

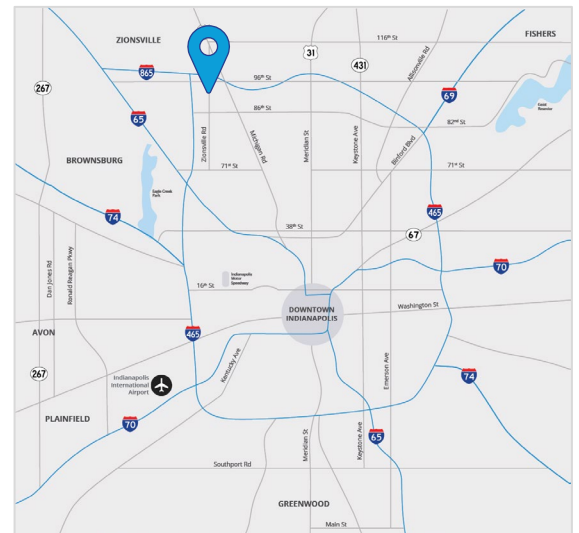


For Lease

## Flex Space at Intech Eleven

### 6625 Network Way Indianapolis, IN

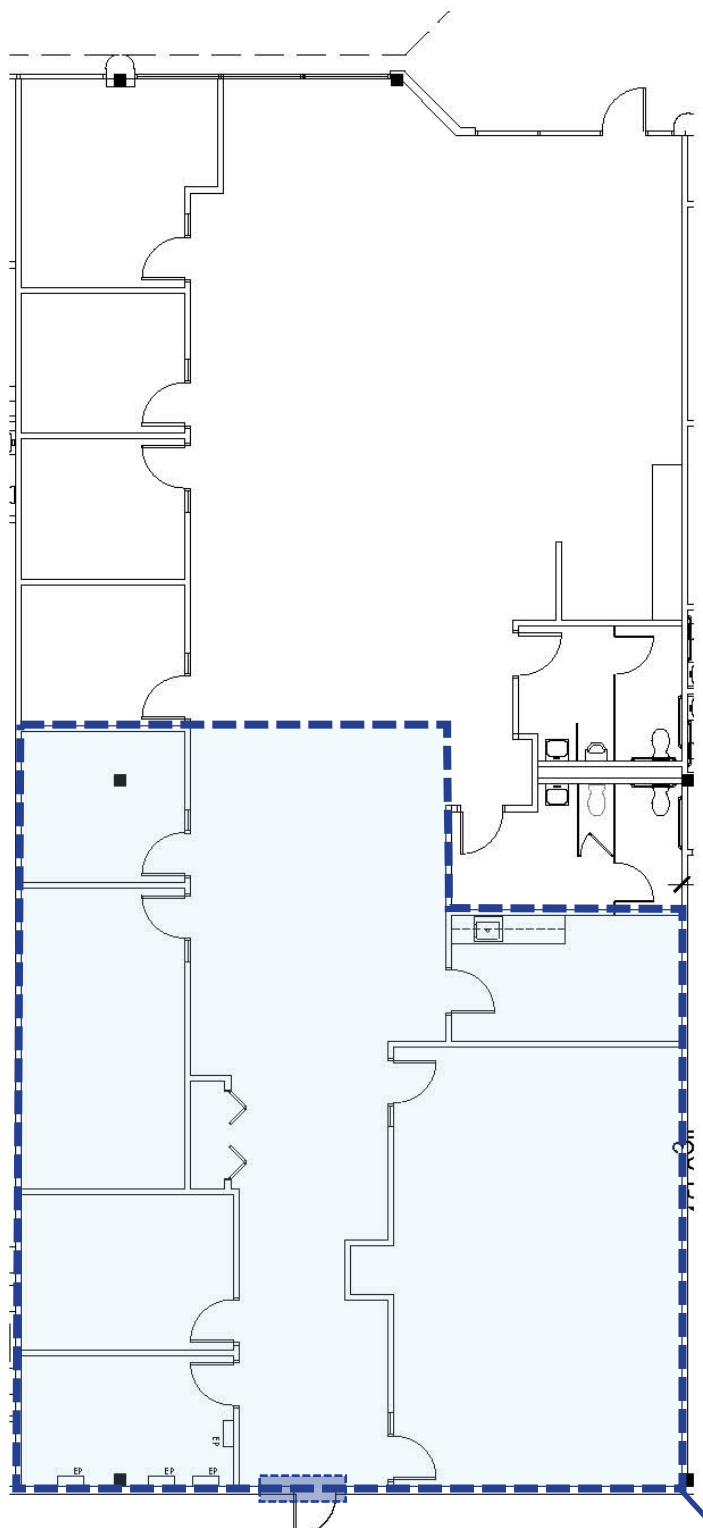
- ±89,000 total SF building
- 16' clear height
- Drive-in loading with ability to add docks
- Zoned CS (office/industrial)
- Floor-to-ceiling windows provide plenty of natural light
- Ample parking for employees and clients
- Immediate interstate access to I-465 & I-65
- Numerous amenities nearby including retail centers, restaurants and hotels
- 15 minutes to Downtown Indianapolis or Indianapolis International Airport
- Lease Rate: \$10.50/SF NNN
- Estimated OpEx: \$3.60/SF NNN



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# Site Plan - Existing Layout



Potential to add  
drive-in door

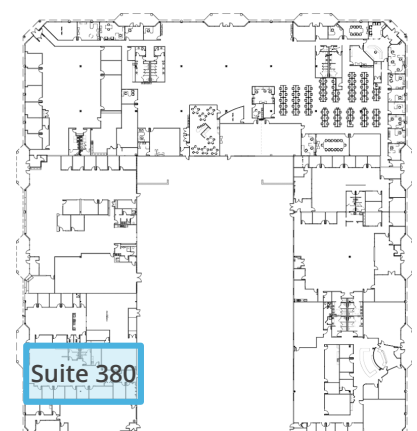
Potential for  
conversion to  
warehouse

