



5550 Poindexter Dr
Indianapolis, IN

Colliers

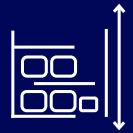
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Property Highlights

- High-image industrial facility totaling $\pm 24,146$ SF on ± 4.0 acres
- Multiple bays featuring oversized drive-in doors, dock-high loading, 24' clear height, including a wash bay, offering flexibility for a wide range of industrial users
- Exceptionally well-maintained asset that has operated as a long-term corporate HQ with minimal deferred maintenance
- Secured, paved yard suitable for vehicle parking and equipment storage
- Prime East Indianapolis location offering excellent interstate access and efficient connectivity to I-465, I-70, and the broader market



\pm 24,146 SF Total



24' Clear Height



11 Drive-ins
1 Dock



Wash Bay



Built in 2004



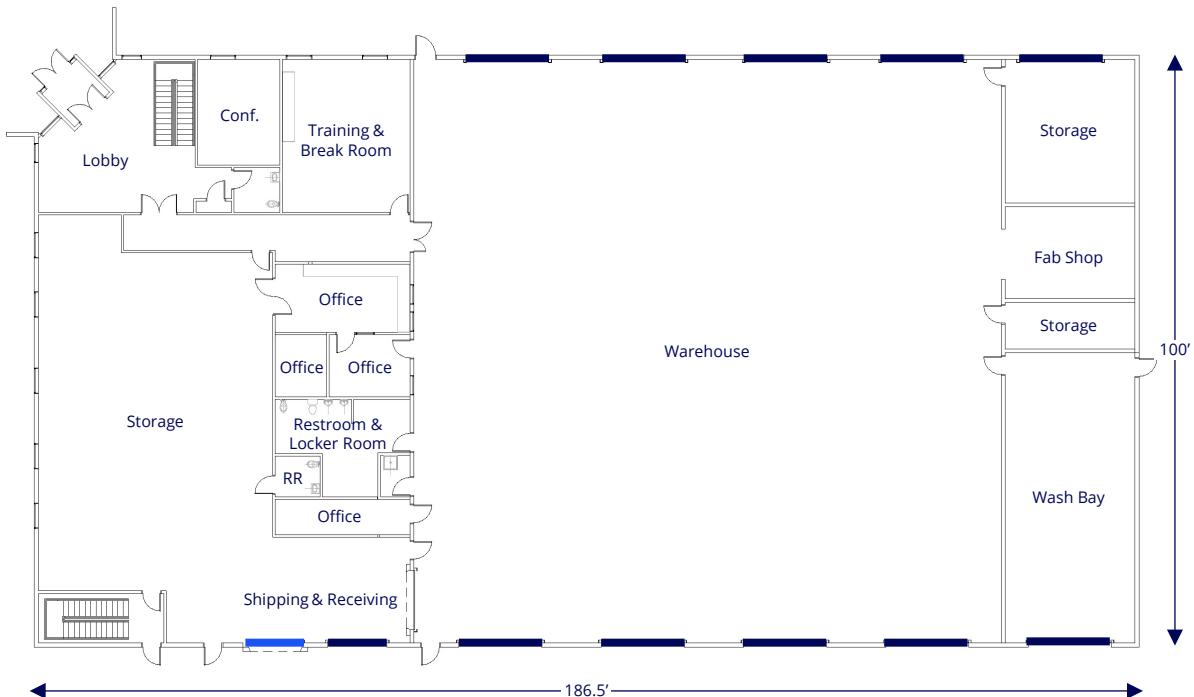
\pm 4.0 Acres



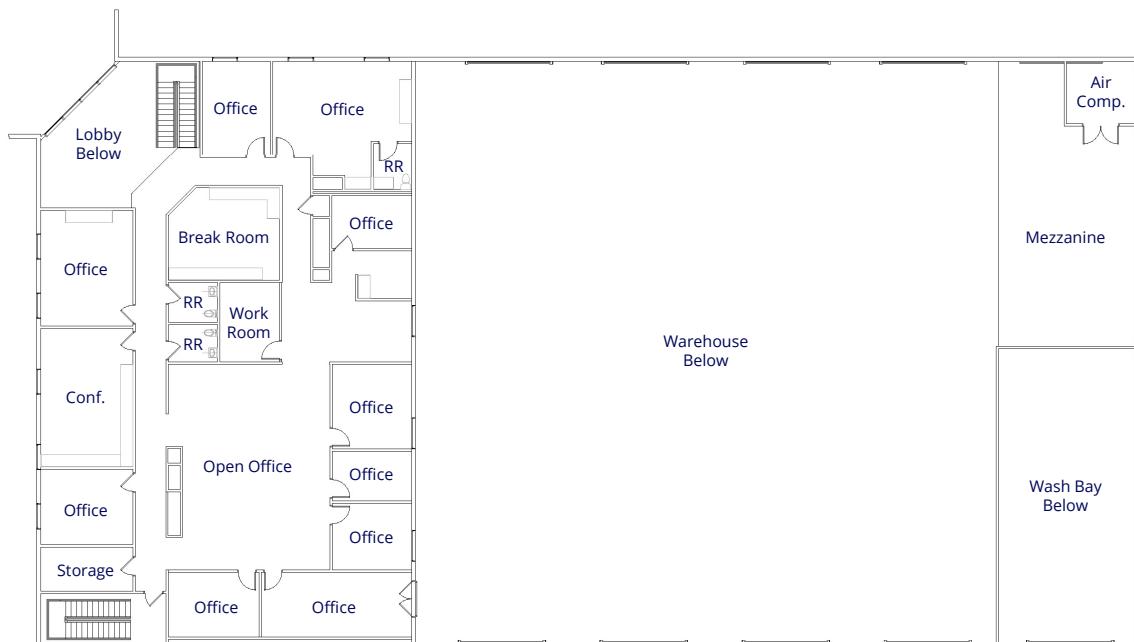
Paved & Secured
Lot



1st Floor



2nd Floor



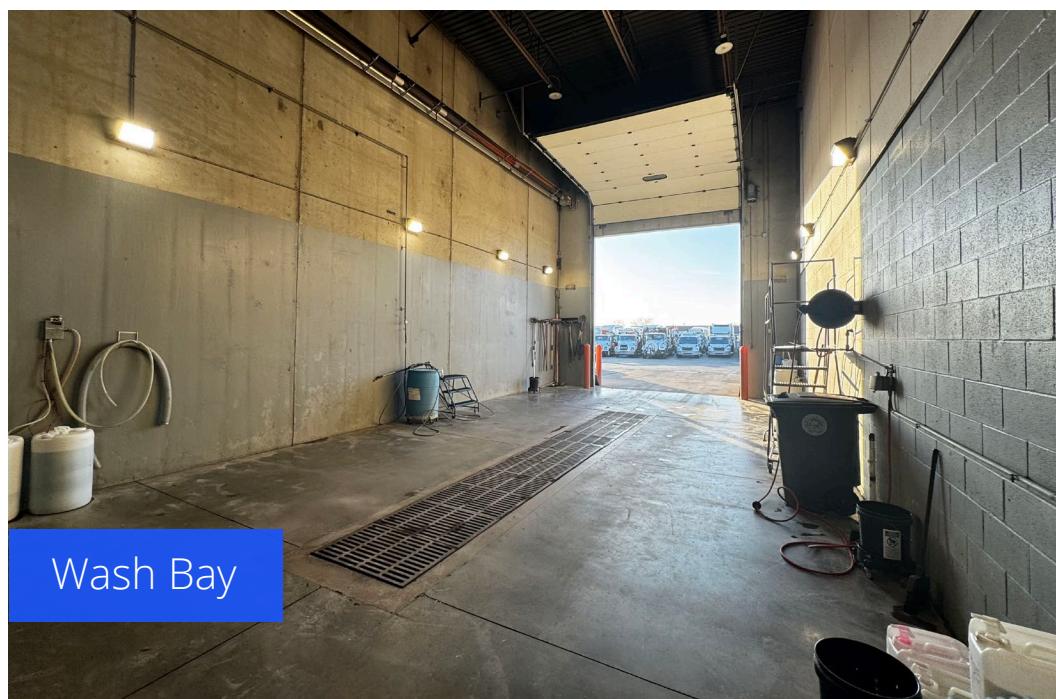
BUILDING SPECIFICATIONS

Total Building:	±24,146 SF
Office:	±8,669 SF
Warehouse:	±15,477 SF
Mezzanine:	±1,120 SF <i>(excluded from total SF)</i>
Clear Height:	24'
Drive-in Doors:	9 (14' x 16') 1 (10' x 12') 1 (16' x 8')
Dock Door:	1 (9' x 10')
Electrical:	1,200 Amps, 277/480V, 3-Phase (2) 225 Amps, 208/120V, 3-Phase
Fire Protection:	Wet system
Heating:	Central A/C & Radiant heat (7 new RTUs in 2023)
Floor:	8" concrete (4,000 psi)
Floor Drain:	Oil/Water separator
Lighting:	LED
Construction:	Precast concrete panels
Year Built:	2004

