

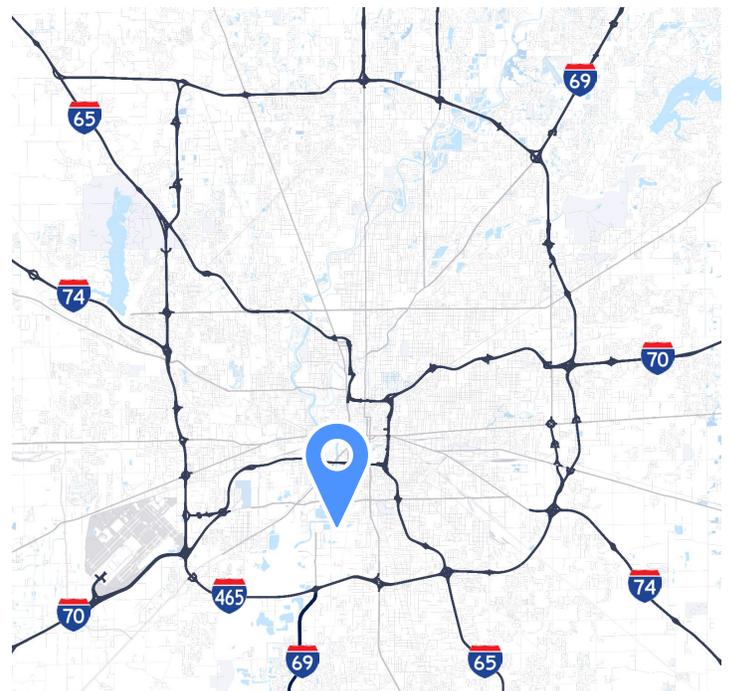


FOR SUBLEASE

909 W Troy Ave
Indianapolis, IN

Property Highlights

- ±5.23 Acres of Secured Industrial Outdoor Storage
- ±3,200 SF Maintenance Facility
- Two (2) Drive-In Doors
- Asphalt, Stone & Concrete Surfaced Yard
- Zoned C-7 & I-3 for Heavy Industrial & Outdoor Storage Uses
- Prime Indianapolis Location with Excellent Interstate Access
- Immediate Occupancy | Flexible Sublease Term



