

FOR SUBLEASE

7750 W Morris St
Indianapolis, IN 46231

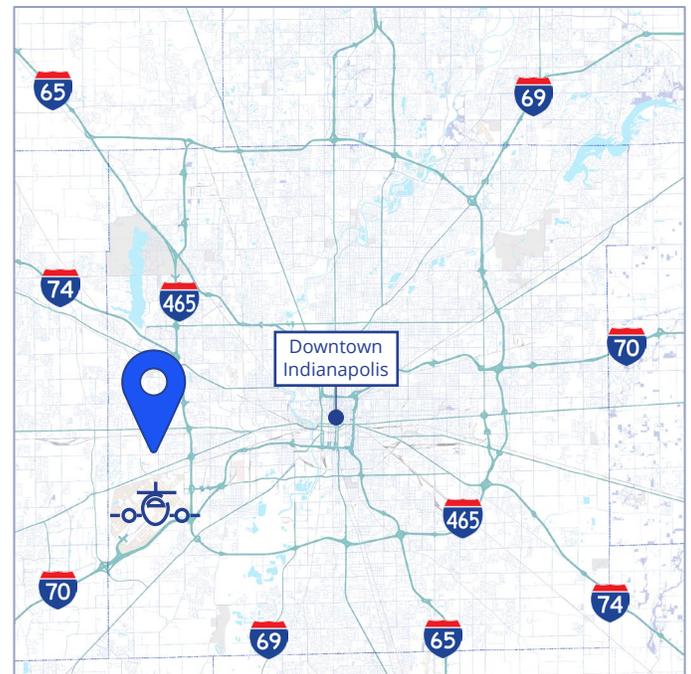
Colliers



Warehouse Space Available for Immediate Occupancy

Property Highlights:

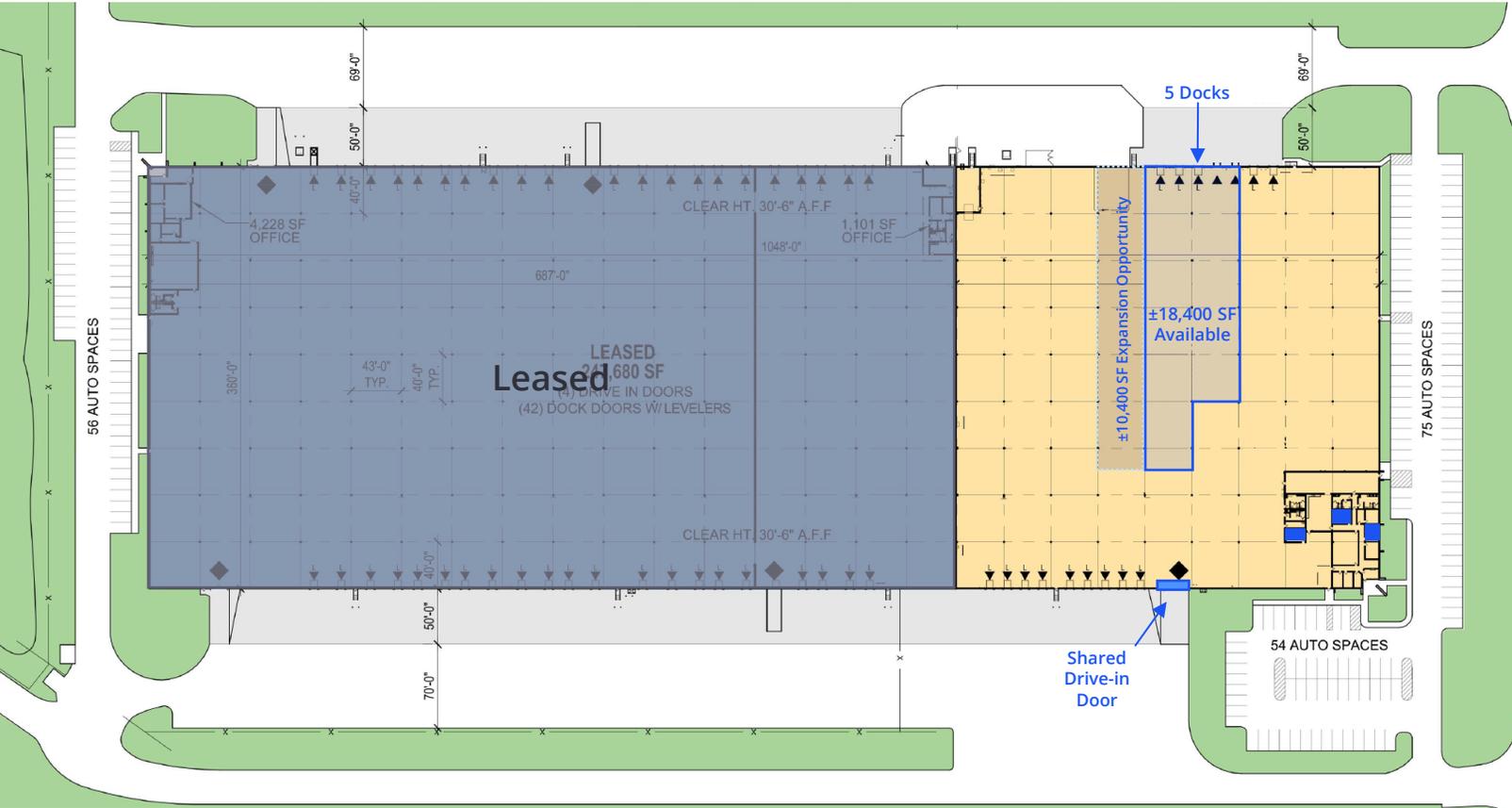
- ±18,959 SF Available (Expandible to ±29,359 SF)
- 28' Clear Height
- Five (5) Dock Doors
- One (1) Drive-in Door (Common Access)
- ESR Fire Protection System
- I-4 Zoning (Heavy Industrial)
- Flexible Lease Terms Available
- Prime Southwest Submarket Location Adjacent to Indianapolis International Airport
- Excellent Access to I-465 and I-70, Offering Strong Regional Connectivity