## Suite 380

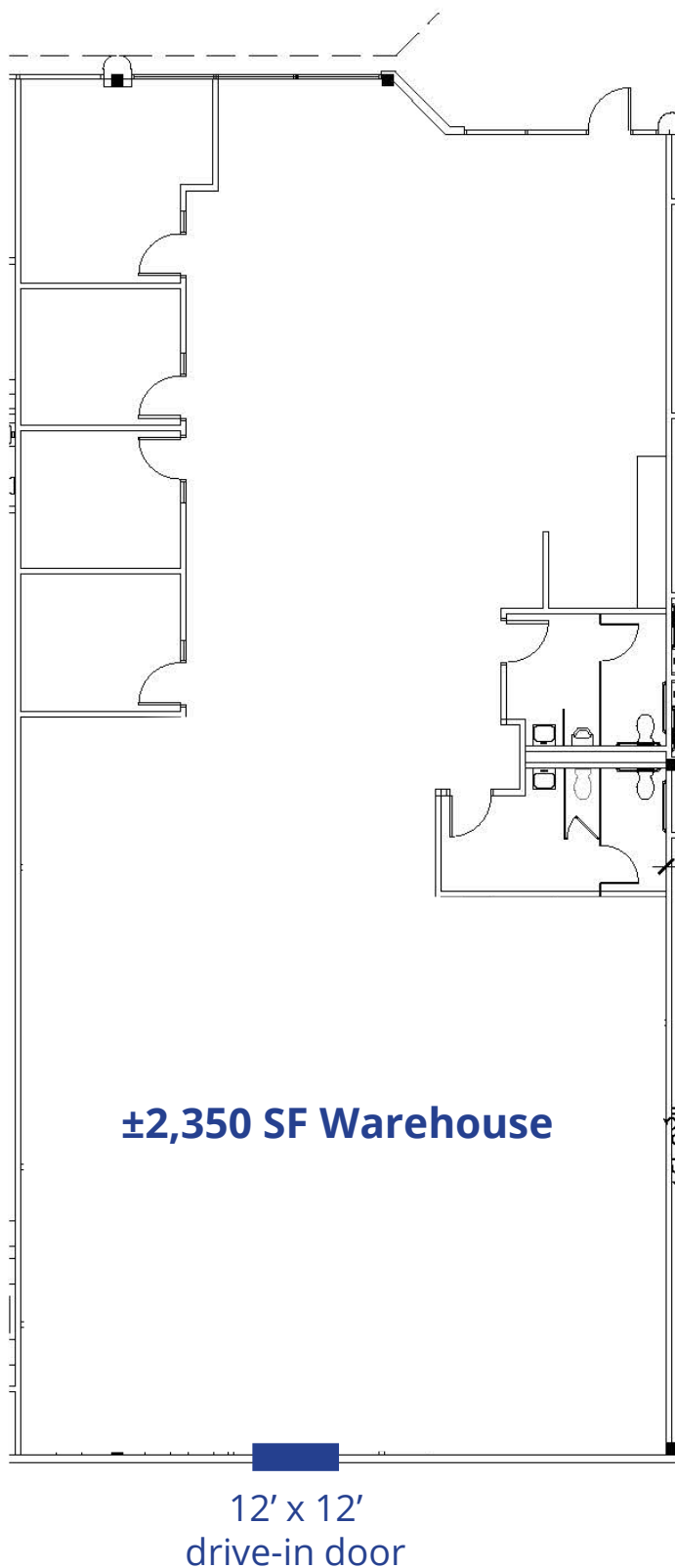
Office SF	4,700
Warehouse SF	BTS
Total SF	4,700

## Suite Specs

- 16' clear height
- Potential to add (1) 12' x 12' drive-in door
- Multiple private offices
- Conference rooms
- Open area for cubicles, additional private offices, and/or showroom
- Break room with kitchenette
- Dual office restrooms
- High end office finishes throughout
- Floor to ceiling windows providing plenty of natural light
- Available February 1, 2026



# Site Plan - Alternate Layout

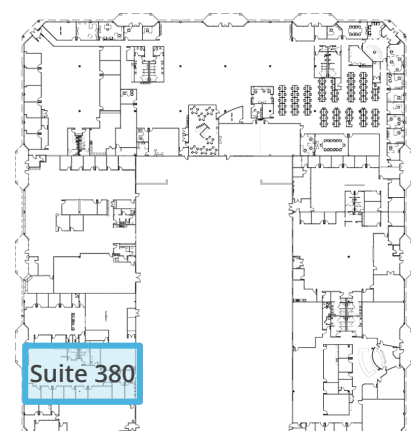


## Suite 380

Office SF	±2,350
Warehouse SF	±2,350
Total SF	4,700

## Suite Specs

- 16' clear height
- (1) 12' x 12' drive-in door
- LED lighting in the warehouse
- Multiple private offices
- Open area for cubicles, additional private offices, and/or showroom
- Dual office restrooms
- High end office finishes throughout
- Floor to ceiling windows providing plenty of natural light
- Available February 1, 2026



# Why Indy

Colliers



## 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



<b>IND</b>	Indianapolis Int'l Airport
<b>EW</b>	Evansville Regional Airport
<b>FWA</b>	Fort Wayne Int'l Airport
<b>GCIA</b>	Gary/Chicago Int'l Airport
<b>SBN</b>	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
- 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

“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

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



## 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

<b>NW</b>	Burns Harbor
<b>SE</b>	Jeffersonville
<b>SW</b>	Mt Vernon

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**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