

**SITE WORK UNDERWAY  
AVAILABLE Q4 2025**

**Colliers**



**FOR LEASE & BTS**

## Property Highlights

- **Total Area:** ±47 acres (divisible to ±5-acre lots) in Indy's Northwest submarket
- **Prime Infill Location:** Immediate access to I-465 with excellent connectivity to the regional interstate network
- **Heavy Industrial Zoning (I-4):** Ideal for outdoor storage, transportation, heavy equipment, manufacturing, and rail-served uses (adjacent to CSX)
- **Build-to-Suit Opportunities:** Custom facilities up to 50,000 SF+ tailored to user requirements
- **Strategic Midwest Location:** Situated in Central Indiana with access to 75% of the U.S. population within a one-day drive

**±47 Acres  
Heavy Industrial**

5000 W 86<sup>th</sup> St, Indianapolis, IN

**KOREY RYAN, SIOR**  
+1 765 520 6662  
korey.ryan@colliers.com



# Key Location

Strategically located in Indy's Northwest submarket, adjacent to Park 100

*Less than 2 miles from I-465 via 2 interchanges*





# Access & Connectivity



## Key Distances

Buckeye Terminal (Zionsville)	2.5 mi
FedEx Hub	16 mi
CSX Rail Yard	17 mi
Indianapolis Int'l Airport <b>(IND)</b>	19 mi
Indianapolis Intermodal Facility	19 mi

## Local Connectivity

I-465	1.3 mi
I-65	4.7 mi
I-74	8.5 mi
I-69	14 mi
I-70	16 mi

## Regional Connectivity

Cincinnati, OH	128 mi
Louisville, KY	131 mi
Chicago, IL	173 mi
Columbus, OH	188 mi
St. Louis, MO	249 mi
Detroit, MI	287 mi

# Why Indiana

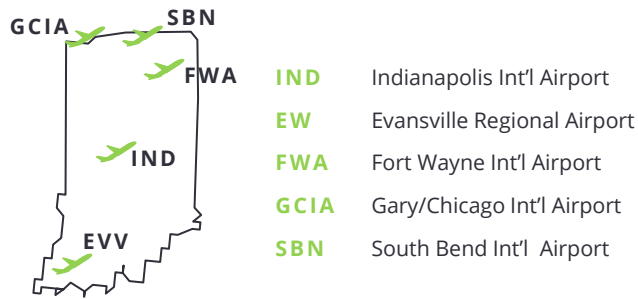


## INDIANAPOLIS INT'L AIRPORT IND

- 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



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

## 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
- 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



## 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

NW Burns Harbor  
SE Jeffersonville  
SW Mt Vernon

“ Over the last decade,  
Indiana has ranked as a  
Top-10 performer in  
landing corporate  
facility investment  
projects in the nation. ”

— Site Selection Magazine

## CONTACT

Korey Ryan, SIOR  
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