

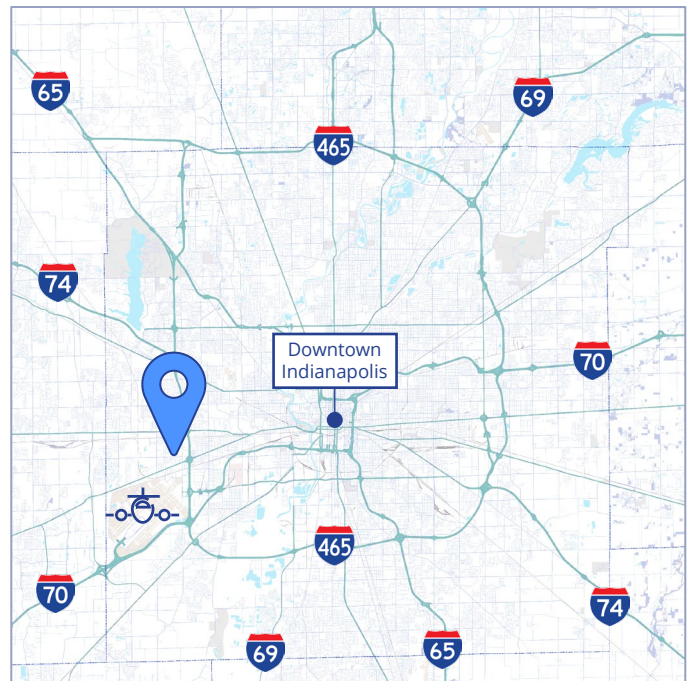


FOR SALE OR LEASE

1024 Western Dr
Indianapolis, IN 46241

Modernized Industrial Building Situated on ±1.40 Acres

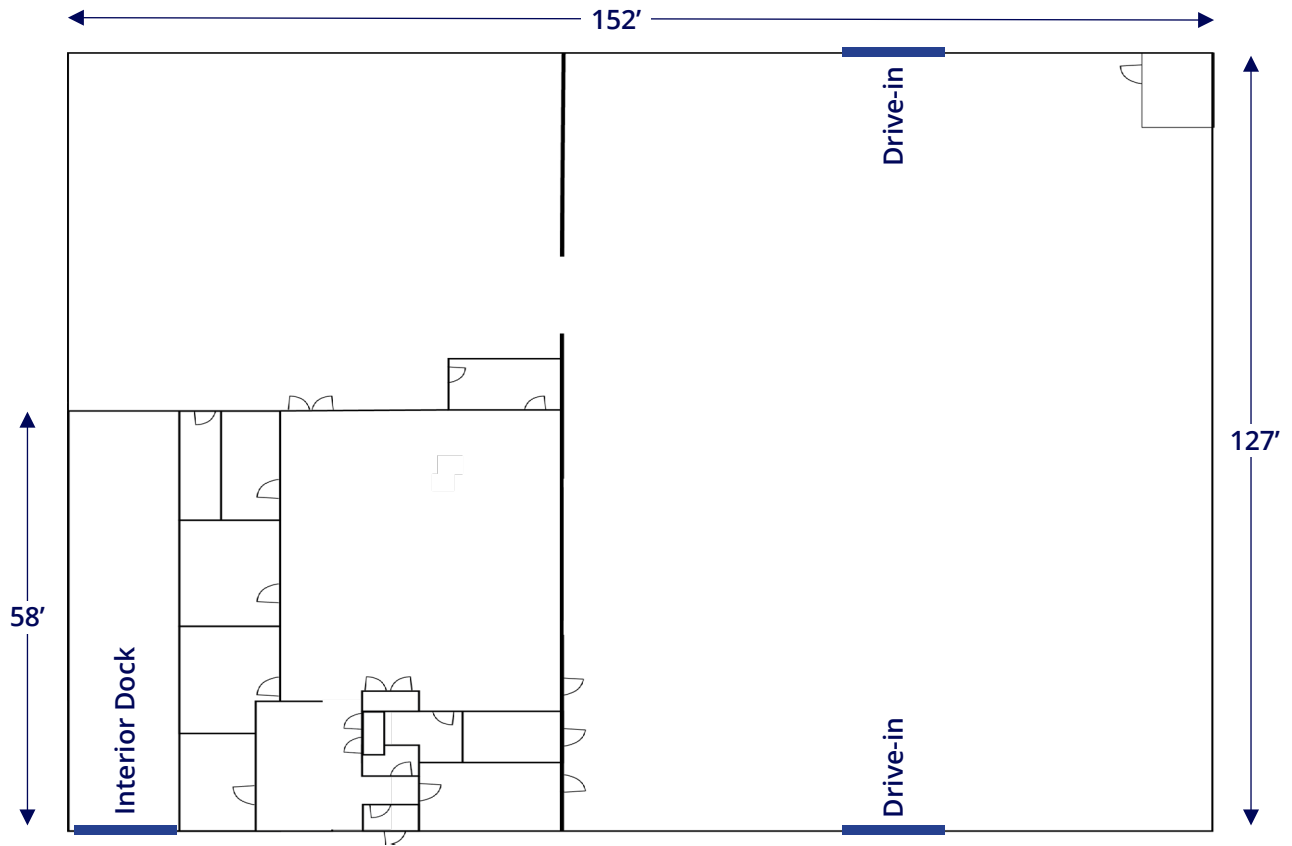
- ±19,304 SF Building
- ±2,950 SF Office
- 16' Clear height
- 2 Drive-in doors (12'x14')
- 1 Dock door (interior dock)
- ±1.40 Acres
- Zoned I-2
- Recently completed interior and exterior renovations
- 1.5 Miles to I-465, offering excellent connectivity to Indianapolis' interstate systems
- Adjacent to the Indianapolis International Airport



Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com

Colliers Indianapolis
colliers.com

Property Overview



SPECIFICATIONS

Building: ±19,304 SF

Warehouse: ±16,354 SF

Office: ±2,950 SF

Dock Doors: 1 (Interior dock)

Drive-in Doors: 2 (12'x14')

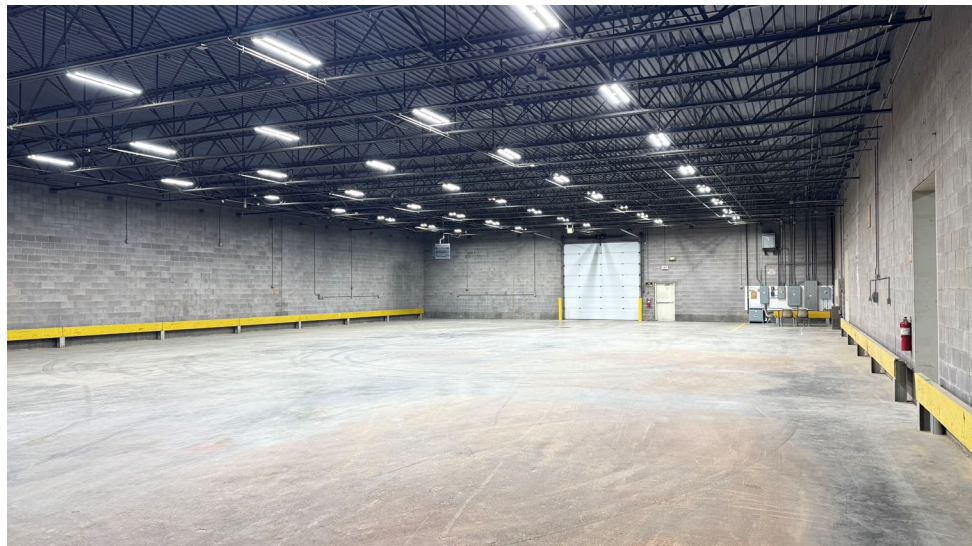
Clear Height: 16'

Lighting: LED

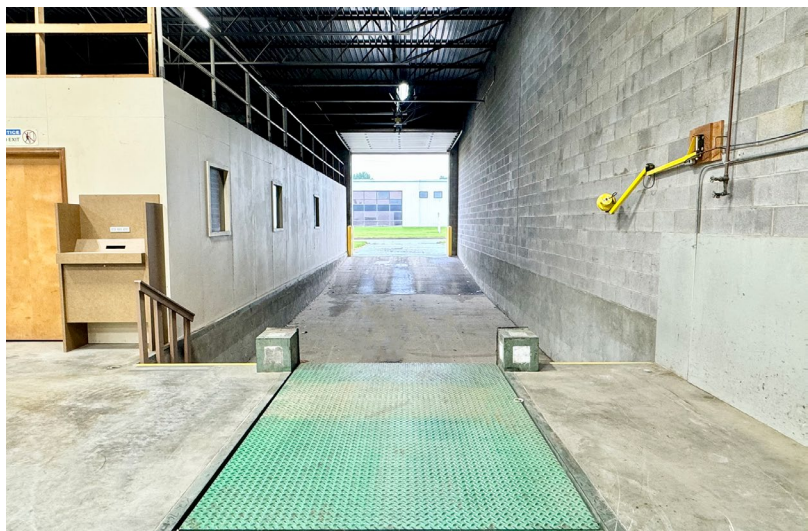
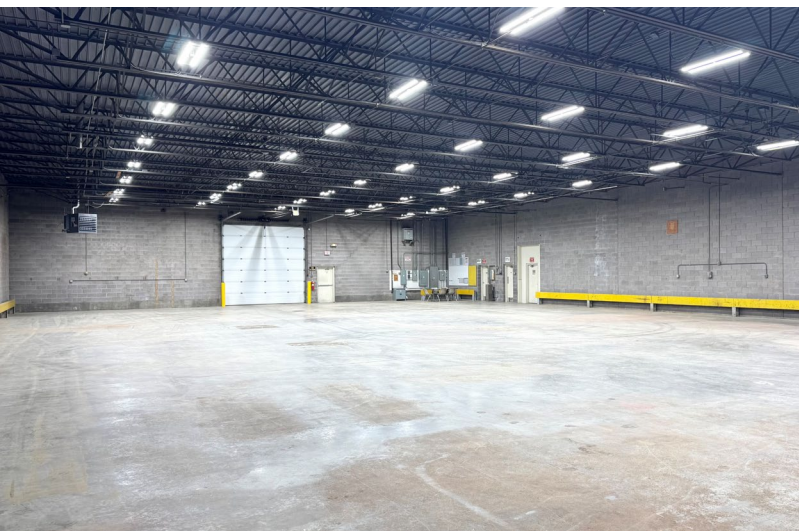
Power: 600 amp | 480v | 3-phase

