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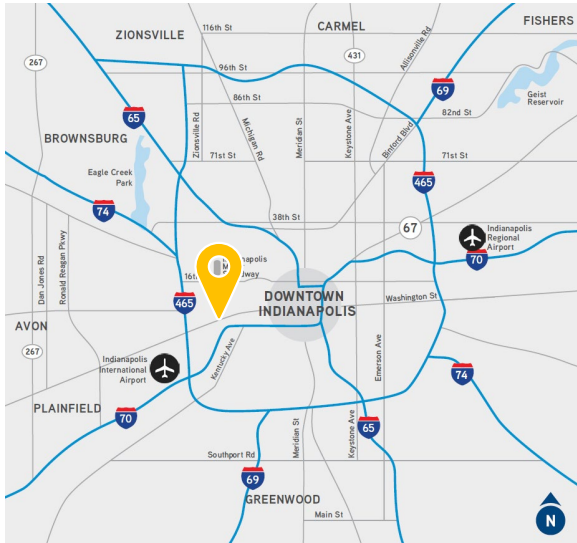
57 Gasoline Alley

Indianapolis, IN 46222

Flex Space Conveniently Located Near Downtown Indianapolis and the Indianapolis Motor Speedway

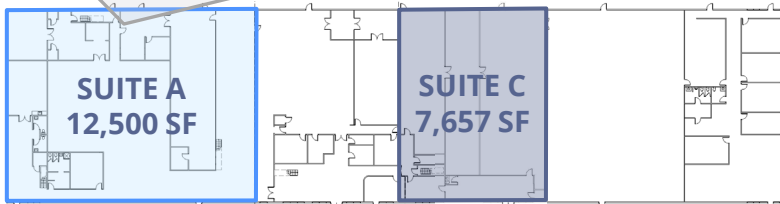
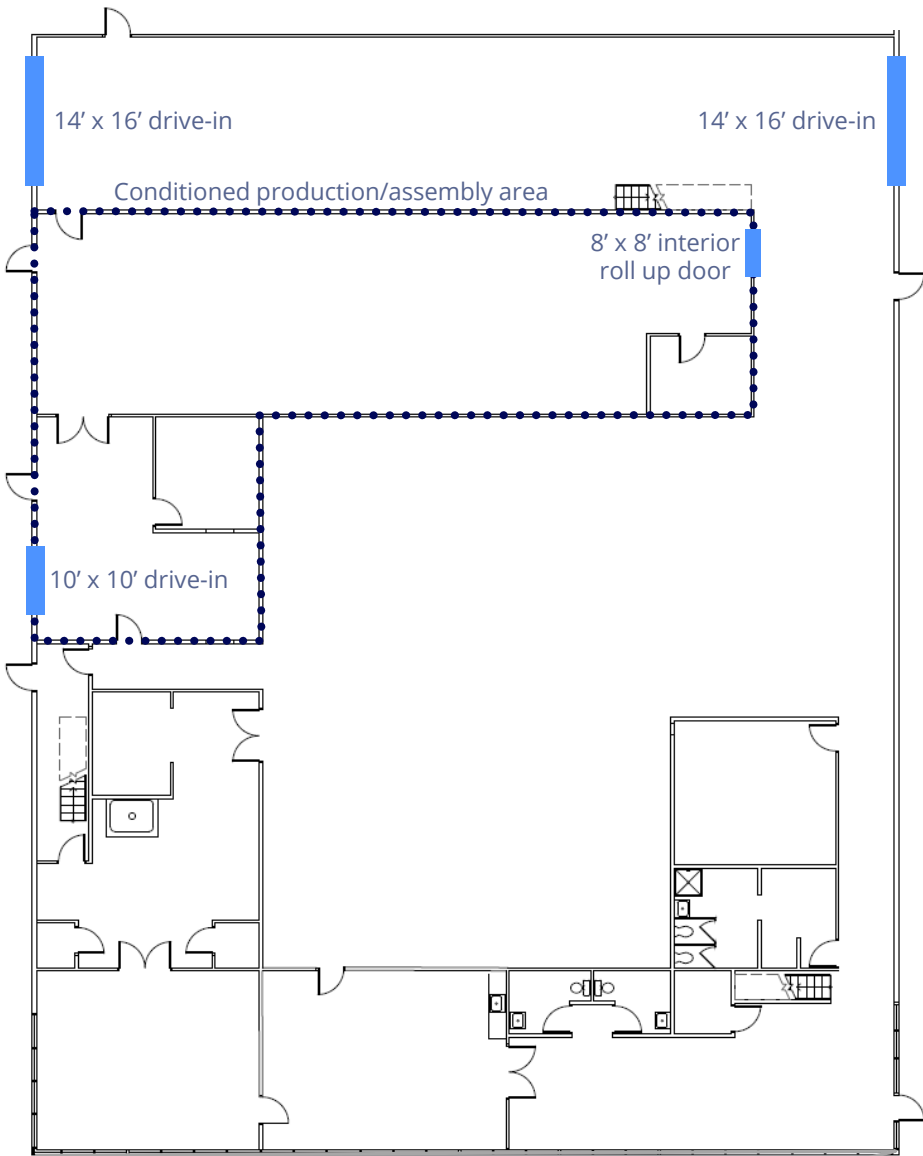
Property Highlights

