

Freestanding Building with Premier Interstate Visibility

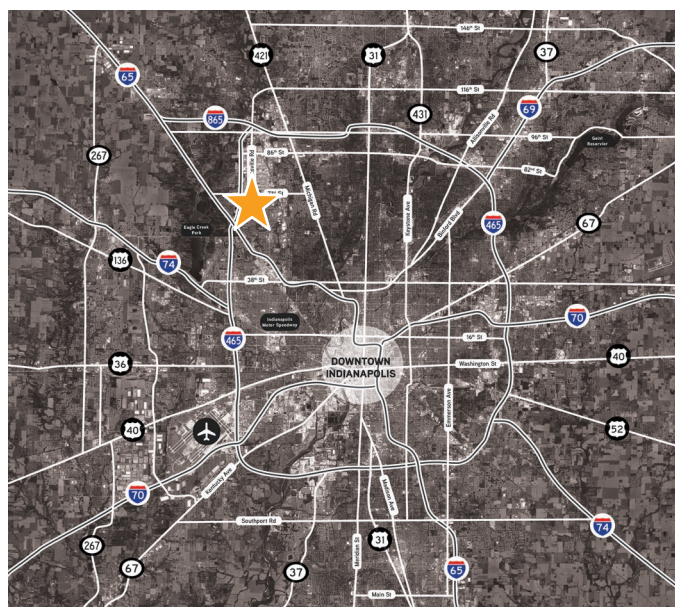
6812 Corporate Drive, Indianapolis, IN 46278

AVAILABLE | INDUSTRIAL



PROPERTY HIGHLIGHTS

- 116,956 SF freestanding building (divisible to $\pm 51,500$ SF)
 - Warehouse: 109,521 SF
 - 1st Floor Office: 5,265 SF
 - 2nd Floor Office: 2,170 SF
- 27' clear height
- Dock & drive-in loading
- Potential to secure truck court
- I-465 frontage
- Numerous amenities nearby including retail centers, restaurants and hotels
- 15 minutes to Downtown Indianapolis or Indianapolis International Airport
- **Landlord investing significant capital into interior and exterior improvements**
- Lease Rate: \$8.50 PSF NNN
- Est. Operating Expenses: \$1.46 PSF
- Sale Price: Call Broker



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leasing by:



owned by:



