



±22.72 Acres – Infill Industrial Outdoor Storage



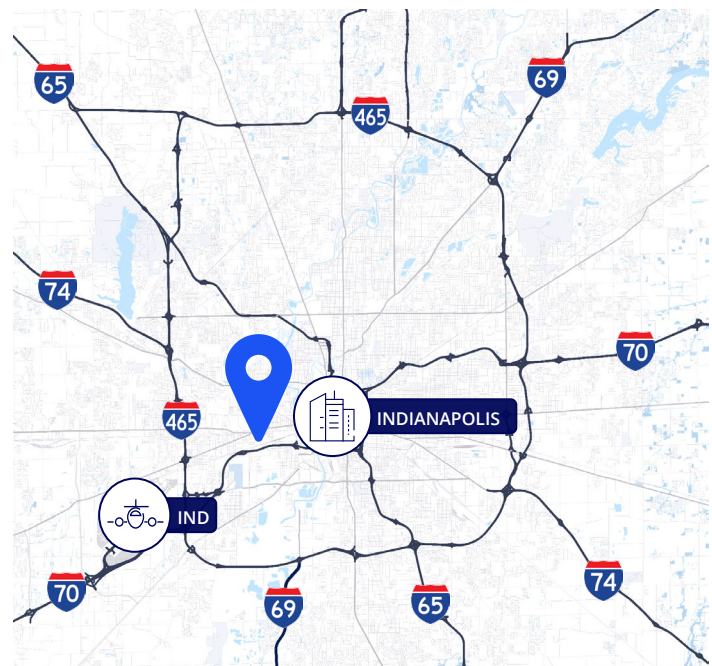
**FOR LEASE**

**315 S Tibbs Ave**

Indianapolis, IN

## Property Highlights

- ±22.72 acres total (Divisible to ±3.00 acres)
- ±8,014 SF across 4 buildings (office + shop)
- Zoned I-3 & C-7 for heavy industrial and outdoor storage, ideal for trailer parking, equipment, and material storage
- Fenced, secure, and stabilized yard with stone & asphalt millings surface
- Less than 1 mile to I-70
- Prime southwest Indianapolis infill location with excellent interstate access
- Site improvements underway
- Available for immediate occupancy