- 40,000 total SF industrial flex building
 - Suite A: 12,500 SF available | \$9.25/SF NNN
 - Suite C: 7,657 SF available | \$9.50/SF NNN
- 20' ceiling height
- Zoned I-2-S
- Partially fenced and gated
- Large grade level drive-in doors
- Convenient access to I-465, I-70, and Downtown Indianapolis
- Est. 2026 OpEx: \$3.36/SF



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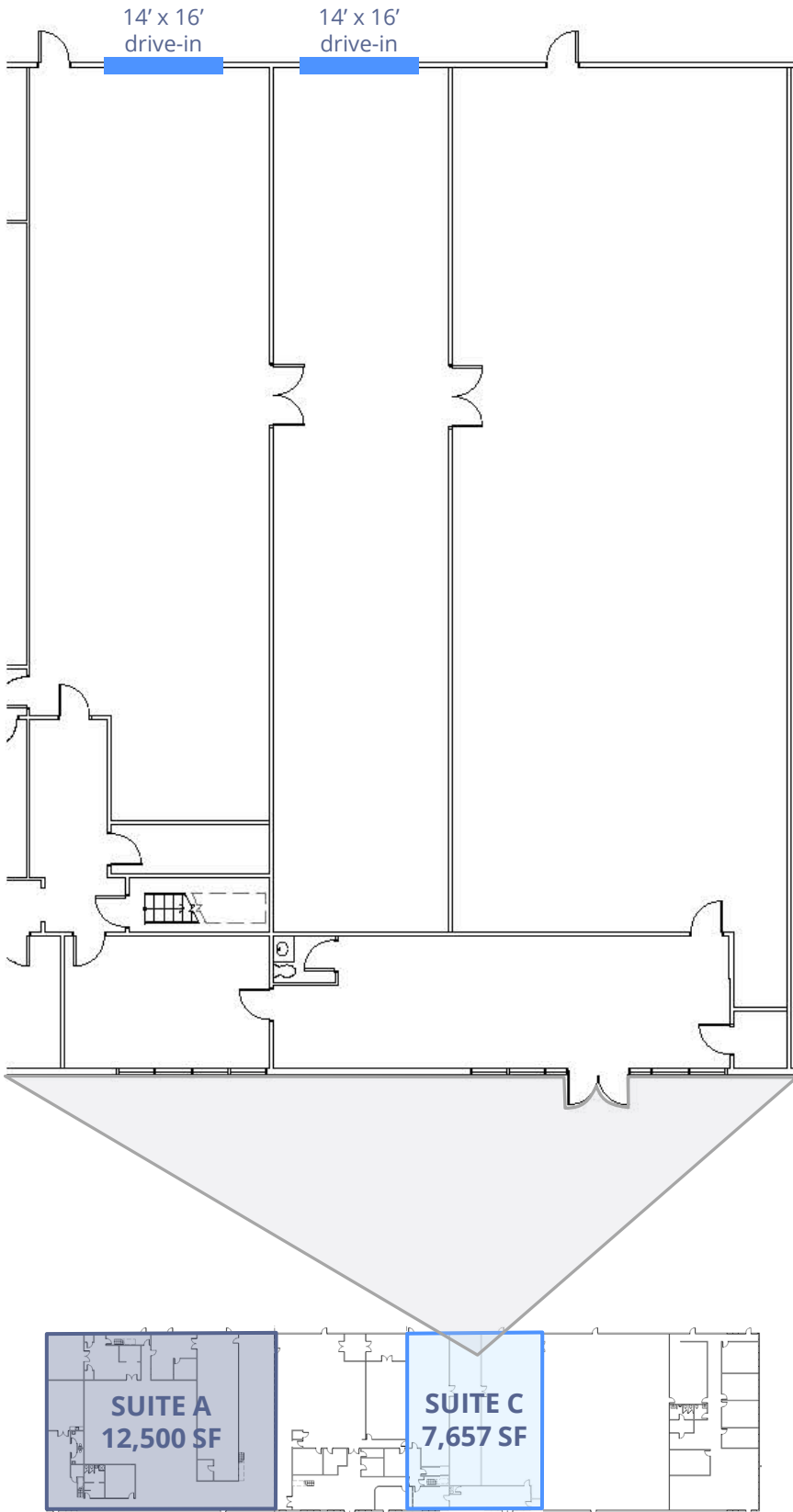


Suite A

Office SF	±2,000
Warehouse SF	±10,500
Total SF	12,500

Suite Specs

- 20' clear height
- (2) 14' x 16' grade level drive-in doors with drive-through capability
- (1) 10' x 10' grade level drive-in door
- Power:
- 120/280 V | 800 amps | 3-phase
- Conditioned production/assembly area
- Beneficial mezzanine office/storage
- LEDs throughout office
- (3) restrooms
- Endcap unit with frontage/visibility
- Available 7/1/2026



Suite C	
Office SF	±1,500
Warehouse SF	±6,157
Total SF	7,657

Suite Specs

- 20' clear height
- (2) 14' x 16' grade level drive-in doors
- Power:
- 120/208 V | 400 amps | 3-phase
- Beneficial mezzanine office/storage
- (1) private office
- Available immediately

Why Indiana



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
- 13th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



- 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 LOGISTICS 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
- 4th 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
- 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

Indiana's industrial market is more than stable—it's **strategically positioned for long-term growth**, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

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

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*sources: Forbes Magazine, Site Selection Magazine, Business Facilities