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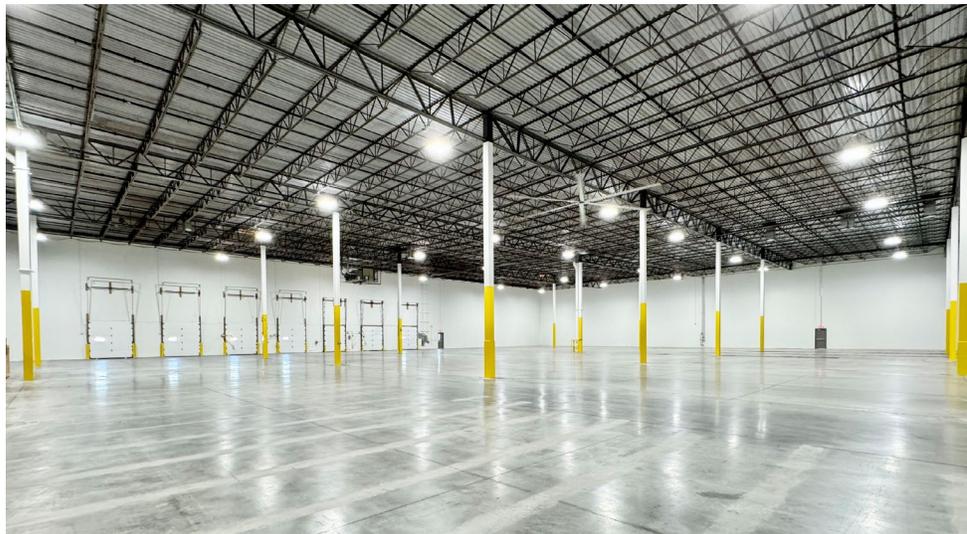
Colliers Indianapolis
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Site Plan + Property Specs

