

FOR SALE OR LEASE

1800 Churchman Ave

Indianapolis, IN 46203

Rare Large User Opportunity with Rail Potential in Central Indy

Property Highlights

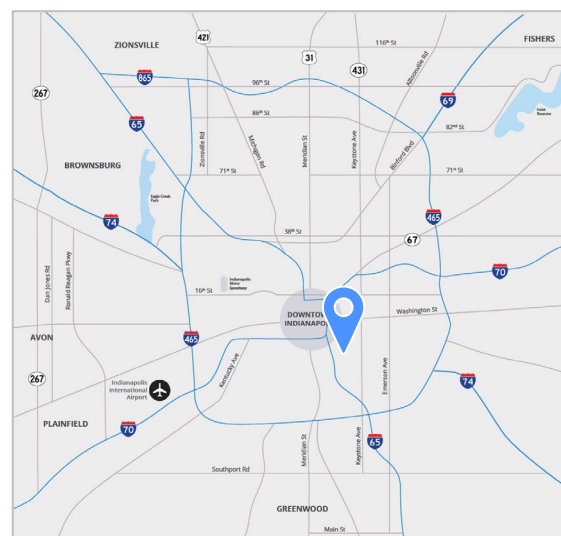
- Approx. 214,650 SF total | Divisible for Lease
- Approx. 11,000 SF newly remodeled office
- ± 13.98 Acres
- Zoned I-3
- CSX Rail Potential with over 1,200 ft of frontage
- Heavy Power
- 16 docks / 3 drive-ins
- Clear height varying from 11.5' to 17.5'
- 480 volt / 5,200 amp / 3-phase power
- Wet Sprinkler
- Approx. 1.2 miles to I-65
- Access to strong labor force
- Close Proximity to downtown Indianapolis
- ± 1.88 Additional Acres Available
- Potential for Seller Financing

\$10,000.00 Racking Allowance, plus free design, through Landlord's contractor, with minimum of five-year term.