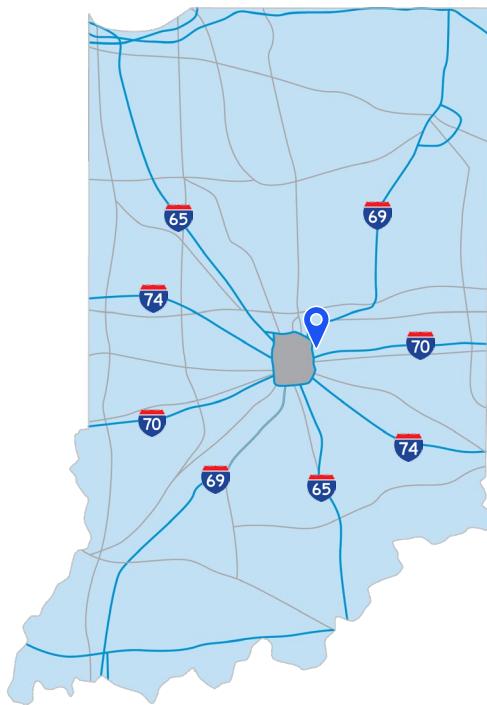
±24,146 SF on ±4.0 Acres



4 Drive through wash bays



Wash Bay

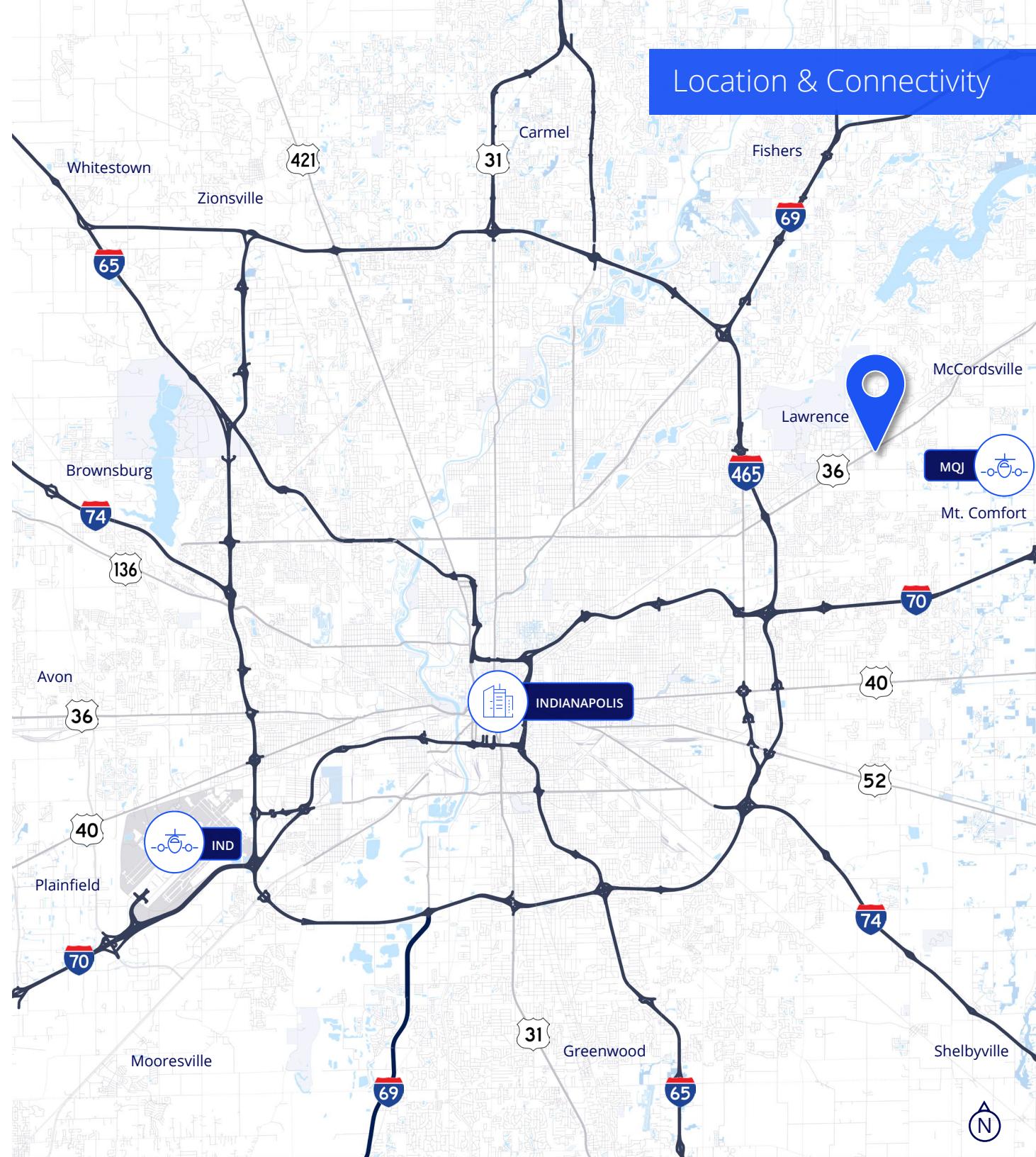


Interstate Connectivity

	3.3 mi
	5.0 mi
	6.4 mi
	10.2 mi
	12.0 mi

Regional Connectivity

Cincinnati, OH	113 mi
Louisville, KY	125 mi
Columbus, OH	166 mi
Chicago, IL	190 mi
St. Louis, MO	256 mi
Detroit, MI	271 mi



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.
- 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

1st
in U.S. for
manufacturing
output

1st
best state
to start a
business

2nd
Manufacturing
Jobs (% of
workforce)

3rd
leading state
in biotech
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
- 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



INDIANA PORTS — ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B/year to Indiana's economy, handling over 25M tons of cargo yearly

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

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