



FOR SALE OR LEASE

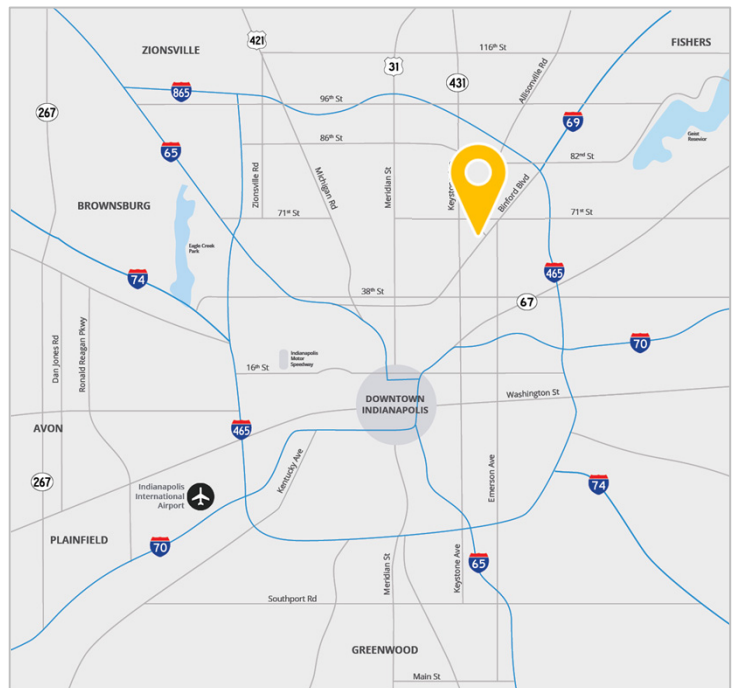
2424 E 55th Street

Indianapolis, IN

Located 55th & Keystone Ave

Property Highlights

- 22,802 SF Office / Flex Building
- Zoned I-1, Light Industrial
- Currently 100% office with one drive-in, but conversion possible to demo office.
- 94 parking spaces
- ± 5 minute drive to Broad Ripple Village and Glendale amenities
- Great owner occupant opportunity
- Full building 275KW natural gas generator
- 3 phase, 208V, 800 amp power
- New roof in 2011



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The Property

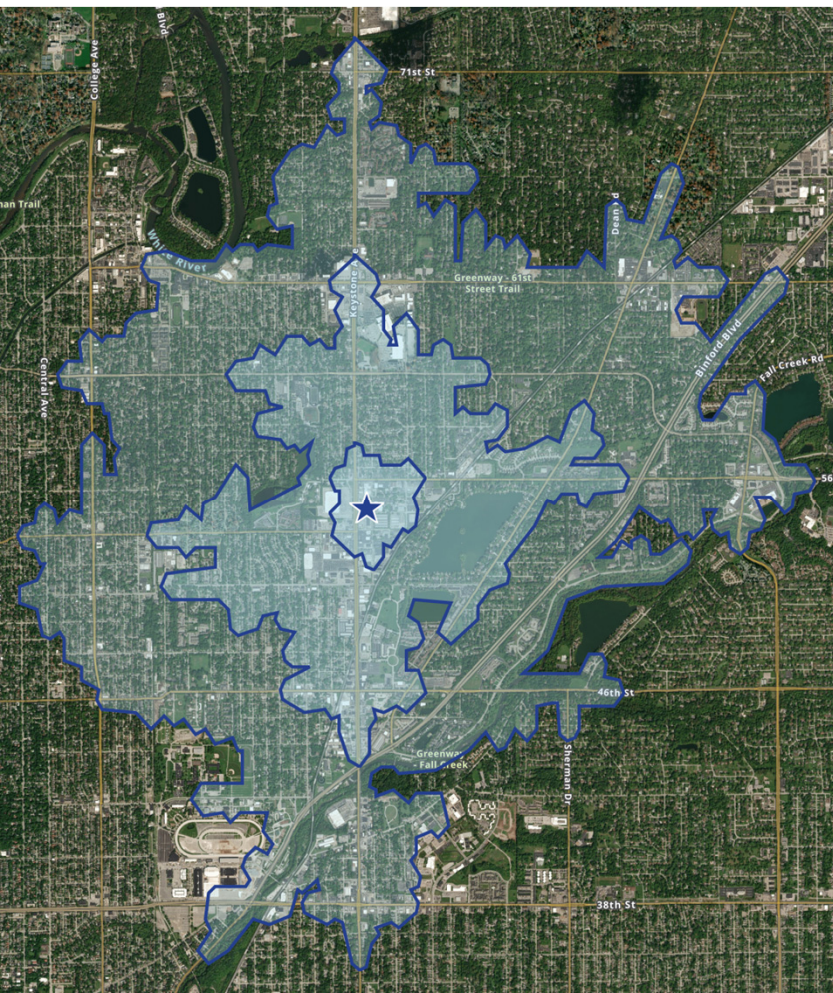


SITE & BUILDING SPECS

Property Address	2424 E 55th St Indianapolis, IN 46220
Year Built	1956
Parcel ID Number	8002688
Land Area	1.56
Clear Height	11'
Grade Level Doors	1
Parking Stalls	94



Area Overview



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2023	12,023	91,890	224,530
2023 Total Daytime Population	12,284	78,768	241,159
% of Workers	64%	47%	55%
% of Residents	36%	53%	45%
Population Projected 2024	12,124	91,972	225,409
Average HH Income	\$89,685	\$109,874	\$97,610
Total Households 2023	6,139	41,107	97,936
Households Project 2024	6,198	41,378	98,864

NEARBY AMENITIES

The Human Bean	0.01 miles
Meijer	0.02 miles
USPS	0.02 miles
Aldi	0.40 miles
Keystone Plaza	0.50 miles
Glendale Town Center	1.1 miles

Why Indy



INDIANAPOLIS INT'L AIRPORT

IND

- 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