



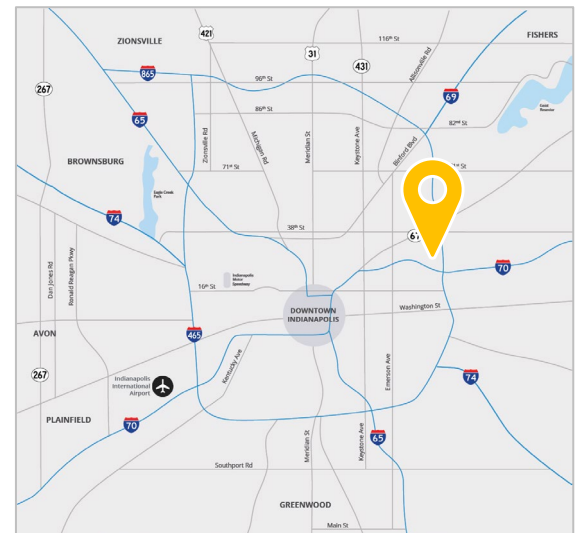
FOR SALE

2929 N Shadeland Ave

Indianapolis, IN 46219

Infill Manufacturing Facility on Large Land Site with Heavy Power

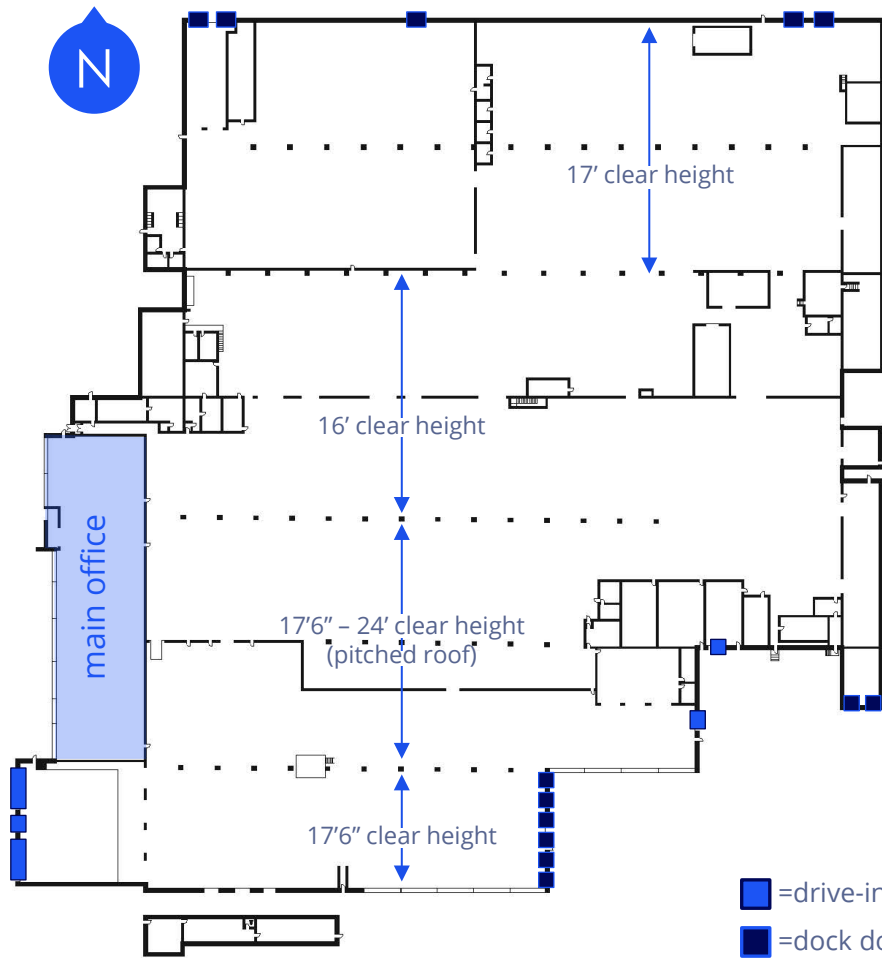
- Site Size: 30.66 AC with I-2 zoning
- Building Size: ±199,411 SF
- Clear Height: 16' – 24' (varies)
- Loading:
 - (7) internal docks + (8) external docks
 - (5) drive-in doors
- Power: Heavy power (multiple 480 volt | 3-phase electrical feeds)
- Lighting: LED
- Fire Suppression: Wet sprinkler system
- Parking:
 - Auto: 206 (expandable)
 - Trailer: 32 (expandable)
- Year Built: 1955 (original) & 1964 (expansion)
- Superb access to strong labor force with IndyGo bus route / stops along Shadeland & E 30th Street
- Immediate access to I-70 and I-465
- Sale Price: \$10,250,000