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Property and Area Overview



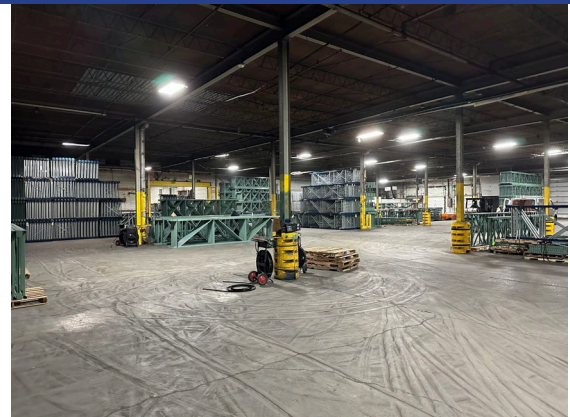
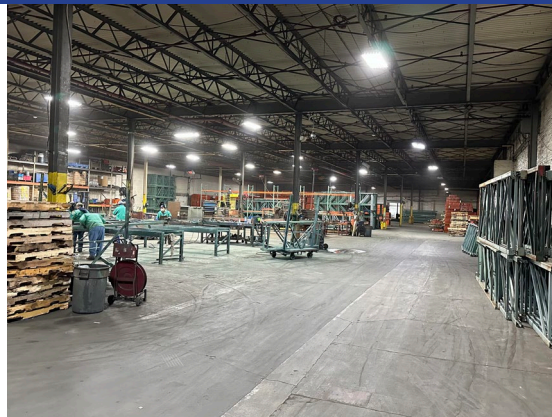
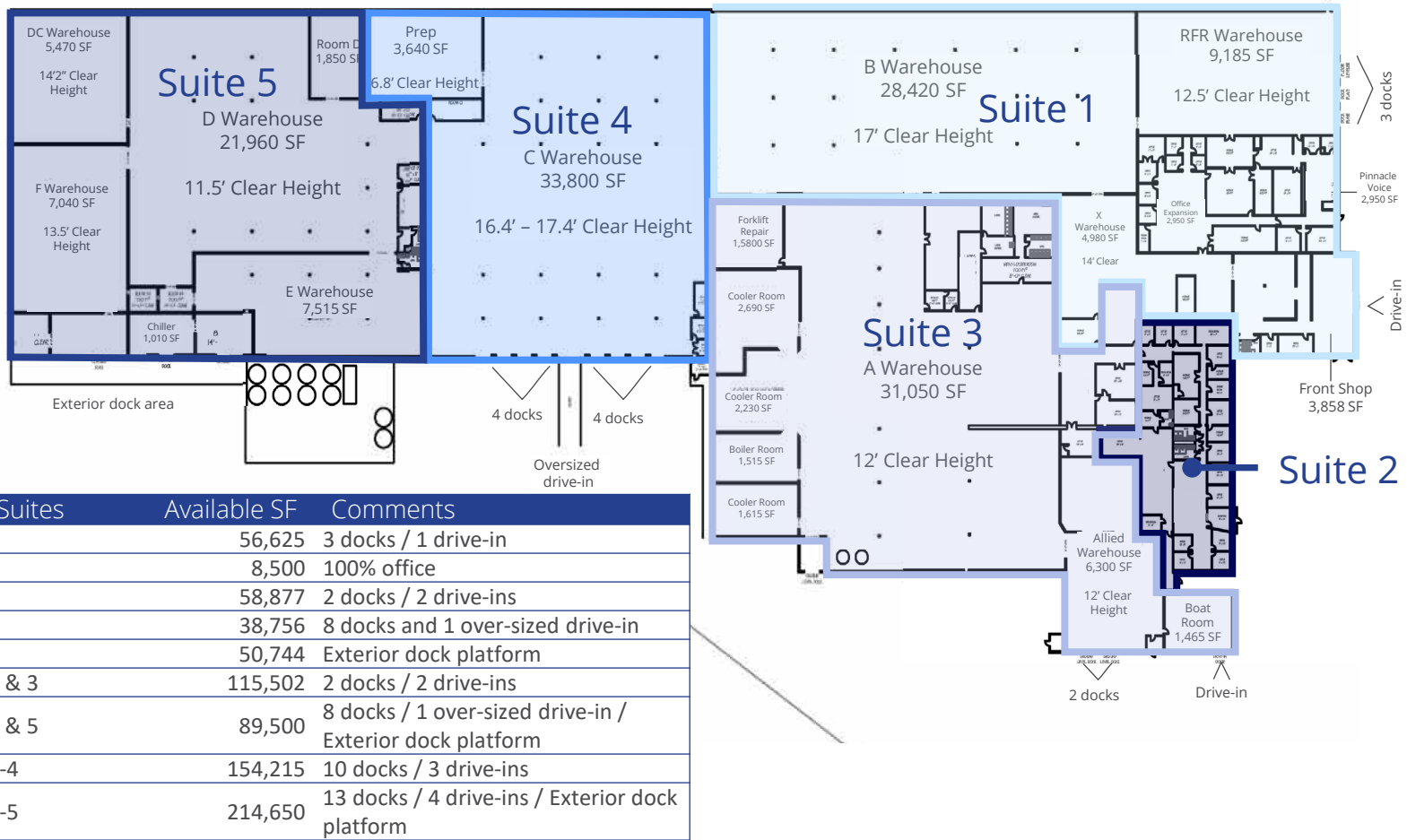
Property Overview

Property Address	1800 Churchman Avenue Indianapolis, Indiana 46203
Total Square Feet	± 214,650
Zoning	I-3
Parcel Numbers	49-10-18-205-004.000-101
Acreage	± 13.98
Rail	Possible (CSX)
Power	480 volt / 5,200 amp / 3-phase power
Clear Height	11.5' to 17.5'
Dock Doors	16
Drive-in Doors	3
Rate (IG)	Suites 1, 3, and 5: \$3.75/SF IG Suite 4: \$4.50/SF IG Multiple Suite Pricing: Negotiable
Rate for Full Building, Single Tenant	Lease: \$2.45/SF NNN Sale: \$6.5 million

Demographics	1 Mile	3 Mile	5 Mile
Population 2023	14,576	106,657	234,774
Population Projected 2028	14,841	107,761	238,200
Average HH Income 2023	\$69,054	\$76,811	\$75,639
Total Households 2023	5,935	46,077	99,559
Households Project 2028	6,079	47,044	101,766

Floorplan & Photos

214,650 Total Square Footage



Why Indy

Colliers



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*

*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	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

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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