

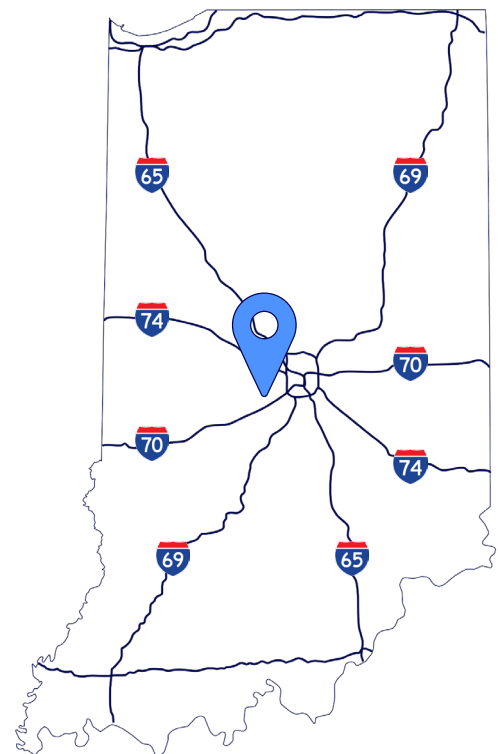


FOR SALE

3830 E US Highway 40  
Clayton, IN

## Property Highlights

- ±5.47-acre industrial site with existing improvements
- ±15,796 SF industrial building with additional accessory structures
- Additional ±1,728 SF pole barn for supplemental storage or maintenance use
- Paved yard area ideal for storage, fleet, or equipment operations
- Fully fenced site providing secure outdoor storage capabilities
- Zoned LI - Light Industrial, allowing a wide range of industrial outdoor and operational uses
- Existing industrial infrastructure suited for waste management, trucking, contractor yards, or IOS users
- Strategic frontage along US Highway 40 with strong regional accessibility



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# Property Specs

## Specifications

|              |   |
|--------------|---|
| Land AC      | ±5.47 AC  |
| Building SF  | ±15,796 SF – Warehouse<br>±1,728 SF – Pole Barn |
| Office SF    | ±460 SF   |
| Clear Height | 30'   |
| Paving       | Asphalt   |
| Security     | Fully fenced yard                               |
| Year Built   | 2008  |
| Zoning       | Light Industrial                                |



### \*DEED RESTRICTION\*

The Deed shall contain the following restriction:  
"The Property conveyed herein shall not be used for any purpose related to the waste industry including, but not limited to, the hauling, processing, transferring, storage, recycling or disposal of municipal solid waste or hazardous waste. These restrictions are declared to be covenants running with the land in perpetuity commencing with the date of the deed, and shall be fully binding upon all persons or entities acquiring title to the Property whether by descent, devise, lease, purchase or otherwise and is for the benefit of and enforceable by the Grantor and Grantor's affiliates."

# Location and Connectivity



## Proximity by Car

I-70  
5.9 mi

CSX  
9.5 mi

Indianapolis, IN  
22 mi

Cincinnati, OH  
129 mi

Fort Wayne, IN  
148 mi

Chicago, IL  
185 mi

I-465  
12 mi

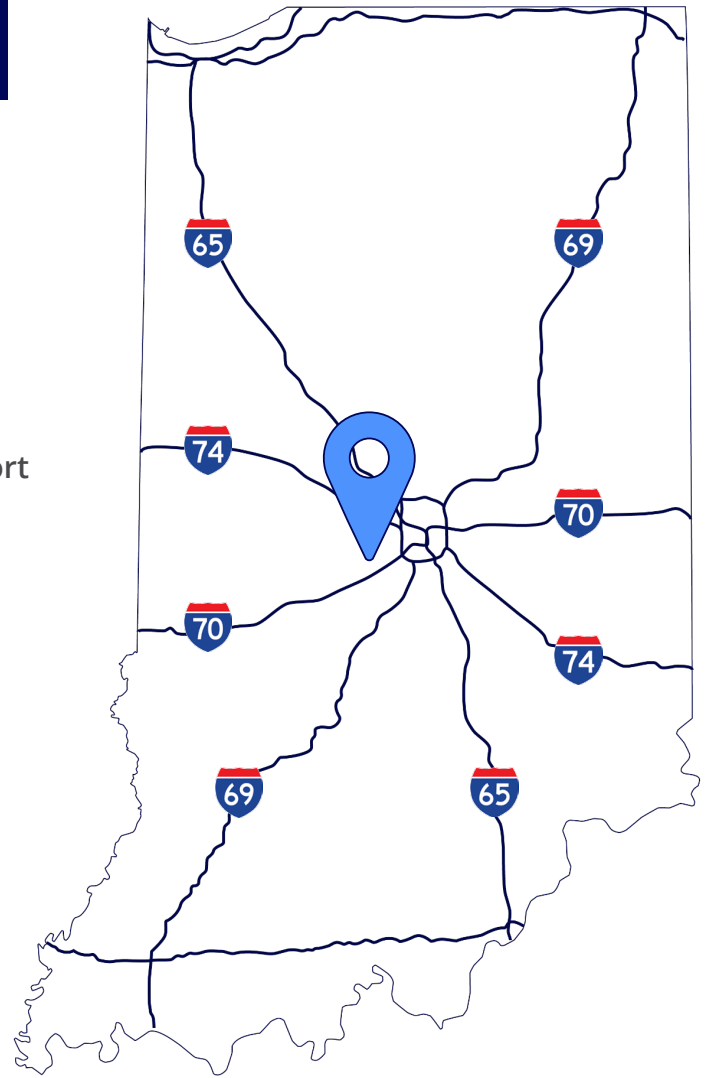
Indianapolis Int'l Airport  
11 mi

Grand Rapids, MI  
278 mi

Detroit, MI  
311 mi

Pittsburgh, PA  
383 mi

Kansas City, MO  
466 mi



DOWNTOWN  
INDIANAPOLIS



CSX



IND



FEDEX HUB

# 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
- 13<sup>th</sup> 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
- 4<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
- 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

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>

in advanced industry specialization

## CONTACT US:

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