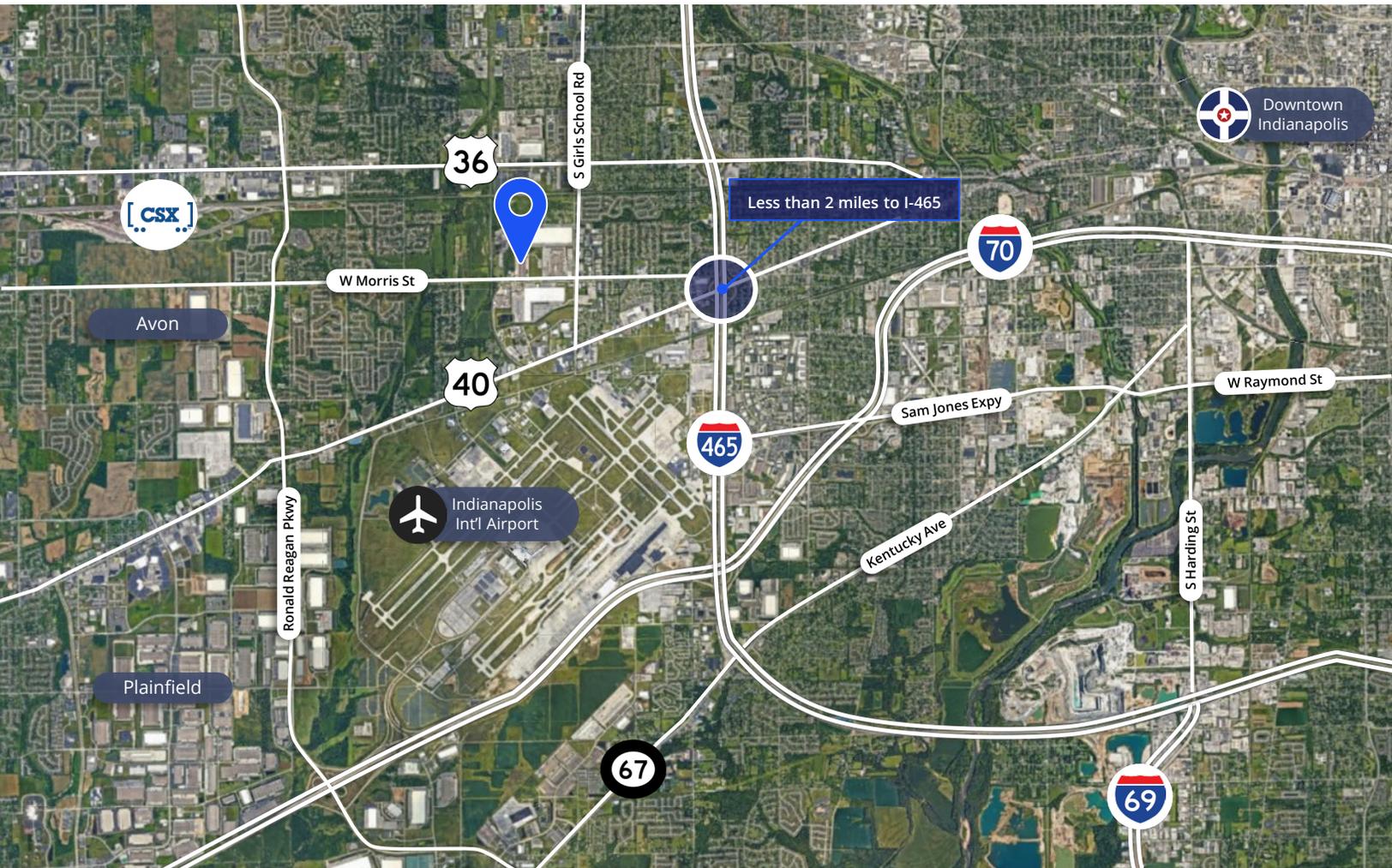
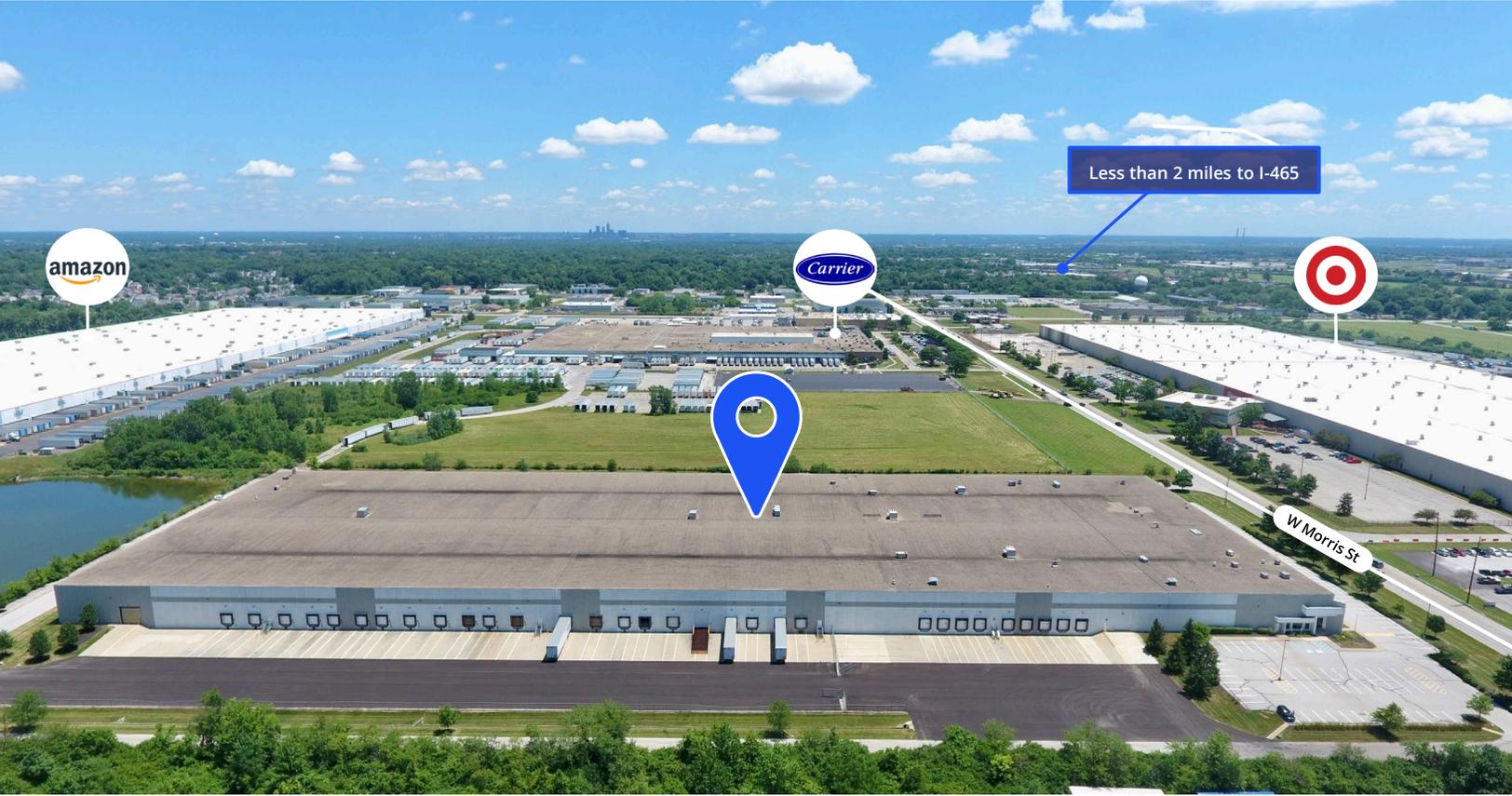


