

Well Maintained Business Park Near IND Airport!



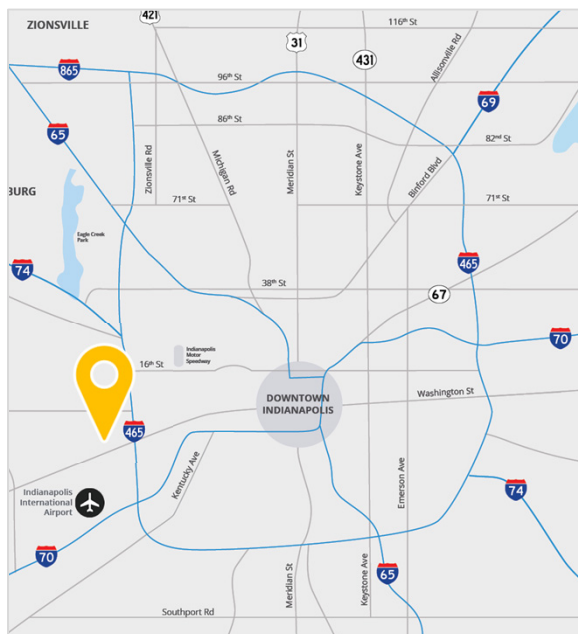
FOR LEASE

Girls School Business Park

7025-7125 Girls School Ave
Indianapolis, IN 46241

Property Highlights:

- ± 55,500 SF Business park
- Available now suites ranging from ± 2,100 - 6,300 SF
- Immediate access to I-465, US 40, and the Indianapolis International Airport
- Grade-level drive-ins
- Zoned I-2-S
- Surrounded by amenities
- Built in 2001 and 2005
- Lease Rate: \$11.50 / PSF NNN
- 2026 estimated Operating Expenses are \$2.81 PSF



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LEASE AVAILABILITY

Building	Suite	Available SF	Loading	Rate PSF (NNN)	Est Monthly Base Rent
1	7107	± 2,100	(1) 12' x 10' OHD	\$11.50	\$2,012
	7109	± 2,100	(1) 12' x 10' OHD	\$11.50	\$2,012
	7107 - 7109	± 4,200	(2) 12' x 10' OHD	\$11.50	\$4,025
	7111	± 2,100	(1) 12' x 10' OHD	\$11.50	\$2,012
	7107 - 7111	± 6,300	(3) 12' x 10' OHD	\$11.50	\$6,037
2	7035	± 2,750	(1) 14' x 10' OHD	\$11.50	\$2,635
	7037	± 2,750	(1) 14' x 10' OHD	\$11.50	\$2,635
	7035 - 7037	± 5,500	(2) 14' x 10' OHD	\$11.50	\$5,270





Drive Times

Destination	Distance (min.)
I-465	6
I-70	8
Airport	10
Downtown Indianapolis	20
Plainfield	15
Whitestown	30
Greenwood	30



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
- 13th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



- 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 LOGISTICS 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
- 4th 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
- 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

Indiana's industrial market is more than stable—it's strategically positioned for long-term growth, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

- 1st** in U.S. for manufacturing output
- 1st** best state to start a business
- 2nd** # Manufacturing jobs (% of workforce)
- 3rd** in advanced industry specialization

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*sources: Forbes Magazine, Site Selection Magazine, Business Facilities