Korey Ryan, SIOR

+1 765 520 6662

korey.ryan@colliers.com

Property Specifications



±3,200 SF Maintenance Facility

Two (2) Points of Ingress/Egress

14' Clear Height

Asphalt, Stone & Concrete Yard Surface

Two (2) Drive-In Doors

Exterior Lighting Throughout

±5.23 Acres | Fully Secured

Zoned C-7 & I-3 | Heavy Industrial



Location & Connectivity

I-465 2.3 mi

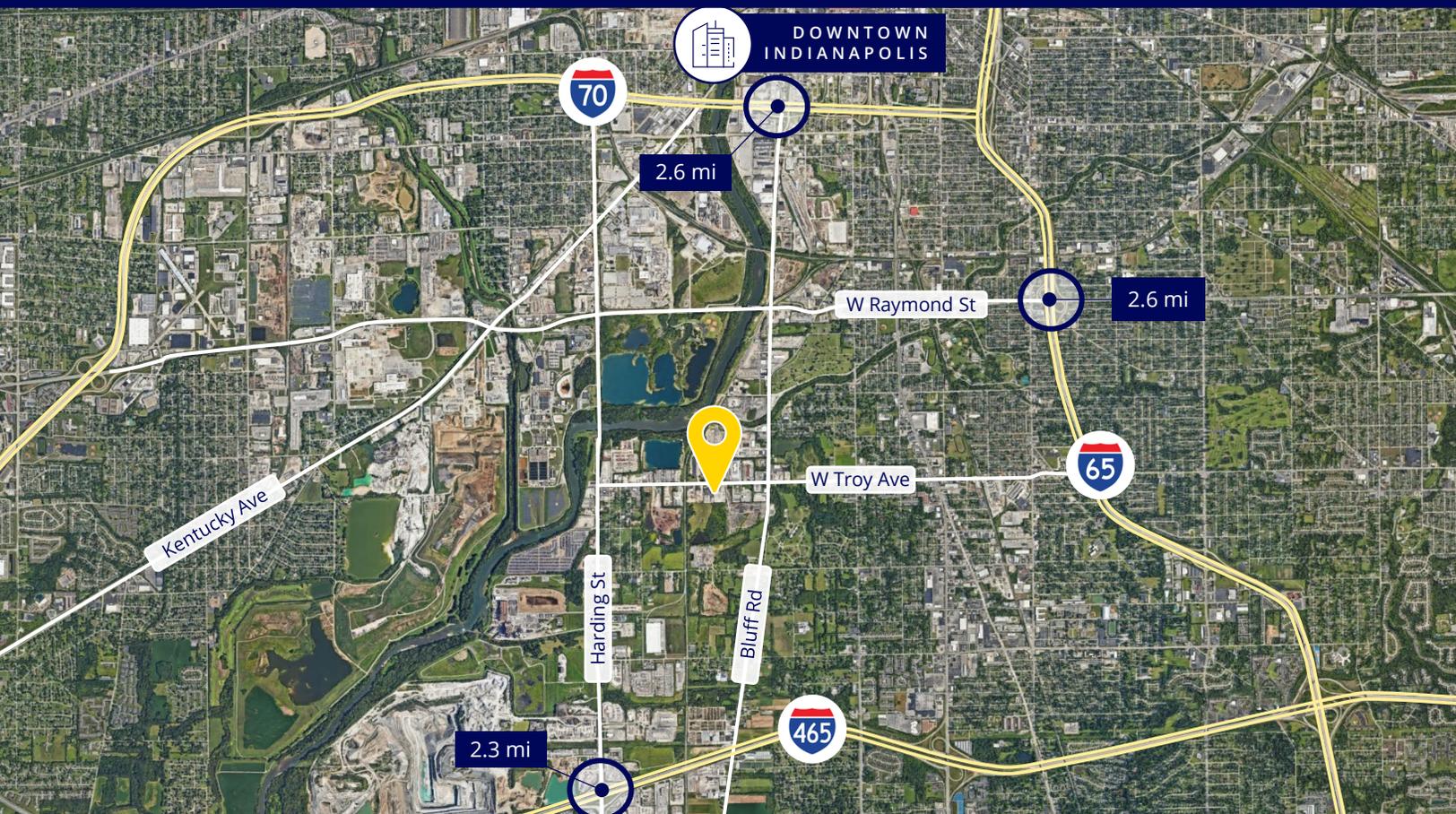
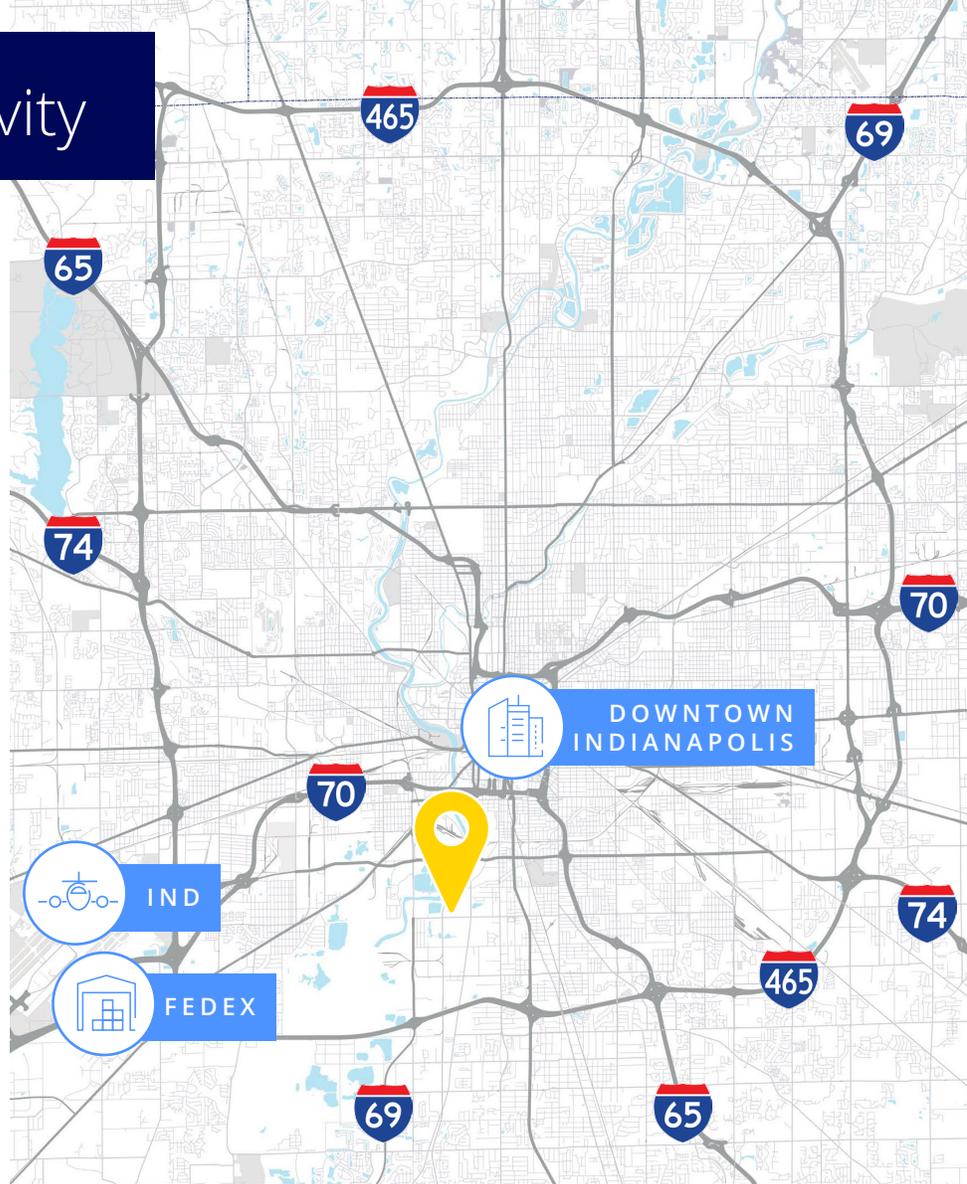
I-65 2.6 mi

I-70 2.6 mi

Downtown Indianapolis 4.1 mi

FedEx Hub 7.7 mi

Indianapolis Int'l Airport 11.5 mi



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
- GCI** 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

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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