Property Specifications

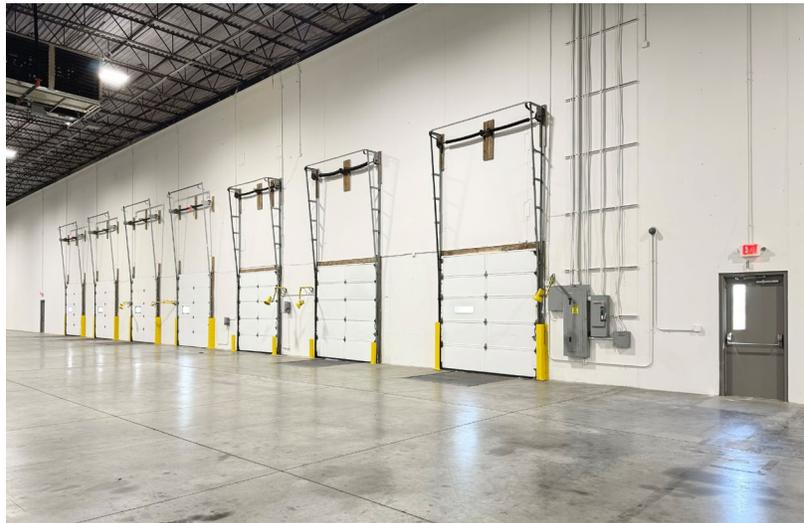
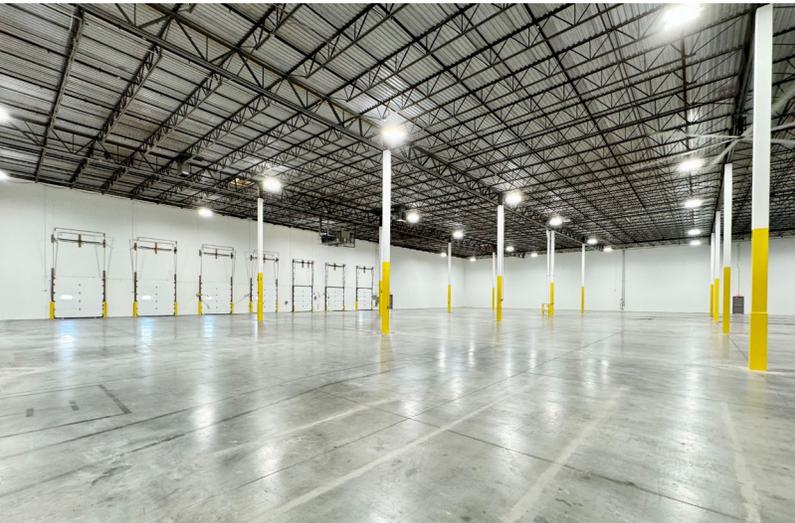
Building:	±377,280 SF
Available:	±18,959 SF (Expandible to ±29,359 SF)
Office:	±559 SF (3 large offices)
Shared Space <i>(Excluded from SF)</i>	Break Room Training/Conf. Room Restrooms
Loading:	5 Docks 1 Drive-in (common access)
Clear Height:	28'
Columns:	40' x 40'
Lighting:	LED w/ motion sensors
Sprinkler:	ESFR
Zoning:	I-4 (Heavy Industrial)



Property Aerial + Location



Property Photos



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

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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