



8902 VINCENNES CIR | INDIANAPOLIS, IN 46268

Suite C Available for Lease

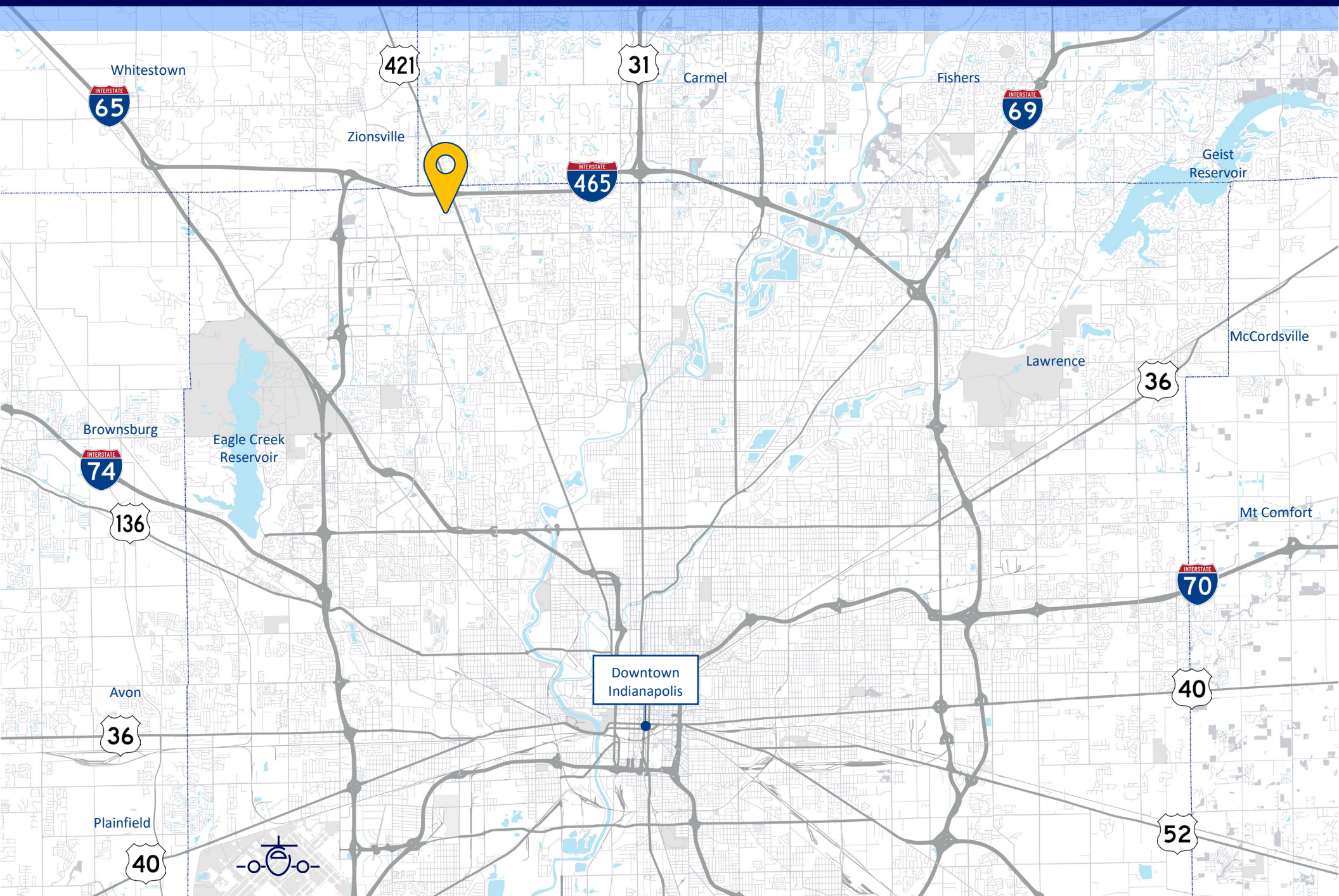
- ±52,449 SF industrial/flex building on ±5.09 acres
- ±3,375 SF available for immediate occupancy
- Ability to convert office space into additional warehouse space as needed
- Ample parking for employees and clients
- Prime northwest Indianapolis location with immediate access to I-465
- Numerous amenities within close proximity

Colliers

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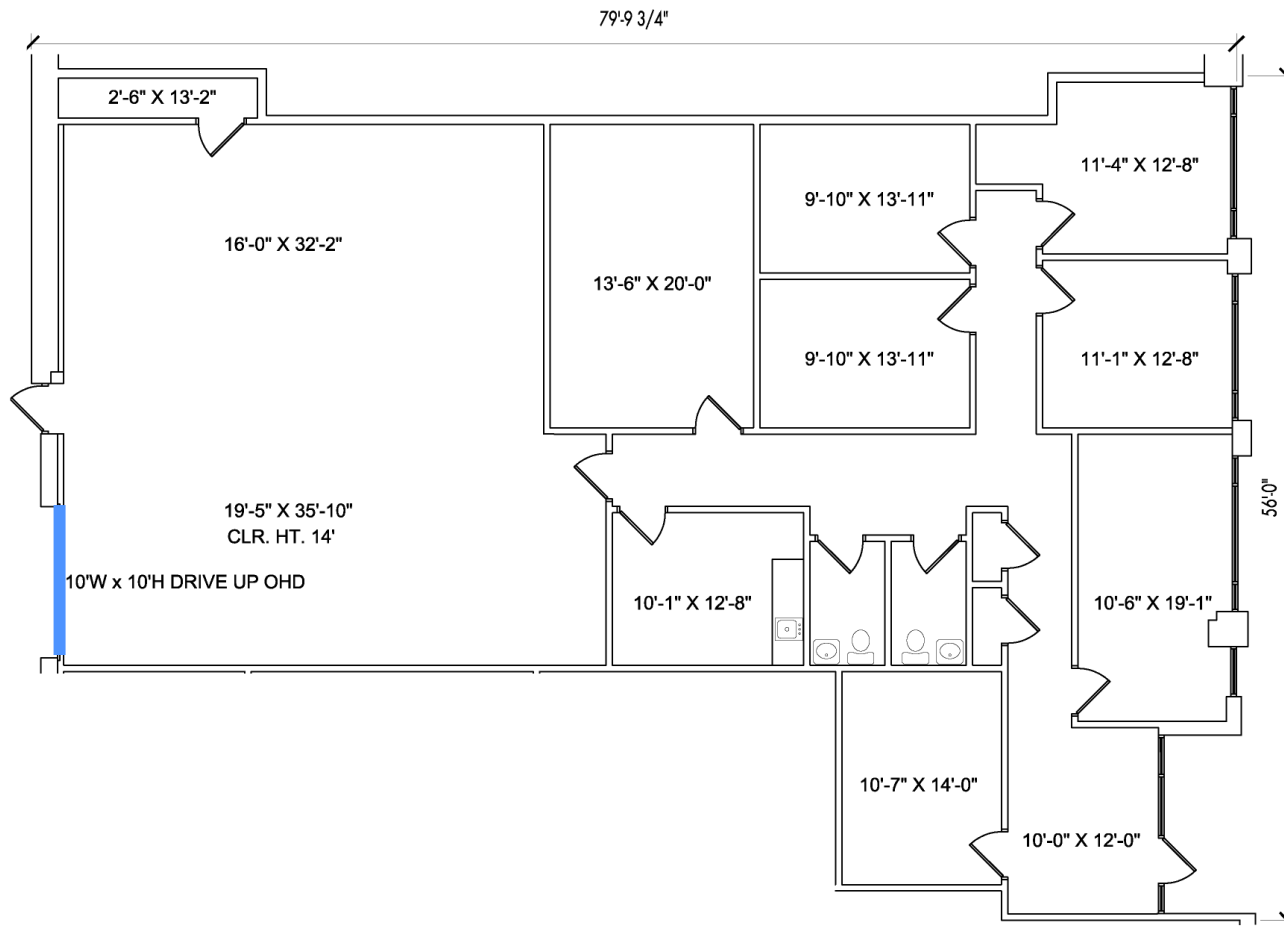
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Site Plan + Property Specifications



Suite C – Available for Immediate Occupancy



Suite C

Available Space: ±3,375 SF

Warehouse: ±1,275 SF (*More can be added*)

Office: ±2,100 SF (*Can be demolished*)

Clear Height: 14'

Drive-in Door: (1) 10' x 10' (*Expandible*)

HVAC: Air-conditioned throughout

Electrical: 400 amps | 3-phase



Exterior Photos



Location + Access



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
GCIA	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.



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.

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

in advanced industry specialization



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