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**Colliers**

# Property Specifications



LOT A

**Total Land Area** ±12.77 acres  
Divisible to ±3.00 acres

**Building Area** ±2,027 SF Office  
±2,197 SF Shop  
±1,553 SF Shop



LOT B

**Total Land Area** ±9.95 acres  
Divisible to ±3.00 acres

**Building Area** ±2,237 SF Shop

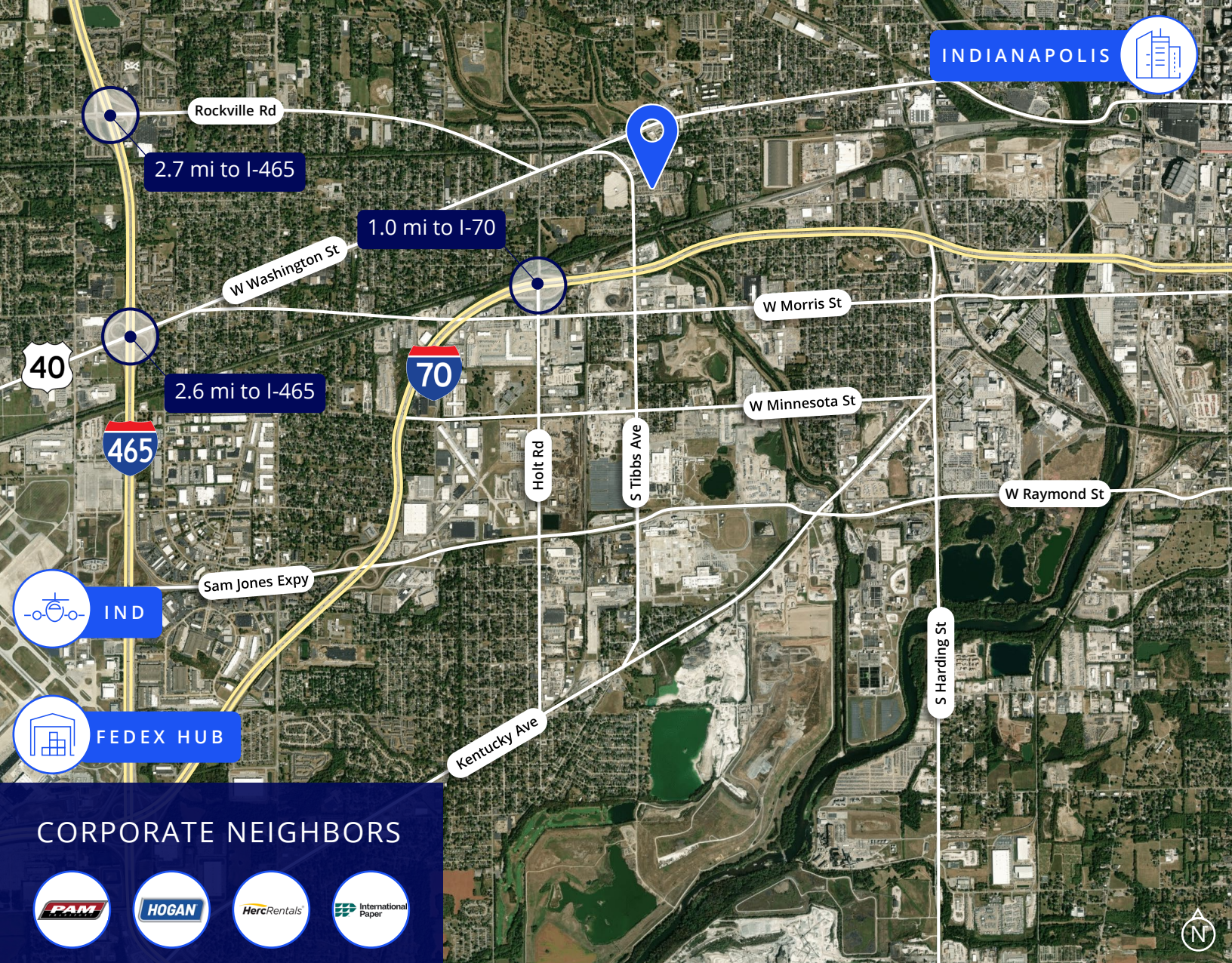


Interactive Panoramic View



# Property Aerials





CORPORATE NEIGHBORS



Key Distances

FedEx Hub	6.4 mi	Park 100	14 mi
Downtown Indianapolis	3.8 mi	Greenwood	17 mi
Indianapolis Int'l Airport	8.6 mi	Whitestown	18 mi
CSX Railyard	10 mi	Mt. Comfort	22 mi



Interstate Connectivity

I-70	1.0 mi
I-465	2.6 mi
I-65	4.7 mi
I-74	5.4 mi
I-69	7.2 mi



Regional Connectivity

Cincinnati, OH	116 mi
Louisville, KY	119 mi
Columbus, OH	180 mi
Chicago, IL	182 mi
St. Louis, MO	239 mi
Detroit, MI	293 mi

# Why Indiana



## INDIANAPOLIS INT'L AIRPORT

- 2<sup>nd</sup> largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S
- 13<sup>th</sup> 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
- GCI** 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.

- 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

1<sup>st</sup>

in U.S. for manufacturing output

1<sup>st</sup>

best state to start a business

2<sup>nd</sup>

# Manufacturing jobs (% of workforce)

3<sup>rd</sup>

in advanced industry specialization

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



## 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
- 4<sup>th</sup> 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.

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