

Freestanding Industrial Building in Park Fletcher

2266 Distributors Drive, Indianapolis, IN 46241

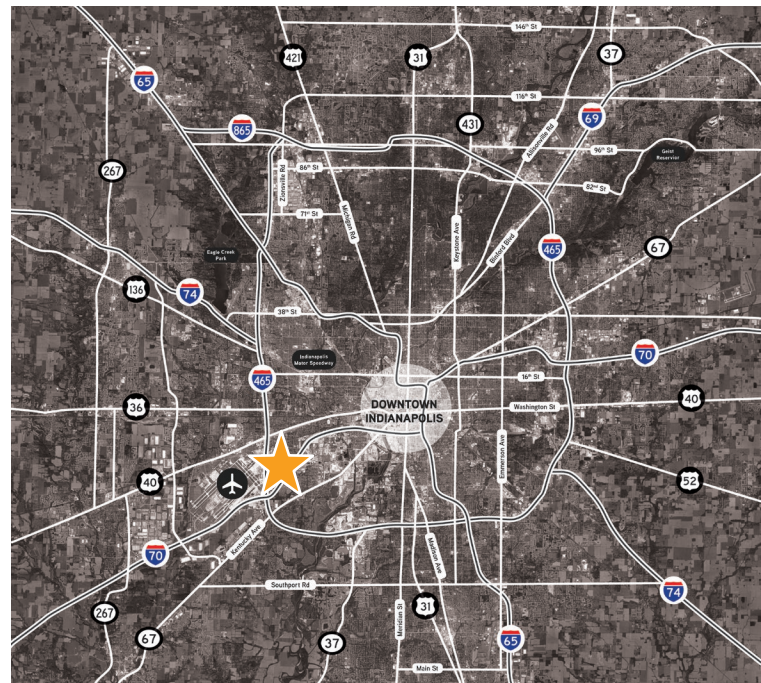
FOR SALE OR LEASE | INDUSTRIAL

NEW OWNERSHIP & FULLY RENOVATED



PROPERTY HIGHLIGHTS

- 27,380 total SF building
- 3,085 SF office
- 14' 6" clear height
- Dock and drive-in loading
- WET sprinkler system
- Zoned I-3
- **Potential for fenced/secure outside storage**
- Ample parking for employees and clients
- Roof replacement in 2020 with warranty in place
- Immediate interstate access to I-70 & I-465
- Close proximity to Downtown Indianapolis and Indianapolis International Airport



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leasing by:



owned by:



FLOOR PLAN + SPECS

Office SF:	3,085
Warehouse SF:	24,295
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TOTAL SF:	27,380

