



FOR SALE

9635 Park Davis Dr
Indianapolis, IN

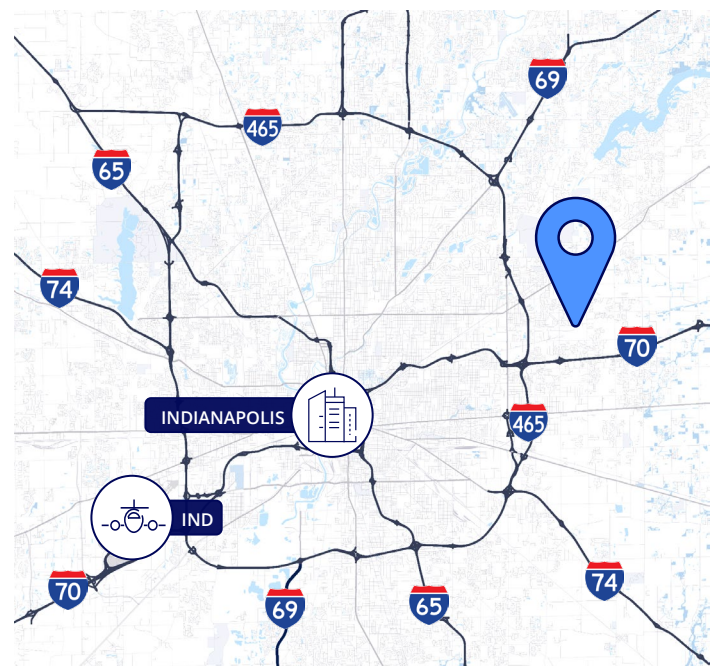
Property Highlights

- ±10,000 SF Building
- ±3,362 SF Office
- Two (2) Large Drive-in Doors
- One (1) Exterior Dock
- 16' – 18' Clear Height
- ±1.00 Acre
- Zoned I-2
- Located On IndyGo Bus Line Network
- Prime Indianapolis Location with Excellent Interstate Access

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Building specs + Floor Plan

Total Building: ±10,000 SF (80' x 125')

Office Area: ±3,362 SF

Clear Height: 16' - 18'

Drive-ins Doors: 2 (18' x 12' & 12' x 14')

Dock Door: 1 (exterior dock)

Lighting: LED

HVAC: Split system &
Gas-fired air turnover unit

Columns: 25' x 40'

