

FOR SALE OR LEASE

# 1310 S West St | Indianapolis, IN



## Property Highlights:

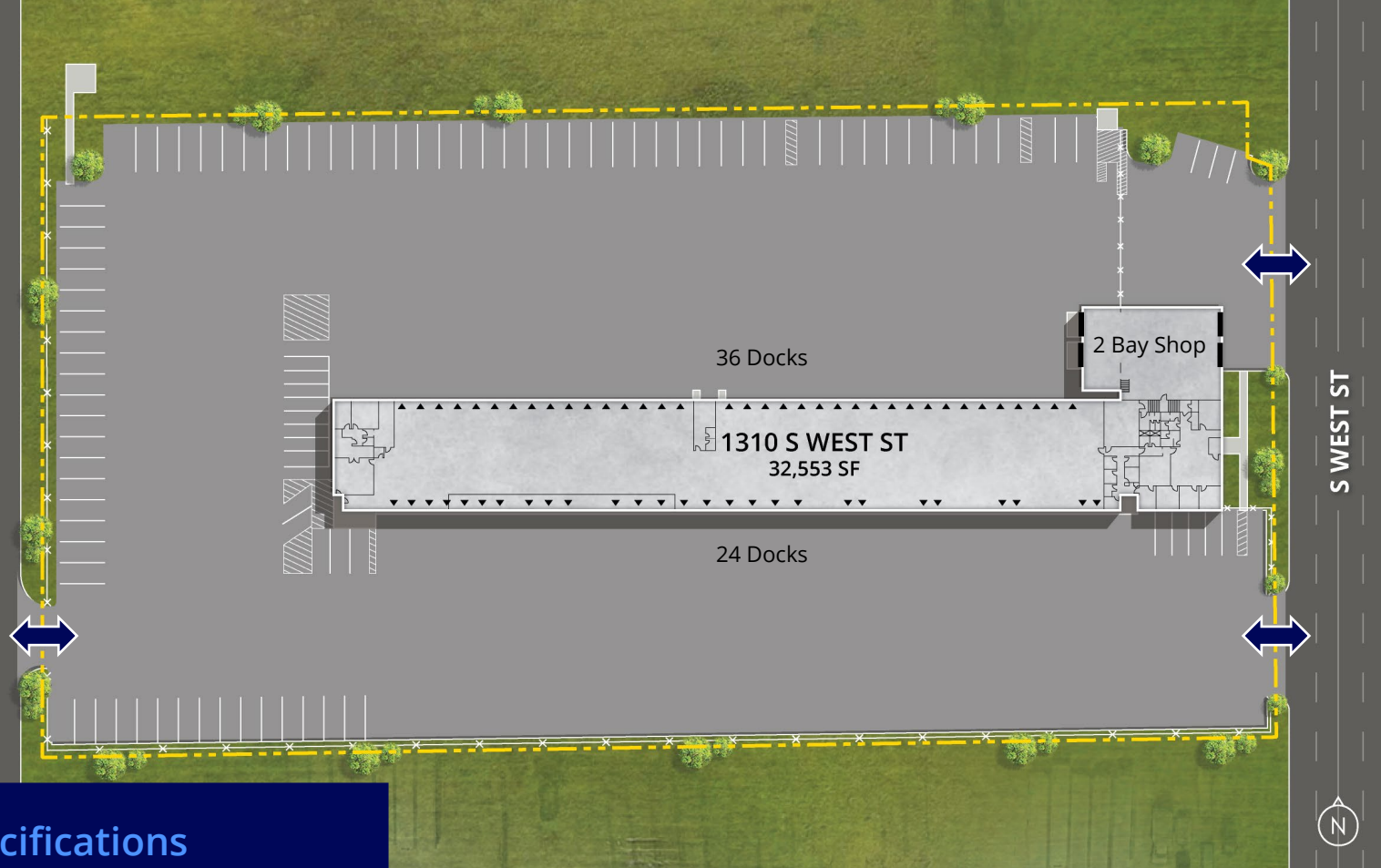
- 60-Door truck terminal and maintenance facility on ±4.96 acres
- Fully paved lot with (3) points of ingress & egress
- Prime location in Indianapolis offering immediate access to I-70 and excellent regional connectivity
- Situated in Central Indiana, with access to 75% of the U.S. population within a 1-day drive

