

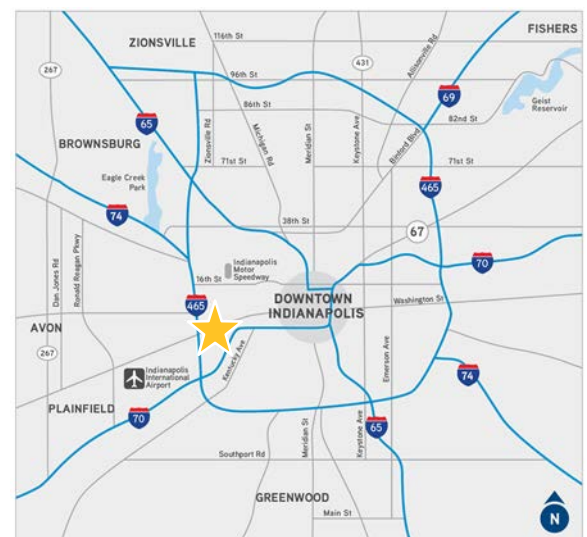


Office/warehouse space available

for lease

FOR LEASE | 2643 – 2707 Rand Road | Indianapolis, IN

- 28,340 total SF
— 3,000–6,000 SF suites available
- Drive-in door access
- 13' clear height
- Zoned I-2-S (light industrial)
- Abundant parking
- I-70 frontage and visibility
- 8 minutes from Indianapolis International Airport and 15 minutes from downtown Indianapolis
- Lease Rate: \$6.50 - \$6.75 / SF IG