Zoning: I-2

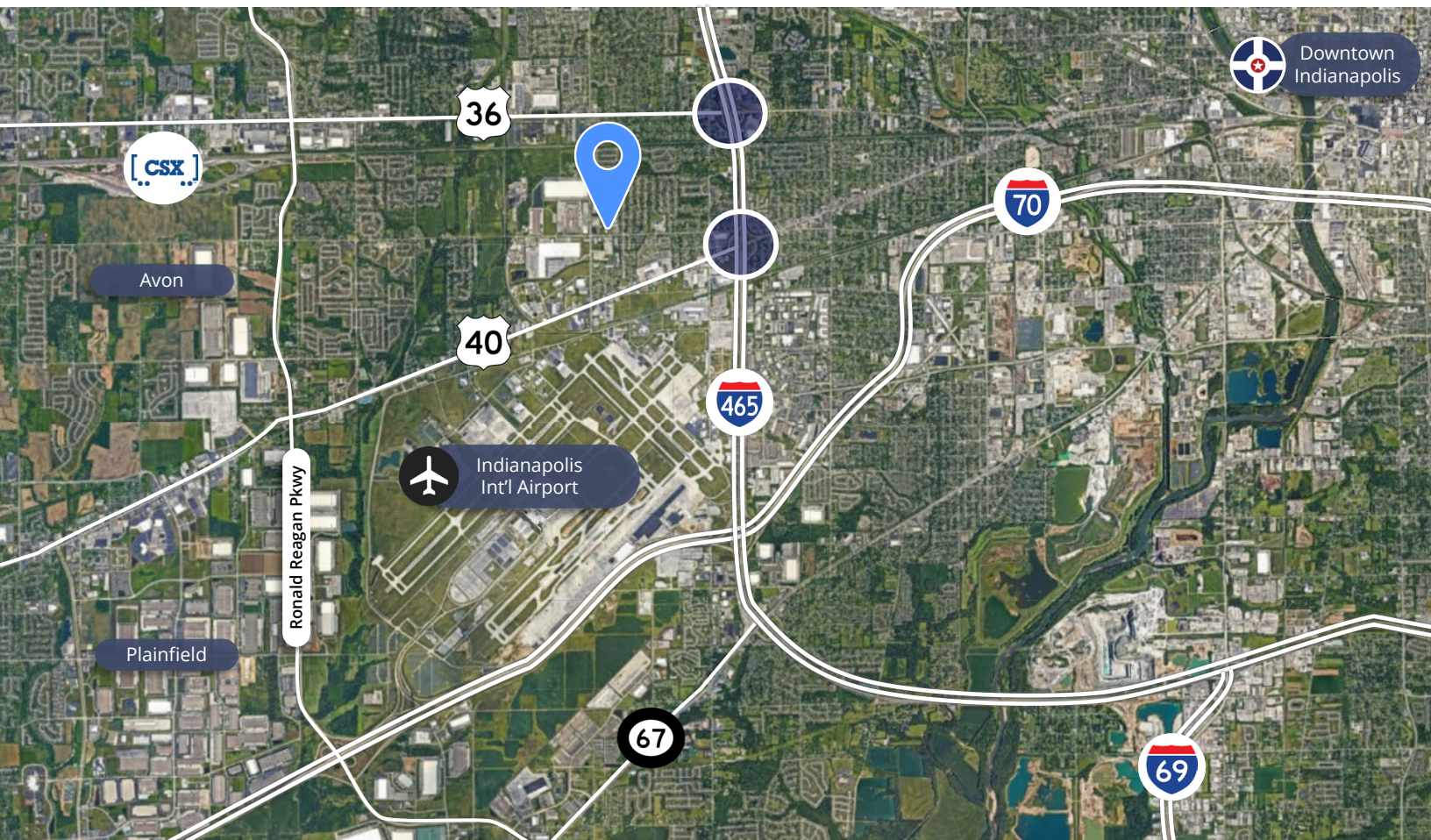
Land: ±1.40 Acres



Property Photos



Property Location



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

Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com

1st
in U.S. for manufacturing output

1st
best state to start a business

2nd
Manufacturing Jobs (% of workforce)

3rd
leading biotech exports