SITE PLAN

- = dock doors
- = drive-in doors

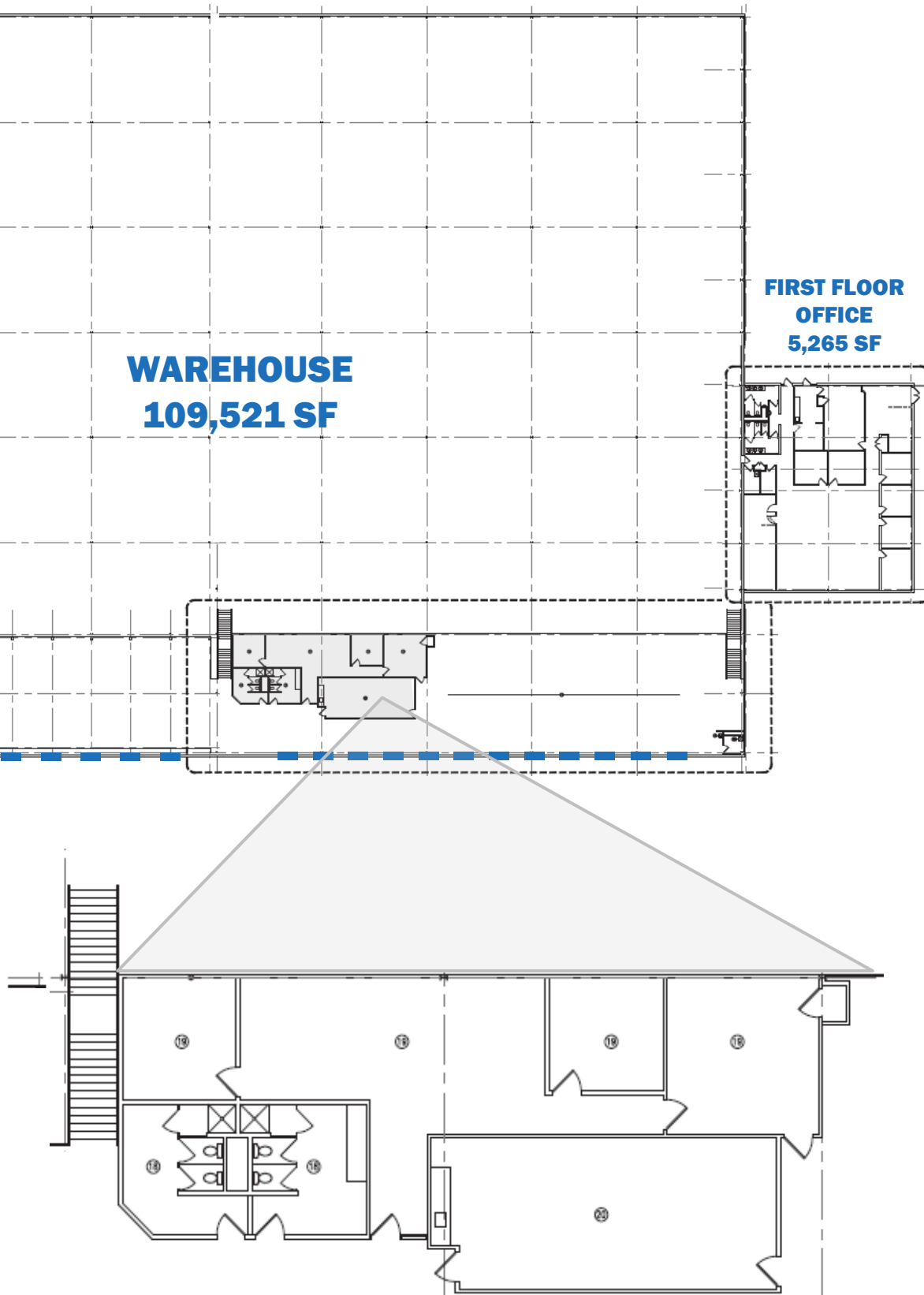


NORTH

WAREHOUSE
109,521 SF

**FIRST FLOOR
OFFICE**
5,265 SF

SECOND FLOOR OFFICE
2,170 SF





SITE & BUILDING SPECS

Total Building Area	116,956 SF
Site Area	8.34 AC
Office Space	1 ST floor: 5,265 SF 2 nd floor: 2,170 SF
Clear Height	27'
Dock Doors	23
Drive-in Doors	1
Power	800 amps 480 volts
Fire Protection	ESFR
Column Spacing	45' x 40'
Car Parking	63 spaces
Trailer Parking	5 spaces (expandable)
Truck Court	125' (can be easily secured)

PLANNED PROPERTY IMPROVEMENTS

OFFICE

- New HVAC units
- Complete renovation of 1st floor and 2nd floor office spaces

WAREHOUSE

- New heating units
- New LED lighting
- Fresh paint

EXTERIOR

- New LED lighting
- Fresh paint
- Fresh landscaping
- New asphalt in truck court from street to west wall of building

WHY INDIANA — TOP IN TRANSPORT ACCESSIBILITY



INDIANAPOLIS INT'L AIRPORT

IND

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S.
- 11th 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



IND	Indianapolis Int'l Airport
EW	Evansville Regional Airport
FWA	Fort Wayne Int'l Airport
GCIA	Gary/Chicago Int'l Airport
SBN	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
- 5th 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
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th 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

1st

in U.S. for
manufacturing
output

1st

best state
to start a
business

2nd

Manufacturing
Jobs (% of
workforce)

3rd

leading state in
biotechnology
exports

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



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

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SHEAR
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