

PARK ELMWOOD



FOR LEASE

5602-5508 Elmwood Ave
Indianapolis, IN

Property Highlights

- (4) Buildings totaling ±133,200 SF
- Flexible shallow-bay industrial suites ranging from 1,200 SF - 4,650 SF
- Dock & drive-in loading, 14' clear height, ample parking supporting a variety of industrial/office users
- Prime infill location offering immediate access to I-465, providing efficient connectivity to Indy's interstate systems
- New ownership investing significant capital into interior and exterior improvements

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Location Overview



Flexible Infill Suites with *exceptional* connectivity

Site Plan & Availabilities

Suite	Total SF
116	1,200
201	2,250
202	1,200
203	1,200
301	2,250
304	1,200
305	1,200
405	1,200
406	2,400
414	1,200

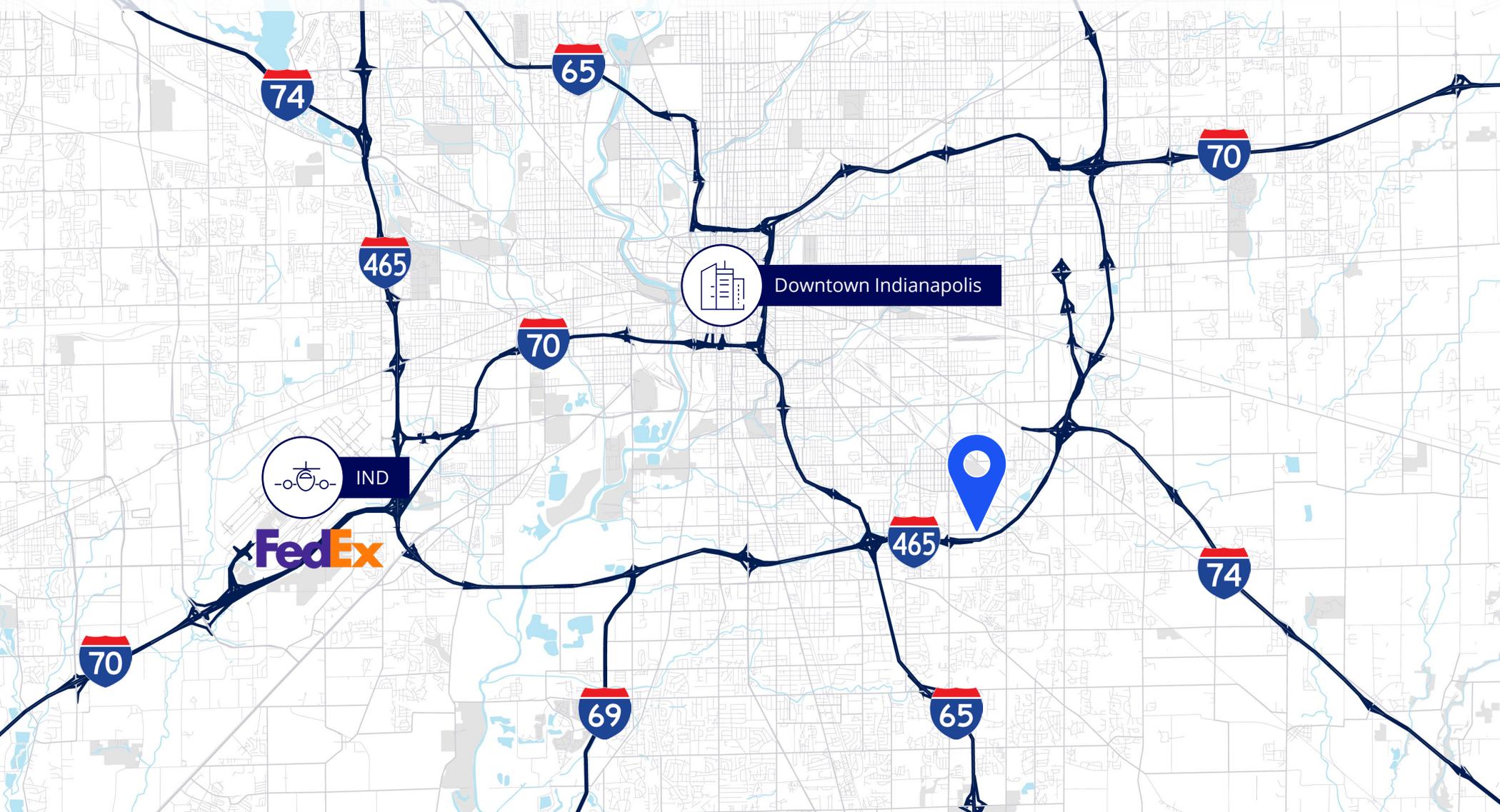


Property Specifications

Total SF	±133,200 SF (4 Buildings)
Available SF	±15,300 SF Total <ul style="list-style-type: none">• 10 Suites (1,200 SF to 2,400 SF)• Max Contiguous: ±4,650 SF
Column Spacing	20' x 60'
Clear Height	14'
Loading Doors	Dock doors and Drive-in doors
HVAC Systems	Office: Heated and cooled via individual PTAC HVAC units Warehouse: Heated via suspended electric heaters
Fire System	Wet sprinkler system
Security	CCTV Security System
Lighting	LED lighting
Zoning	I-2-S
Scheduled Improvements (2026)	Interior & exterior building upgrades Pavement & asphalt repairs



Location & Connectivity



Why Indiana



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

- 1st** in U.S. for manufacturing output
- 1st** best state to start a business
- 2nd** # Manufacturing Jobs (% of workforce)
- 3rd** leading state in biotech exports



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



NW
SE
SW

- Burns Harbor
- Jeffersonville
- Mt Vernon

INDIANA PORTS — ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B/year to Indiana's economy, handling over 25M tons of cargo yearly

“ Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation. ”

— Site Selection Magazine

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