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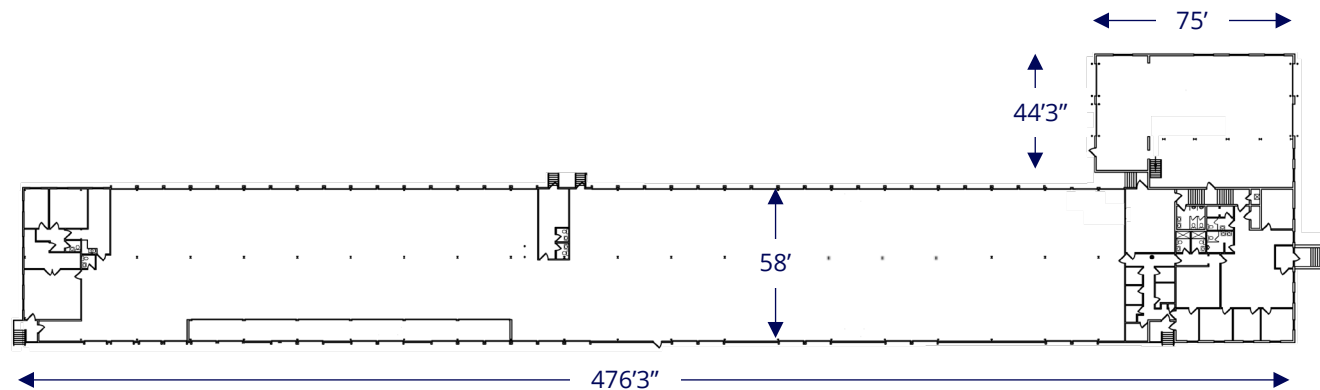
S DAKOTA ST



## Property Specifications

Building Size	±32,553 SF
Office Size	±6,319 SF
Clear Height	14' 6" – 16'
Dock Doors	60 with EOD levelers
Drive-in Doors	4 (12'x14')
Total Land	±4.96 Acres
Lot Surface	Asphalt
Zoning	I-4 (Heavy Industrial)

## Floor Plan (±32,553 SF)







60-Door Truck Terminal  
on  $\pm 4.96$  Acres



DOWNTOWN  
INDIANAPOLIS



0.25 mi to I-70

W Morris St

S Dakota St

S West St



2 Bay Shop





## Access & Connectivity



### Key Distances

Downtown Indianapolis	2.0 mi
FedEx Hub	8.9 mi
Indianapolis Int'l Airport	11 mi
Greenwood	11 mi
Mt. Comfort	17 mi
Plainfield	17 mi
Park 100	18 mi
Whitestown	24 mi