Andrea Hopper SIOR
 +1 317 713 2128
 andrea.hopper@colliers.com

Tyler Wilson SIOR
 +1 317 713 2137
 tyler.wilson@colliers.com

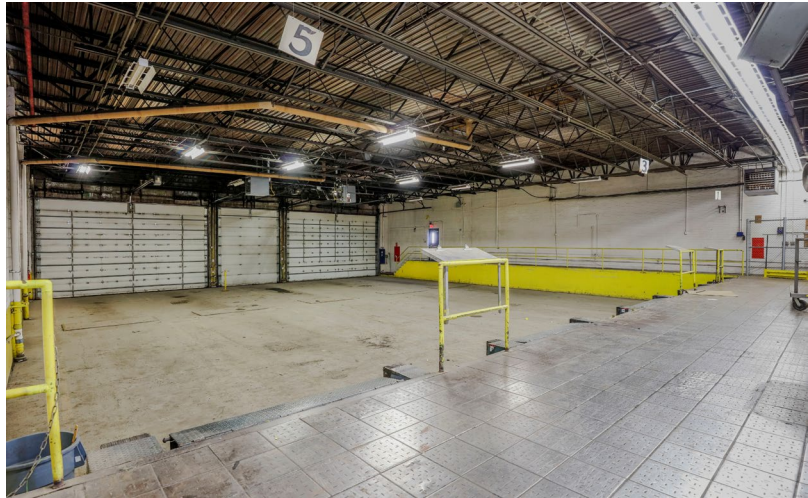
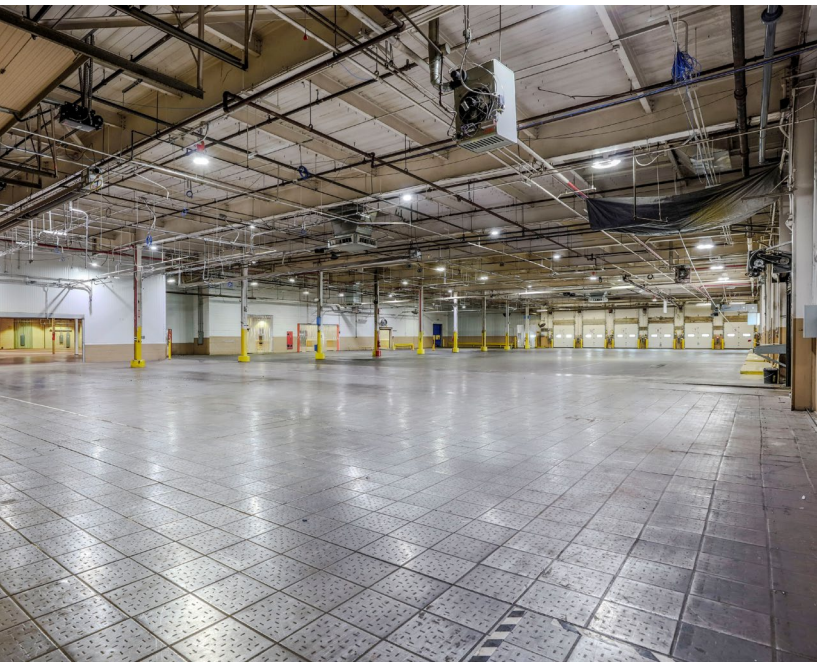
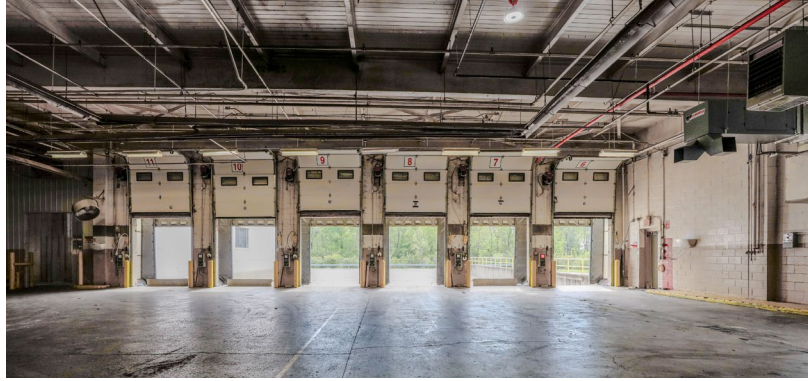
Colliers Indianapolis
colliers.com



Building Specs	
Site Size	30.66 AC
Zoning	I-2
Building Size	±199,411 SF
Office SF	13,413 SF
Clear Height	16' - 24' (varies)
Loading	(7) Internal docks (recessed) (8) External docks (recessed) (5) drive-in doors
Power	Multiple 480 volt 3-phase services
Lighting	LED
Sprinkler	Wet System
Auto Parking	±206 spaces (expandable)
Trailer Parking	32 spaces (expandable)
Year Built	1955 (original) & 1964 (expansion)



DRIVE TIMES		
I-70	2.6 mi	6 mins
I-465	2.2 mi	6 mins
I-74	8.5 mi	13 mins
I-69	7.0 mi	13 mins
Downtown Indianapolis	9.6 mi	17 mins
IND International Airport	21.8 mi	28 mins



Why Indiana



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.
- 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
- GCIA** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



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

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



- 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.

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

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Andrea Hopper SIOR
+1 317 713 2128
andrea.hopper@colliers.com

Tyler Wilson SIOR
+1 317 713 2137
tyler.wilson@colliers.com