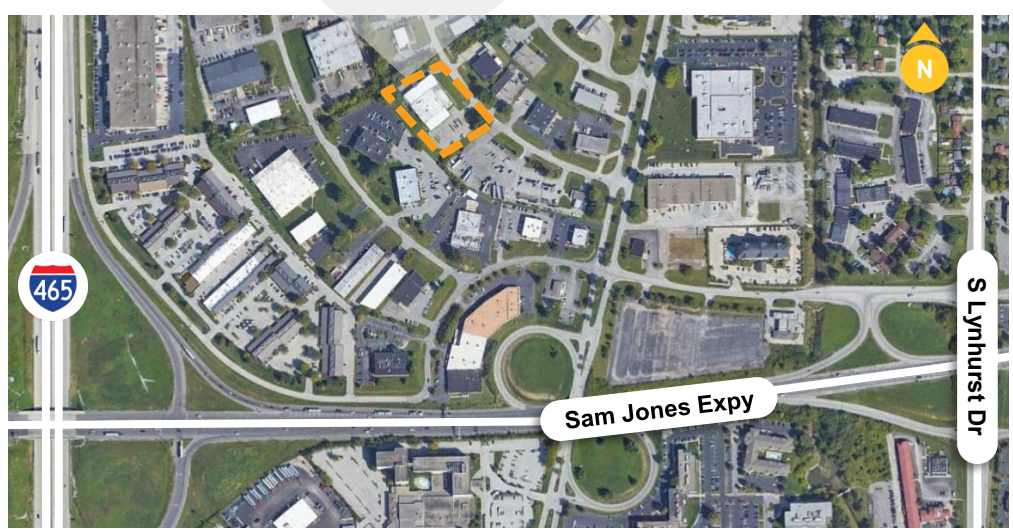
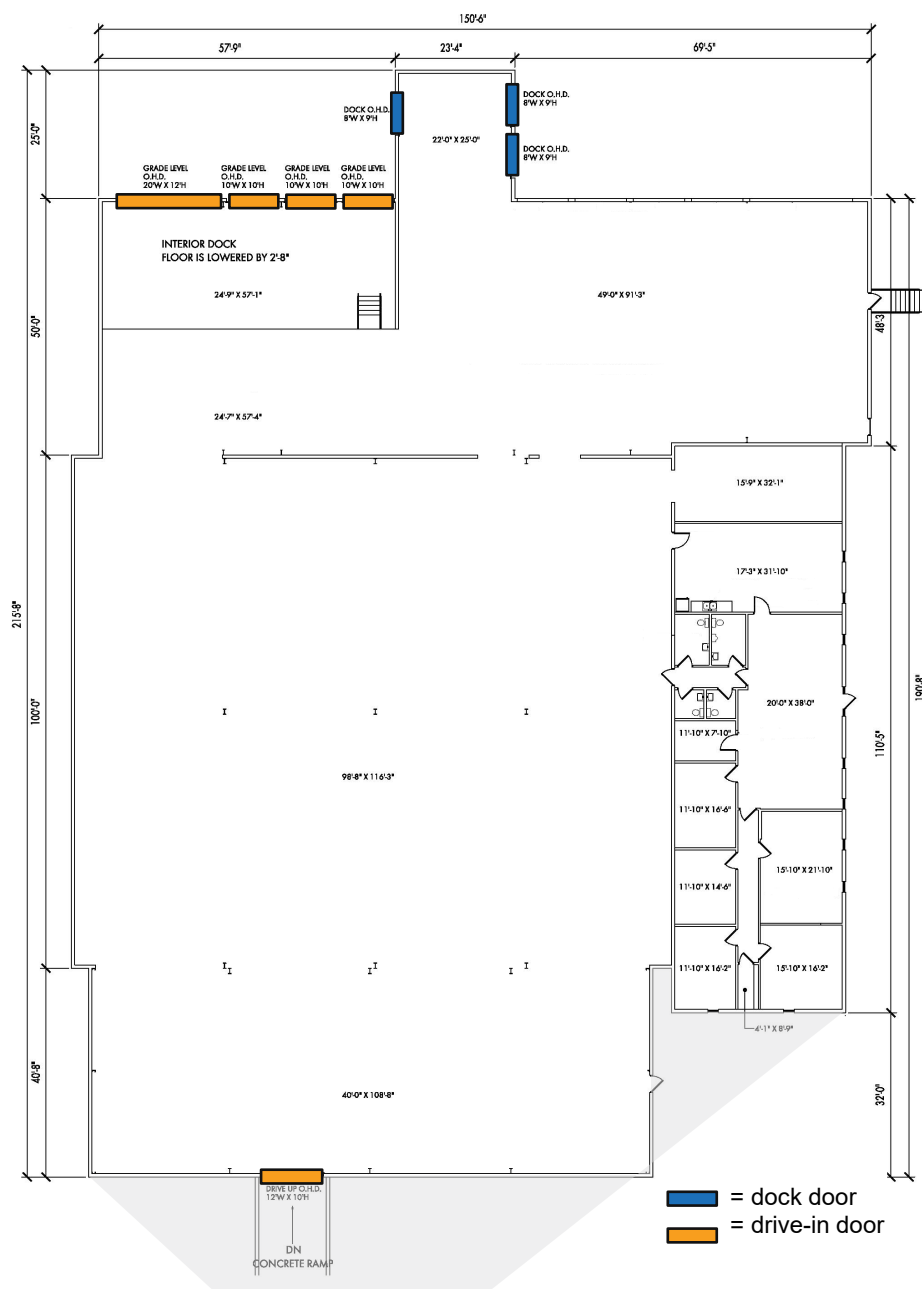
SUITE SPECS

- (3) 8' x 9' dock doors
- Interior dock with four (4) drive-in doors with automatic door openers
 - (3) 10' x 10' grade level
 - (1) 20' x 12' grade level
- (1) 12' x 10' drive-in with automatic door opener
- 14'6" clear height
- 240 volt / 1,400 amps / 3-phase power
- LED warehouse lighting
- Potential for air-conditioned warehouse
- Move-in ready

