

**FOR SALE OR LEASE**

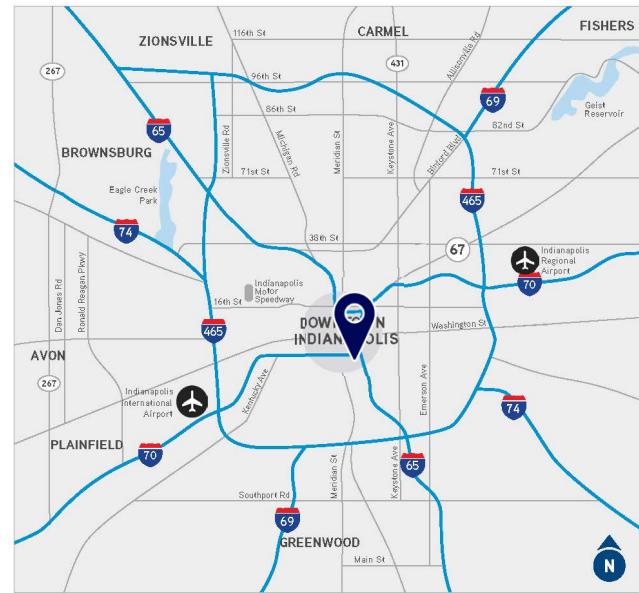
# 2015 S East Street

Indianapolis, IN

## Industrial-Flex Opportunity with Outdoor Storage Fully fenced / Secured / Lit

**Property Highlights :**

- ± 4,216 SF Available
  - ± 1,581 SF Office building – recently renovated
  - ± 2,635 SF Warehouse building
- ± 0.59 acres
- ± 1,300 SF metal lean-to for covered storage
- (2) Drive-ins (8'H x 10'W) and dock-level pad
- (10) Auto parking spaces
- (2) Single story buildings
- In-place security system
- Outdoor storage is available
- I-4 Zoning
- Excellent access to I-65 / I-70 and downtown
- Asking Rent: \$5,500 / month NNN
- Sales Price: Contact Broker

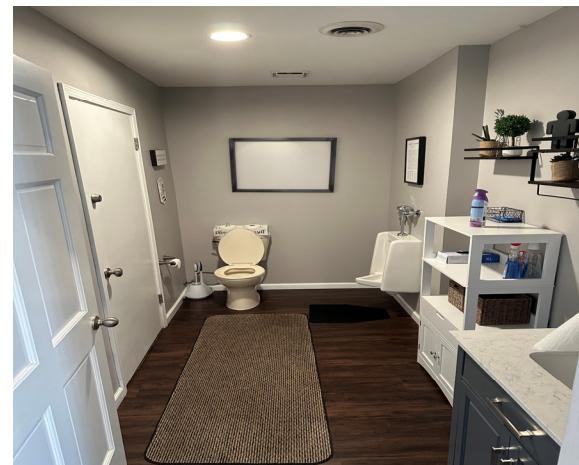
**Ben Schiller**

+1 317 713 2123

ben.schiller@colliers.com

**Colliers Indianapolis**  
[colliers.com](http://colliers.com)

# Interior photos



# Outdoor photos



# 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



<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<sup>+</sup> 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."

— Site Selection Magazine

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

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NW  
SE  
SW

Burns Harbor  
Jeffersonville  
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 \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

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