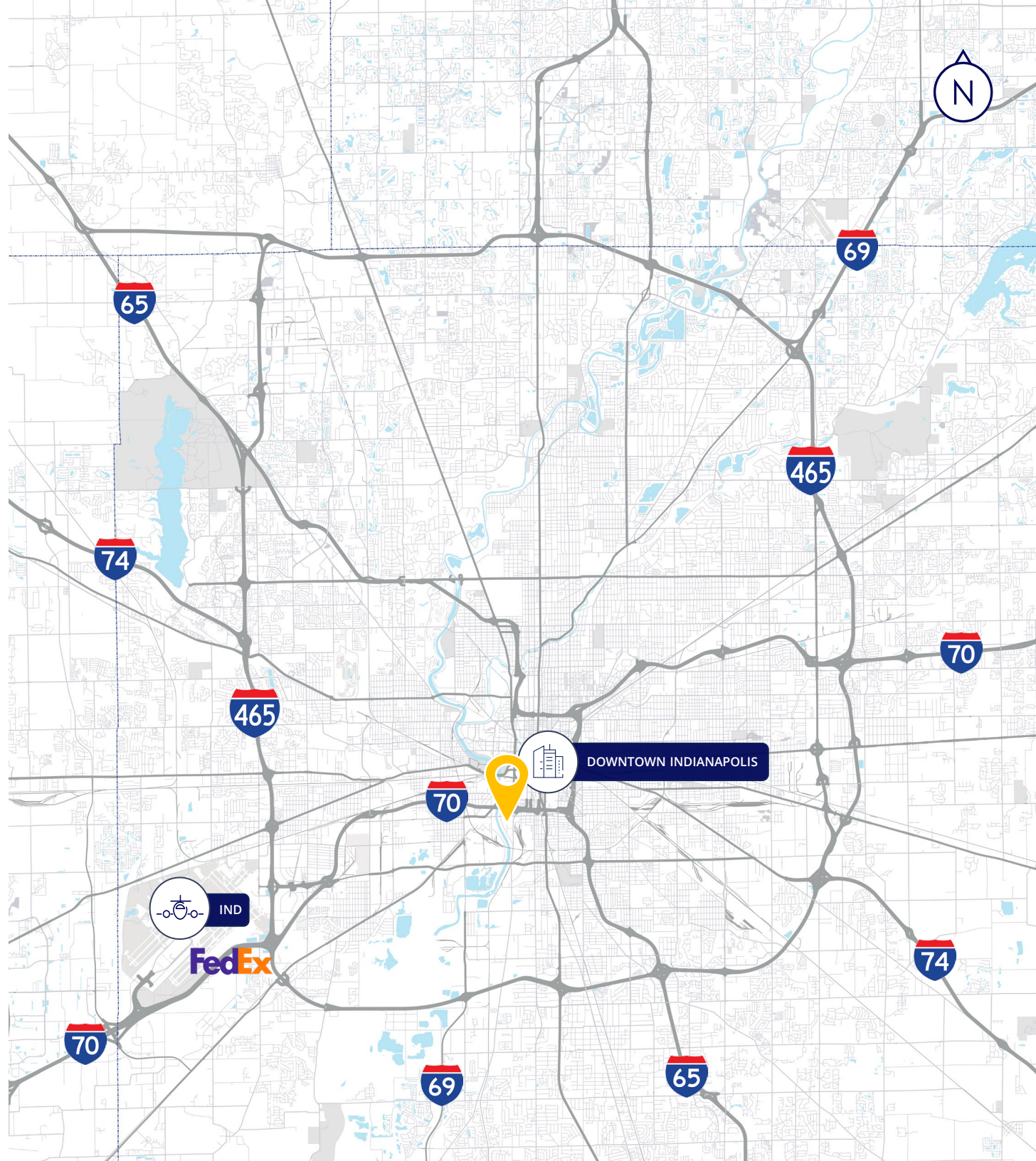
### Interstate Connectivity

I-70	0.25 mi
I-65	1.5 mi
I-465	5.0 mi
I-74	7.9 mi
I-69	9.2 mi



### Regional Connectivity

Cincinnati, OH	112 mi
Louisville, KY	114 mi
Columbus, OH	176 mi
Chicago, IL	186 mi
St. Louis, MO	241 mi
Detroit, MI	289 mi







## A strategic location with ***exceptional*** highway access.

Located just 0.25 miles from I-70, one of the nation's primary east-west corridors, providing efficient connectivity to regional and national distribution networks.



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# Why Indiana



## INDIANAPOLIS INT'L AIRPORT

- 2<sup>nd</sup> largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S.
- 11<sup>th</sup> 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

**1<sup>st</sup>**

in U.S. for manufacturing output

**1<sup>st</sup>**

best state to start a business

**2<sup>nd</sup>**

# Manufacturing jobs (% of workforce)

**3<sup>rd</sup>**

leading state in biotechnology 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
- 5<sup>th</sup> 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
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> 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



## 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

"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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