 231 total)
Auto Parking	278 auto parking spots (expandable to 453 total)
Truck Court	140'
Office Space	1,645 SF (Designed to be Expanded)

Design Details

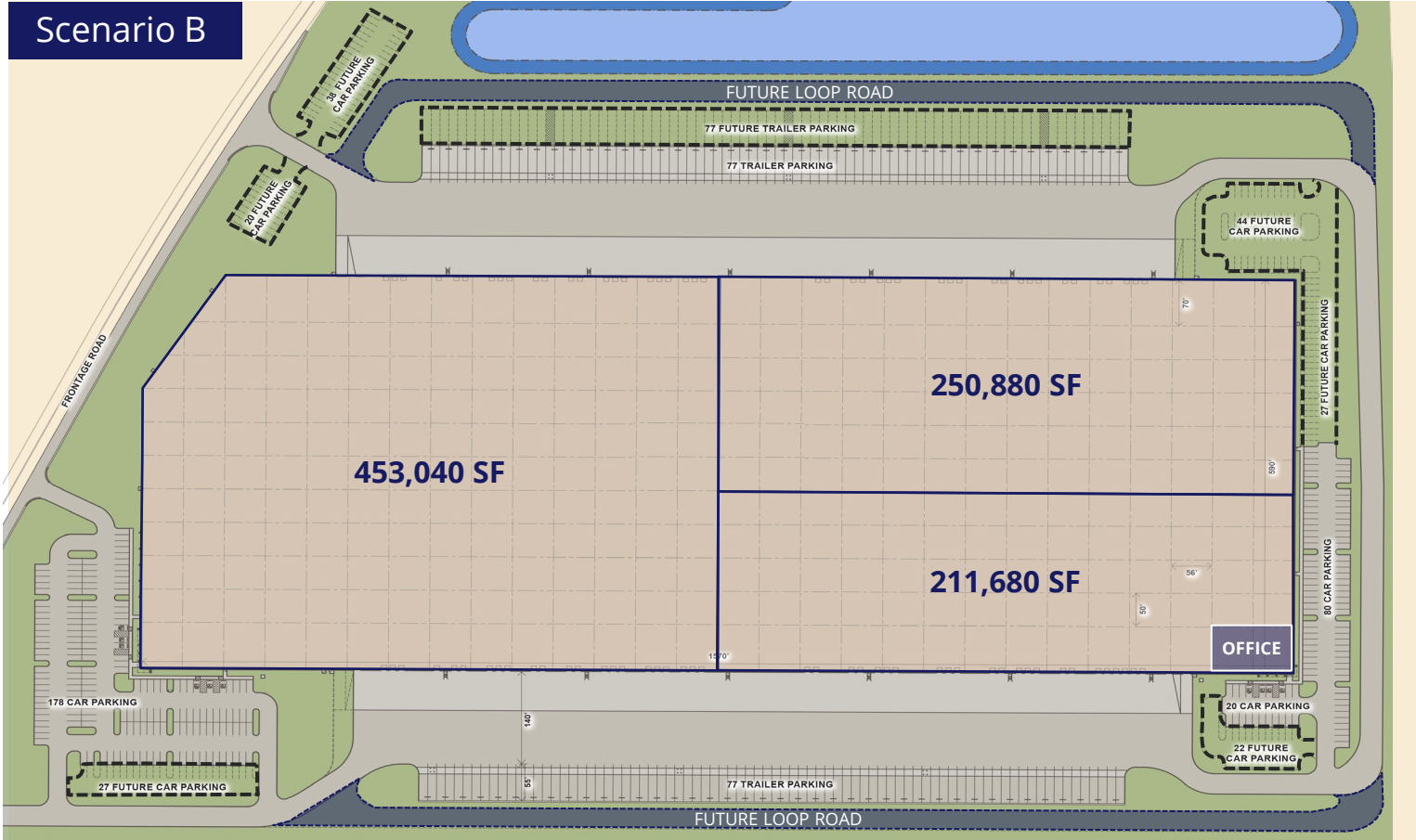
Construction	Insulated precast panel system
Roof	.045 mechanically attached white TPO roof system
Floor	8" unreinforced concrete floor slab w/ Ashford seal
Warehouse Lighting	LED high bay lights w/ motion sensors
Warehouse Heating	Energy rotation unit system for 55 degrees at zero
Fire Protection	ESFR (System meets FM Global Standard)
Electrical Service	3,200 AMP Service Total Via (2) 480 V 1600 AMP Services
Fan Control System	(13) Roof mounted exhaust fans & (13) Wall mounted louvers to achieve 2 air changes per hour