Power: 400 Amps, 120/240V, 3-Phase

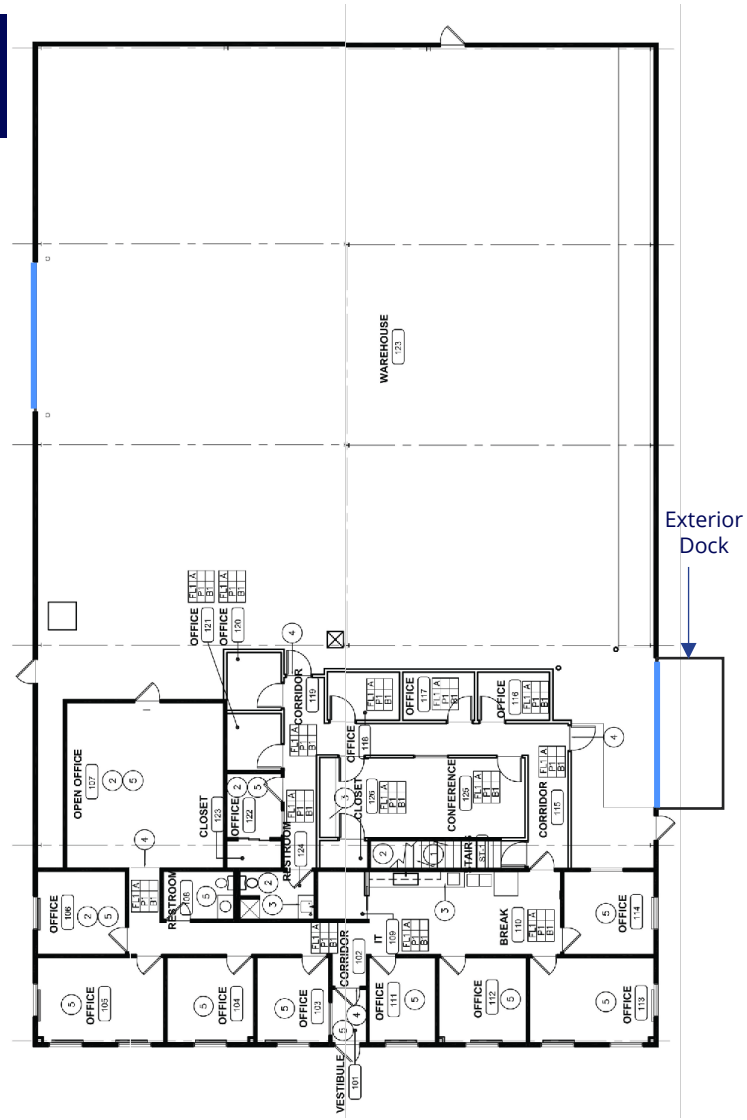
Roof: Standing seam metal roof

Construction: Pre-engineered steel

Year Built: 1998

Land: ±1.00 Acre

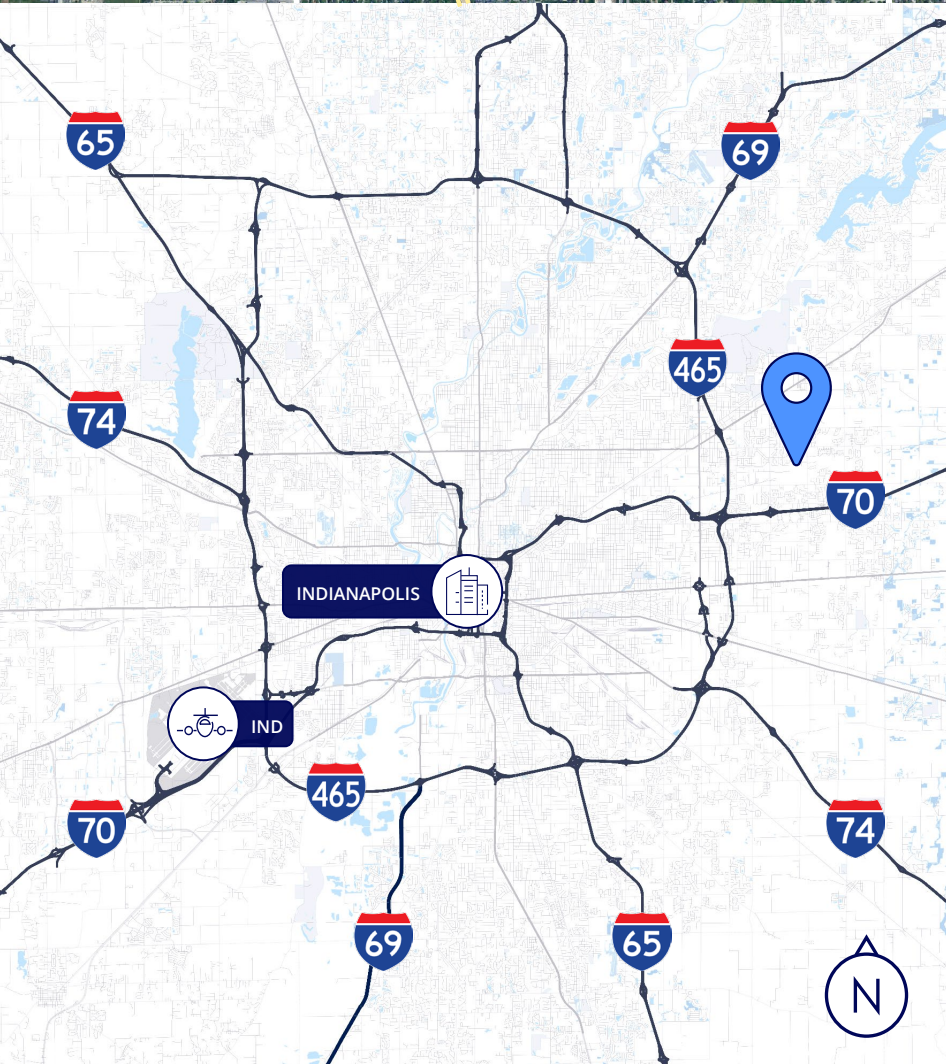
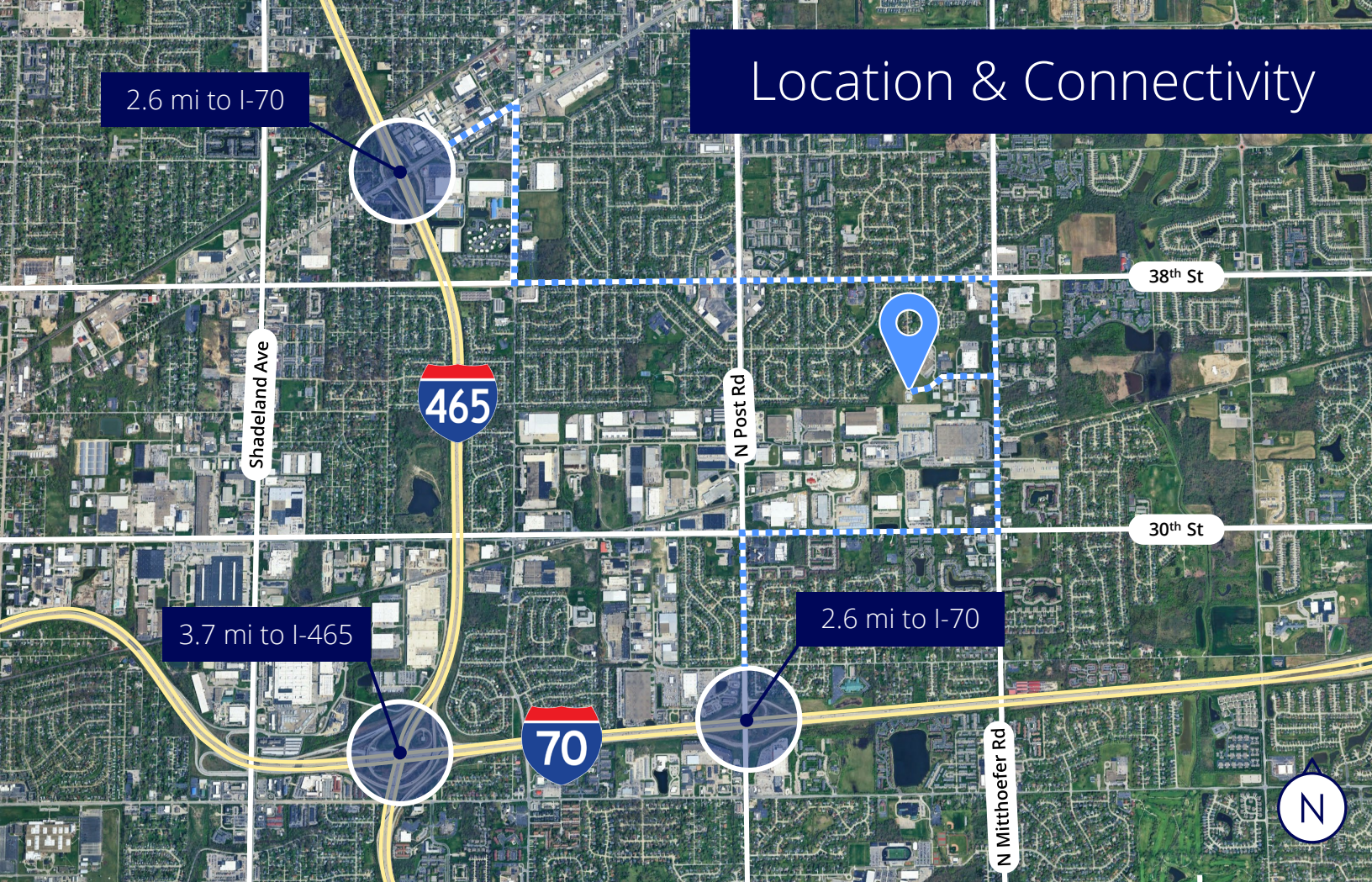
Zoning: I-2



Photos



Location & Connectivity



Key Distances

	2.6 mi
	3.7 mi
	7.8 mi
	8.5 mi
Downtown Indianapolis	12 mi
Indianapolis Int'l Airport	24 mi

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'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

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing jobs (% of workforce)

3rd

in advanced industry specialization



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



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

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.