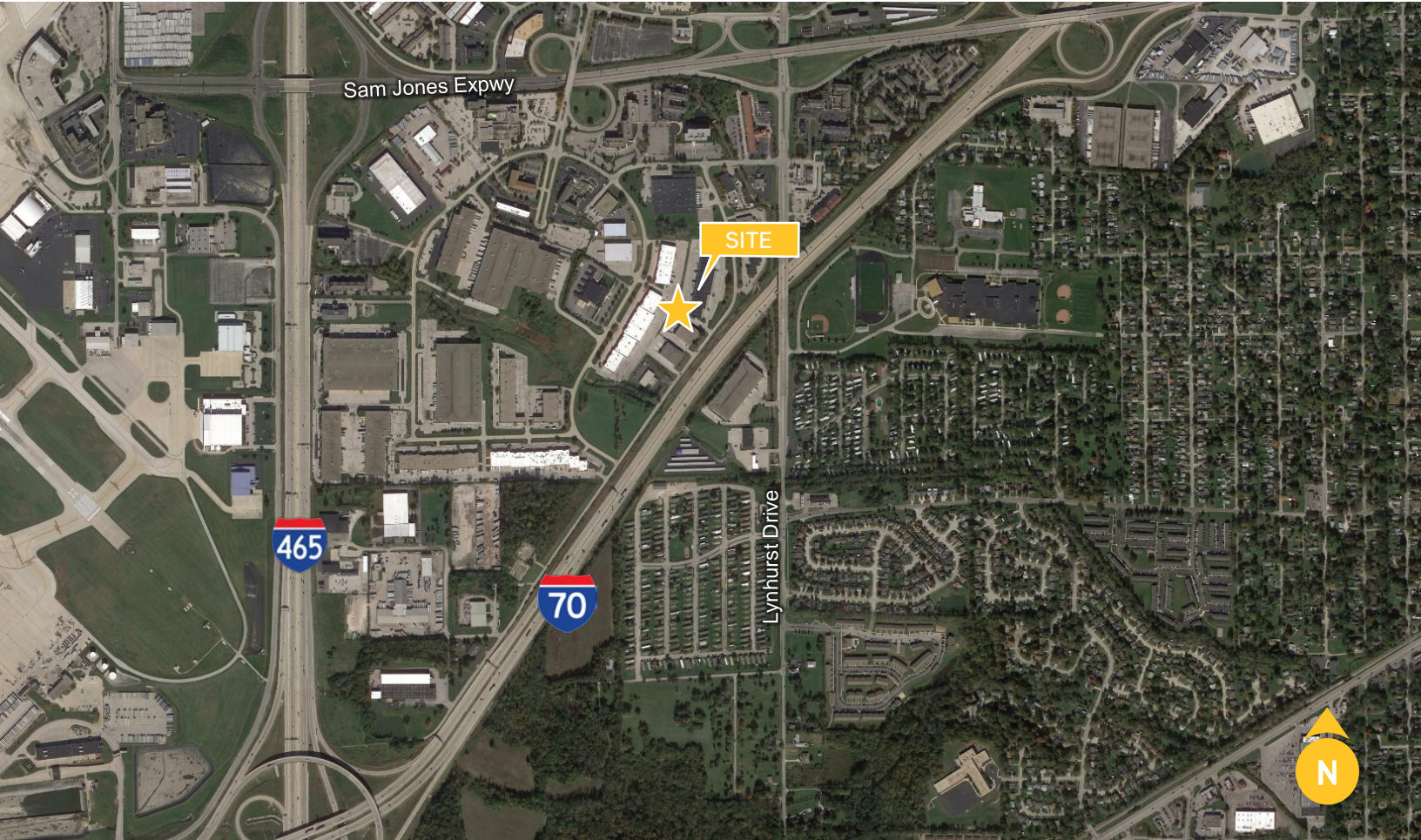


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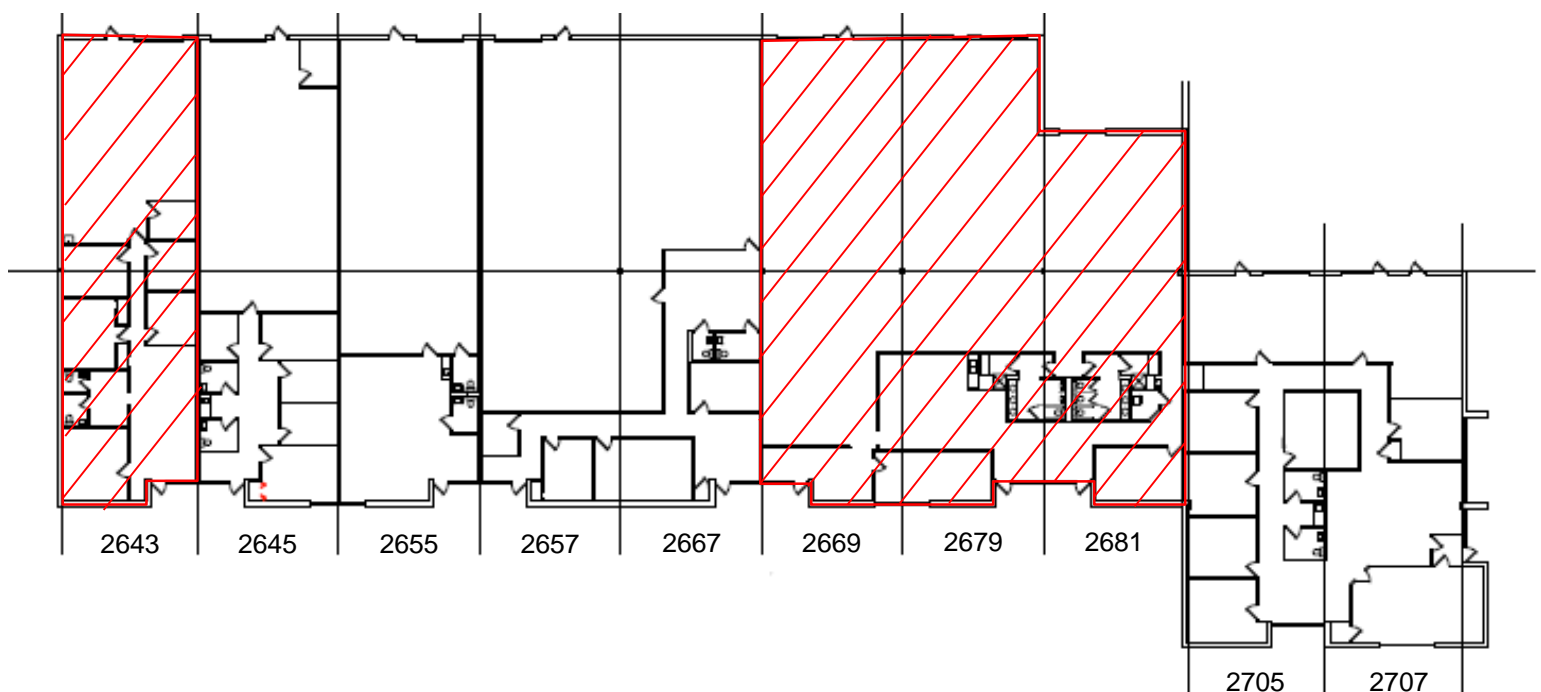
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Floorplate + Aerial





Building Information

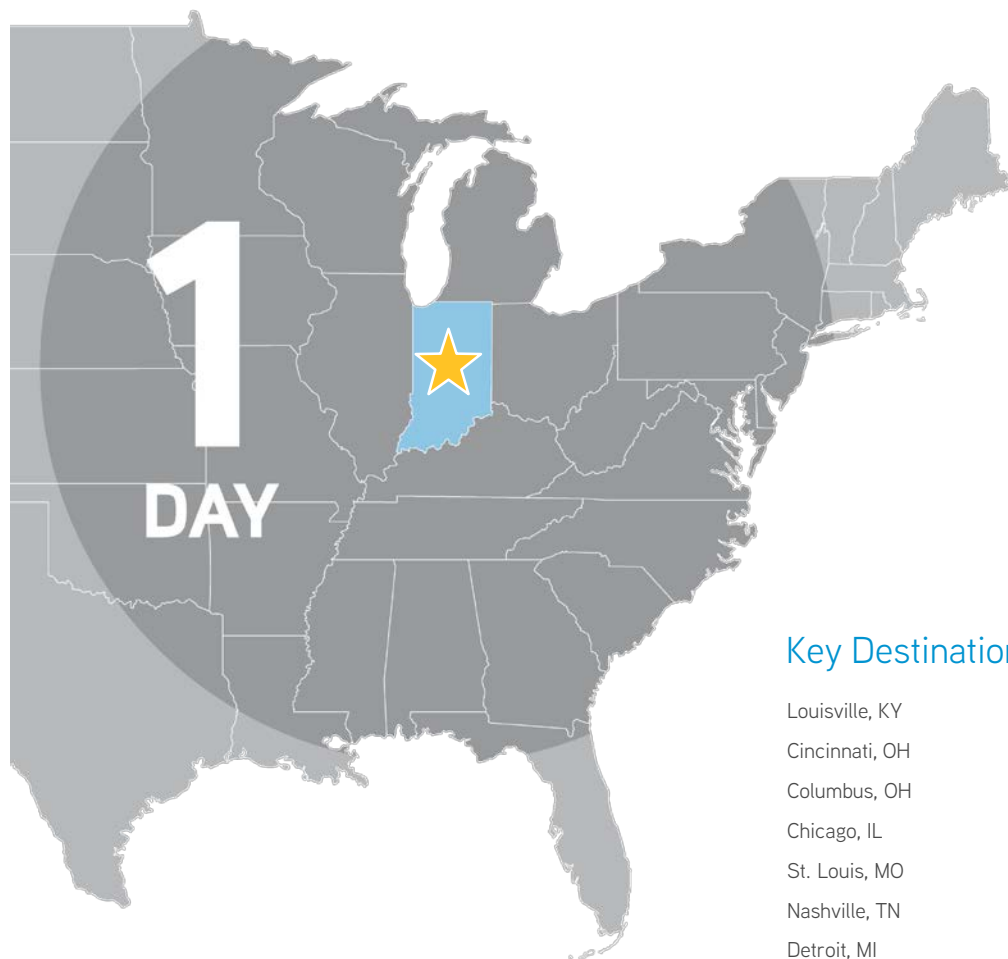
LEASE AVAILABILITY

Suite	Available SF	Office SF	Docks / Drive-ins	Rate / SF (IG)	Features
2645	3,000	1,340	0 / 1	\$6.75	<ul style="list-style-type: none">• 120/208V / 400 amps / 3 phase power• 10' x 10' drive-in door
2655	3,000	924	0 / 1	\$6.75	<ul style="list-style-type: none">• 120/208V / 400 amps / 3 phase power• 10' x 10' drive-in door• Air conditioned warehouse
2657 – 2667	6,000	1,935	0 / 1	\$6.50	<ul style="list-style-type: none">• 120/208V / 400 amps / 3 phase power• 10' x 10' drive-in door• Air conditioned warehouse• Ability install additional drive-in doors
2705 – 2707	4,940	3,690	0 / 0	\$6.75	<ul style="list-style-type: none">• 120/208V / 400 amps / 3 phase power• Air conditioned warehouse• Ability install additional drive-in doors

WHY INDY

Flex Market

Vacancy rate for flex product is now at 9.8% for the overall market, which is the first time in single digits in more than a decade. The vacancy rate for flex product in the southwest submarket fell by 5.5 percentage points to 13.3% over the last 12 months. As the inventory has contracted, the asking rents have increased 6.7% year-over-year.



Key Destinations

MILEAGE

Louisville, KY	103
Cincinnati, OH	114
Columbus, OH	185
Chicago, IL	197
St. Louis, MO	252
Nashville, TN	278
Detroit, MI	295

TAKE TO THE SKIES

- 4** international airports statewide
- #1** IND - Best Airport in North America
- *Condé Nast Traveler*

ON THE RIGHT TRACK

- 3RD** total freight railroads in U.S.
- 5TH** Class 1 railroads in U.S.

CROSSROADS OF AMERICA

- 40⁺** major cities within an 8-hr drive
- 75%** US + Canada population within a 1-day drive

OPEN WATERS

- 2** major freight transport arteries
Ohio-Mississippi + Great Lakes River Systems
- 6TH** waterborne shipping in U.S.

STRONG BUSINESS FUNDAMENTALS

- 2ND** best state for cost of living+ doing business*
- 2ND** best state for workforce quality*
- 3%** business property tax rate cap
- 6TH** top business climate states*
- 6%** corporate income tax
- 7%** sales tax rate
- 8TH** best state tax climate index*
- YES** a Right to Work state

*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation

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