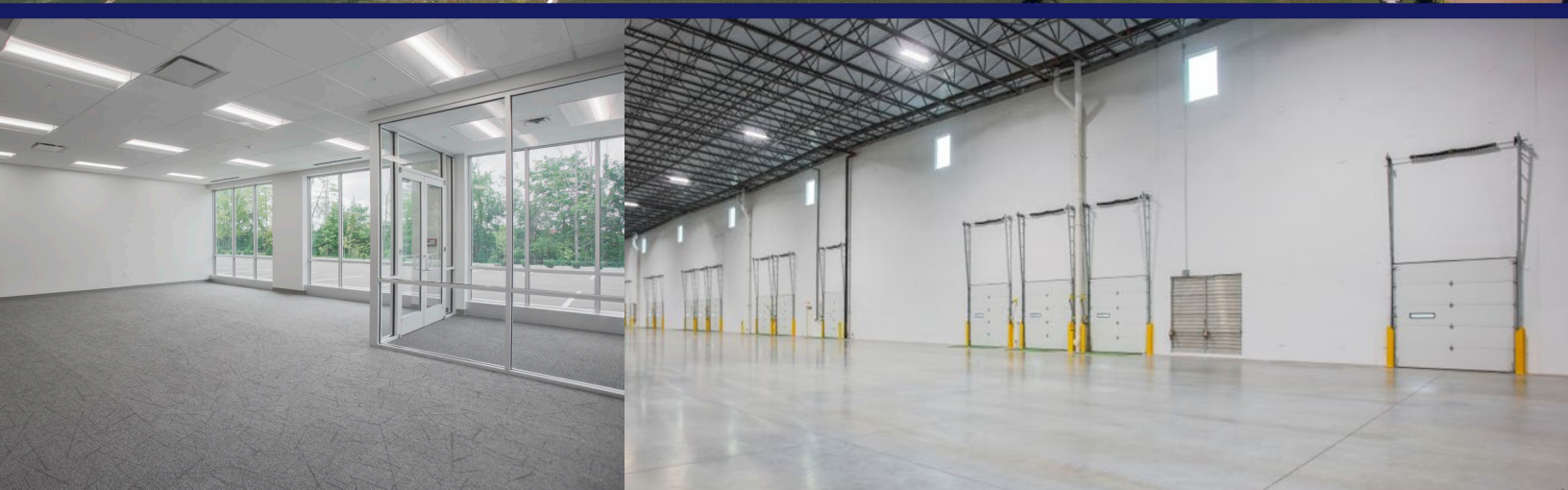
Potential Demising Scenarios

Scenario A



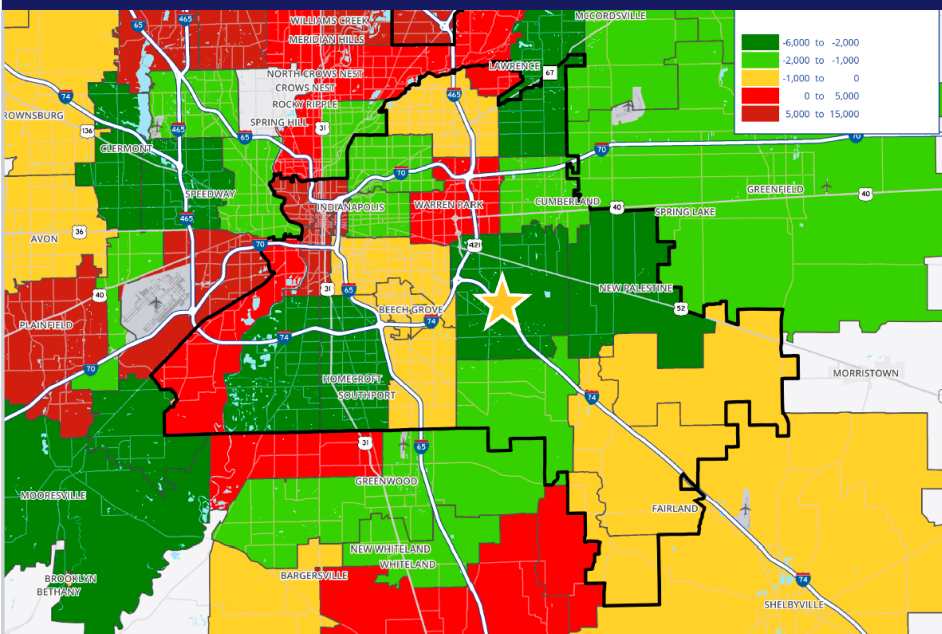
Scenario B





Access to a Deep Labor Pool

Net Commuters



135,615

Residents of the drivetime area in jobs paying less than \$17.50/hour

72,459

Number of households with incomes below \$35,000
(the prime targets for low-to-moderate wage distribution center jobs)

19,200

Net commuters in jobs paying less than \$17.50/hour

\$14.84

Median wage for stock & order fillers in the drivetime area

Why Indiana



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.”

— Site Selection Magazine

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 — 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
SE
SW

Burns Harbor
Jeffersonville
Mt Vernon

Jason Speckman SIOR

317 713 2115
jason.speckman@colliers.com

Jimmy Cohoat SIOR

317 713 2124
jimmy.cohoat@colliers.com

Developed & owned by:

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