RECENT IMPROVEMENTS

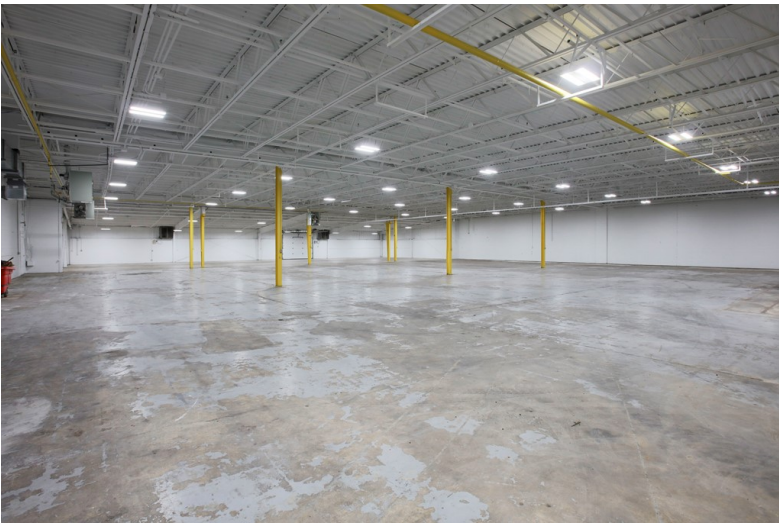
- Renovated office interior finishes
- New HVAC for office and heaters for warehouse
- Warehouse walls newly painted
- Repair and/or replacement of loading dock and overhead door systems
- Numerous exterior improvements including new paint, new landscaping and newly paved parking lots

VIRTUAL TOUR LINK





NEARLY AN ACRE OF POTENTIAL OUTDOOR STORAGE



WHY INDY – TOP IN TRANSPORT ACCESSIBILITY



INDIANAPOLIS INTERNATIONAL AIRPORT

home to **2nd largest** FedEx air hub worldwide + **6th largest** cargo airport in U.S.

GARY/CHICAGO INTERNATIONAL AIRPORT

key player in the logistics arena – connects Chicago to Midwest distribution sites

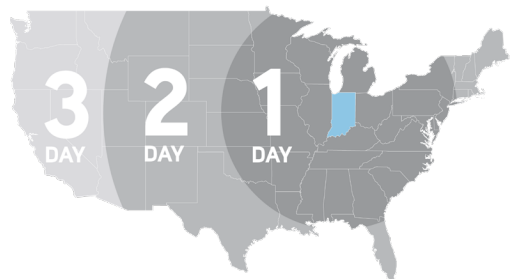


CLASS I RAILROADS PASS THRU INDIANA

AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

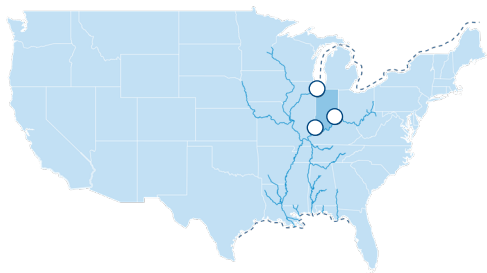
INTERMODALS

serviced by CSX + Indiana Railroad



OUR WAY IS THE HIGHWAY

8 interstates intersect the state making Indiana the national leader in pass-thru highways



PORTS OF THE HOOSIER STATE

3 international maritime ports serving key Indiana access points providing access to the world's most productive industrial + agricultural regions

NW – Burns Harbor, IN

SW – Mt. Vernon, IN

SE – Jeffersonville, IN

TAKE TO THE SKIES

4 international airports statewide

#1 IND – Best Airport in North America - *Conde Nast Traveler*

ON THE RIGHT TRACK

3RD total freight railroads in U.S.

5TH Class I railroads in U.S.

CROSSROADS OF AMERICA

40+ major cities within an 8-hour drive

75% U.S. + Canada population within a 1-day drive

OPEN WATERS

2 major freight transport arteries
Ohio-Mississippi + Great Lakes River Systems

6TH waterborne shipping in U.S.

STRONG BUSINESS FUNDAMENTALS

- 2ND**
best state for infrastructure*
- 3%**
business property tax rate cap
- 5TH**
best state for cost of doing business
- 5TH**
top business climate states*
- 5.75%**
corporate income tax
- 7%**
sales tax rate
- 10TH**
best state tax climate index*
- YES**
a Right to Work state

*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation