



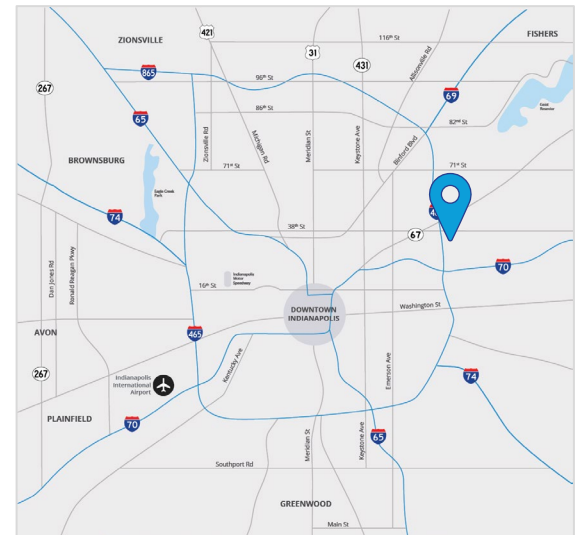
For Lease

Warehouse/Distribution/Manufacturing Space

3131 N Franklin Road Indianapolis, IN 46226

Property Highlights

- 486,634 total SF building
- Up to 93,600 SF contiguous available
- Dock and drive-in loading
- 20' - 24' clear height
- Zoned I-2 & I-4
- WET sprinkler system
- 480 volt | 3 phase power
- Ample parking for employees and clients
- Potential for outdoor storage
- Easy access to I-465 and I-70
- Recent Improvements:
 - Exterior painted
 - Multiple spec make-ready improvements underway



Owned by:



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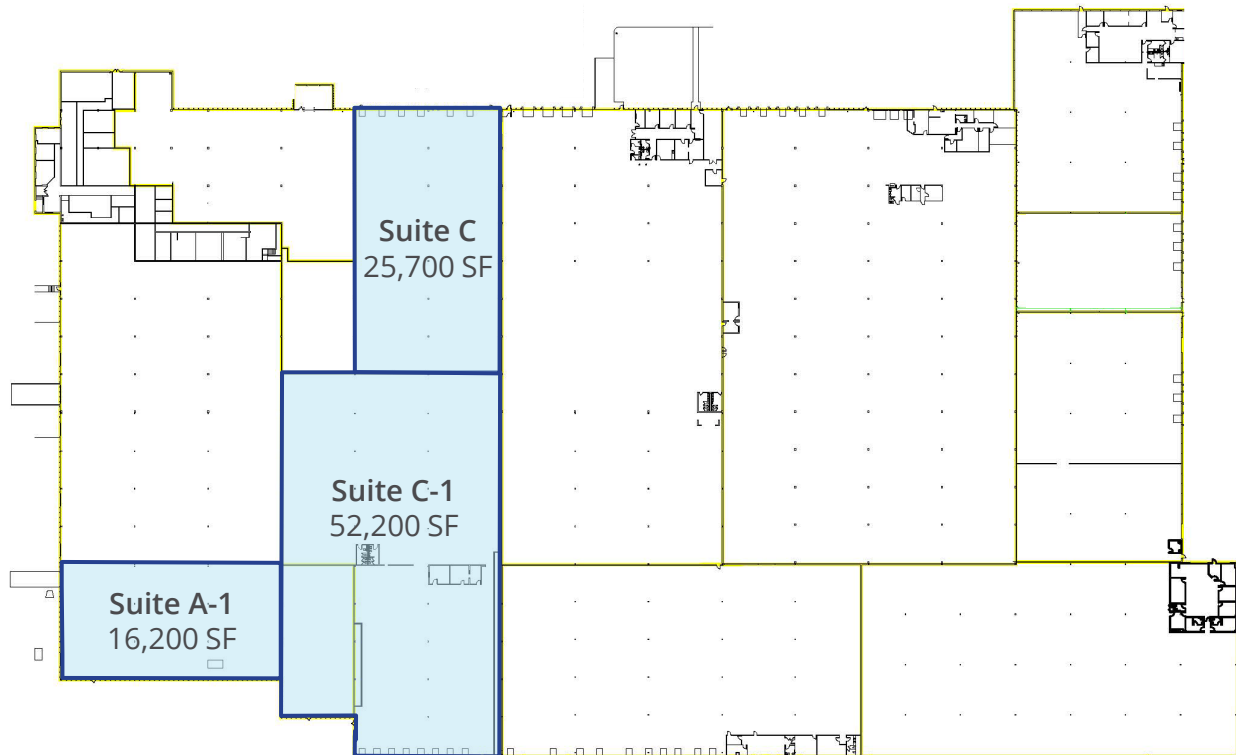
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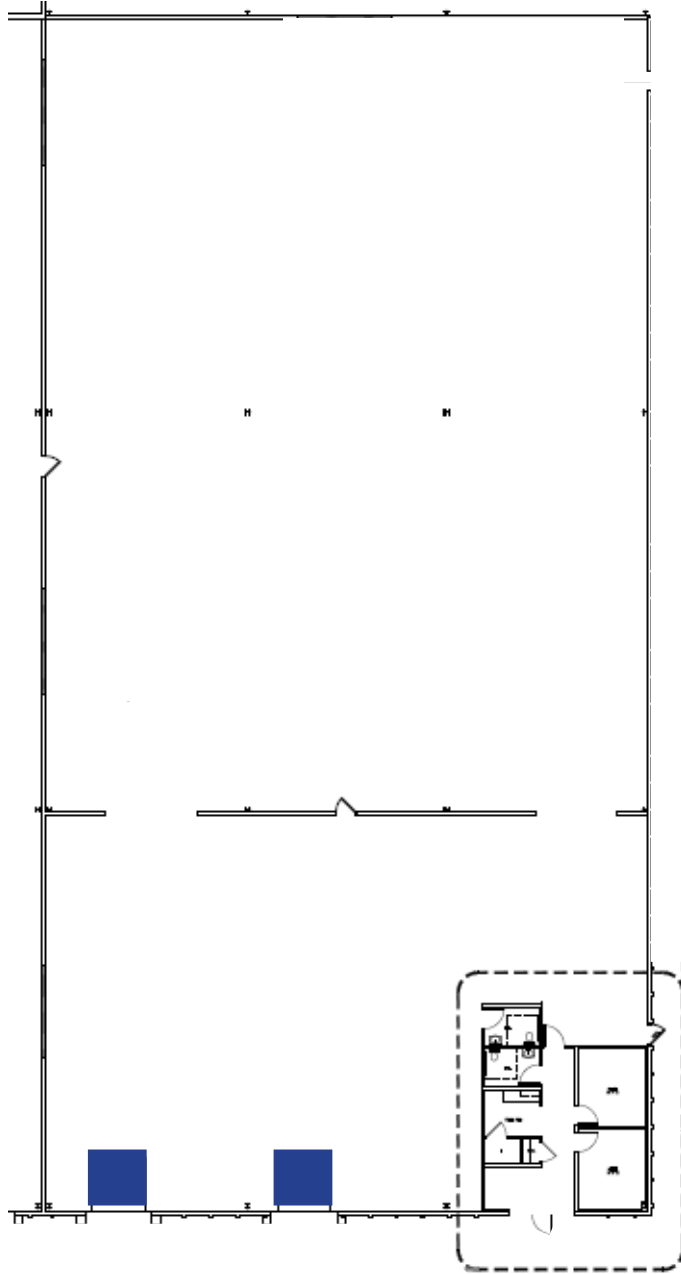


Lease Availability

Suite	Available SF	Office SF	Clear Height	Docks	Drive-ins	NNN Rate	Estimated OpEx
A-1	16,200	BTS	20'	2	0	\$7.50	\$1.84
C	25,700	500	20'	4	1	\$6.50	\$1.84
C-1	52,200	1,000	20'	8	0	\$5.50	\$1.84



Site Plan



Suite A-1

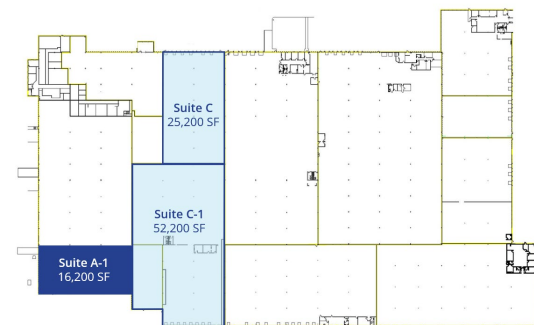
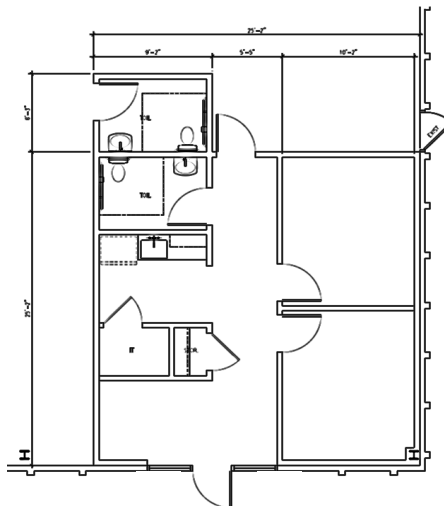
Office SF	BTS
Warehouse SF	16,200
Total SF	16,200

Suite Specs

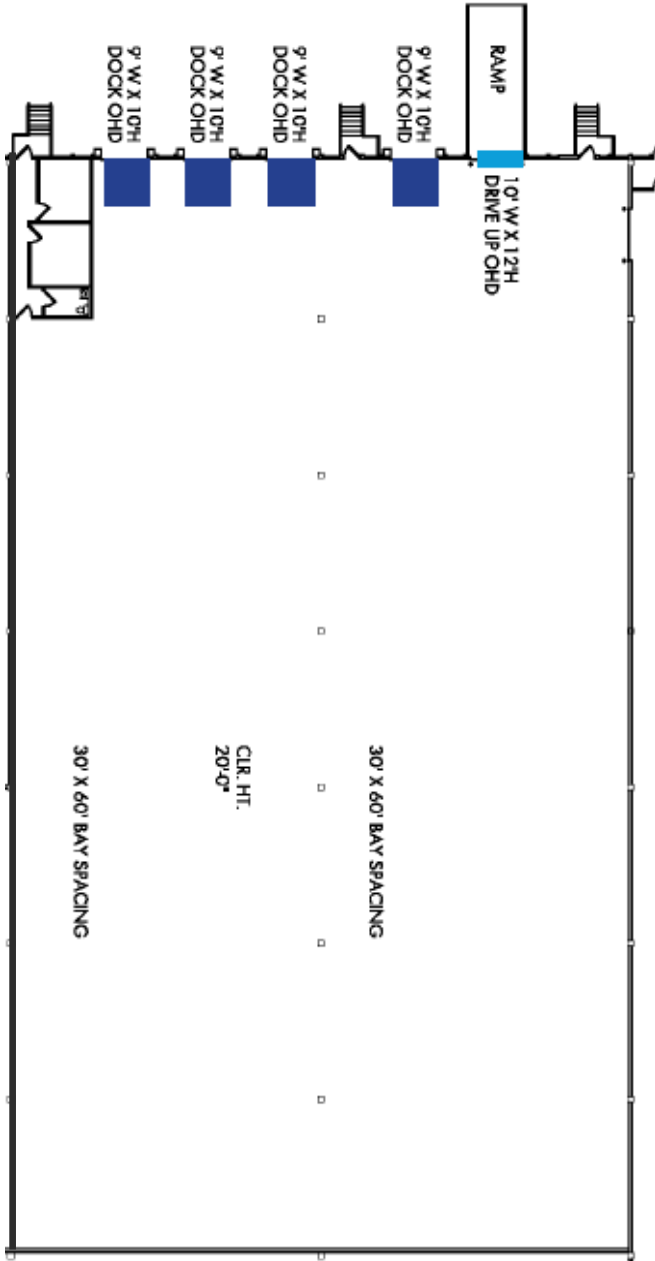
- 20' clear height
- (2) 10' x 12' loading docks with pit levelers & seals
- 30' x 60' column spacing
- LED lighting
- Potential for outdoor storage
- Up to 93,600 SF contiguous available

 = dock doors

Potential Office Layout



Site Plan



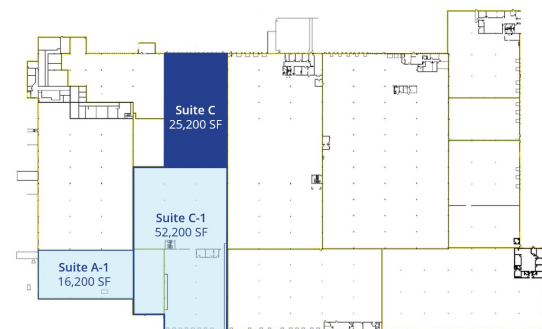
Suite C

Office SF	500
Warehouse SF	25,200
Total SF	25,700

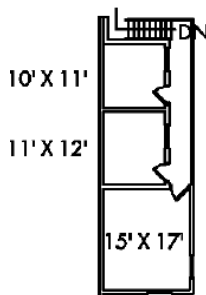
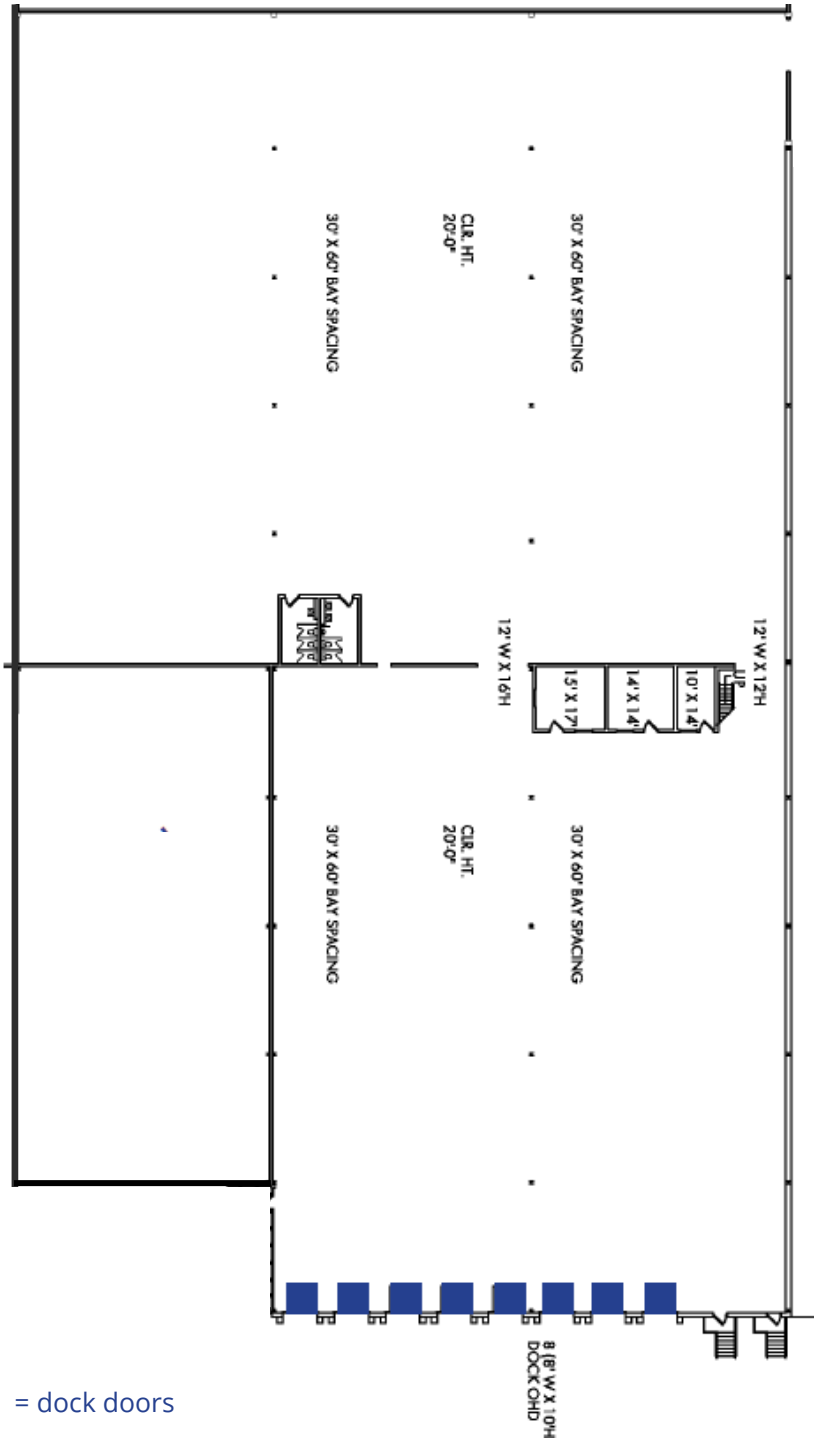
Suite Specs

- 20' clear height
- (4) loading docks with pit levelers and seals
- (1) additional dock can be made operational
- (1) 10' x 12' ramped drive-in door
- Power: 480 volt | 3-phase
- LED lighting in the warehouse
- Franklin Road frontage & visibility
- Up to 93,600 SF contiguous available
- Make-ready improvements underway and move-in ready

- = dock doors
- = drive-in door



Site Plan



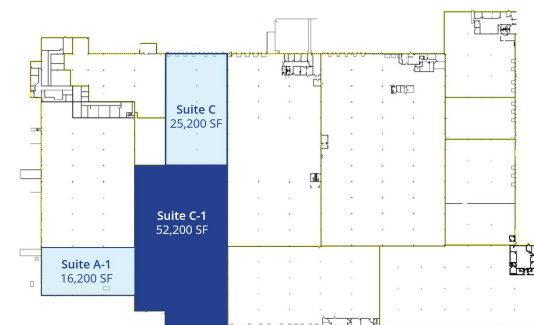
Suite C-1 Office
2nd Floor

Suite C-1

Office SF	1,000
Warehouse SF	51,200
Total SF	52,200

Suite Specs

- 20' clear height
- (8) loading docks with pit levelers and seals
- Ability to add drive-in loading
- 30' x 60' column spacing
- Power: 480 volt | 3-phase
- LED lighting in the warehouse
- Potential for trailer parking or outdoor storage
- 2-story office
- Multiple private offices
- Up to 93,600 SF contiguous available
- Make-ready improvements underway and move-in ready



Why Indy



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
- 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.”

2022 – *Site Selection Magazine*



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

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

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