

# Modern Industrial Distribution Facility

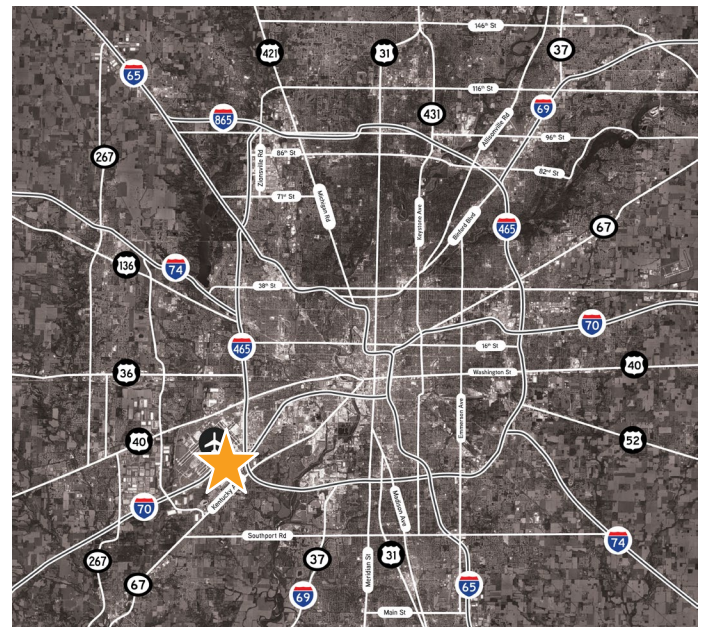
4835 Decatur Blvd Indianapolis, IN 46241

**FOR LEASE | INDUSTRIAL**



## PROPERTY HIGHLIGHTS

- 107,653 total SF
- 32,504 SF available for lease
- 28' clear height
- 130' truck court
- Dock and drive-in loading
- AmeriPlex location adjacent to Indianapolis International Airport and FedEx Hub
- Immediate access to I-70, I-465, and SR 67
- Lease Rate: \$8.50/SF NNN
- Est. OpEx: \$2.10/SF



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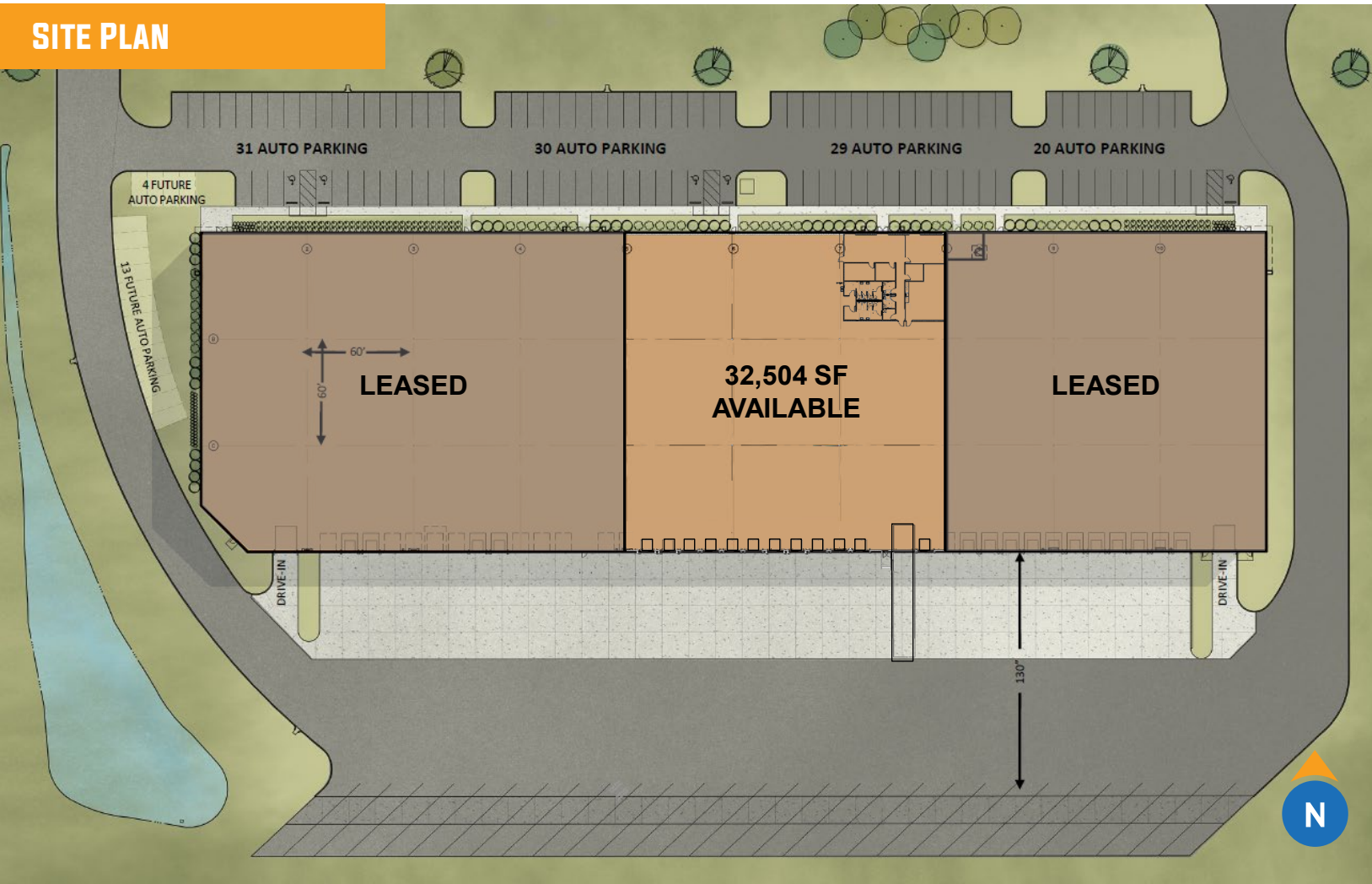
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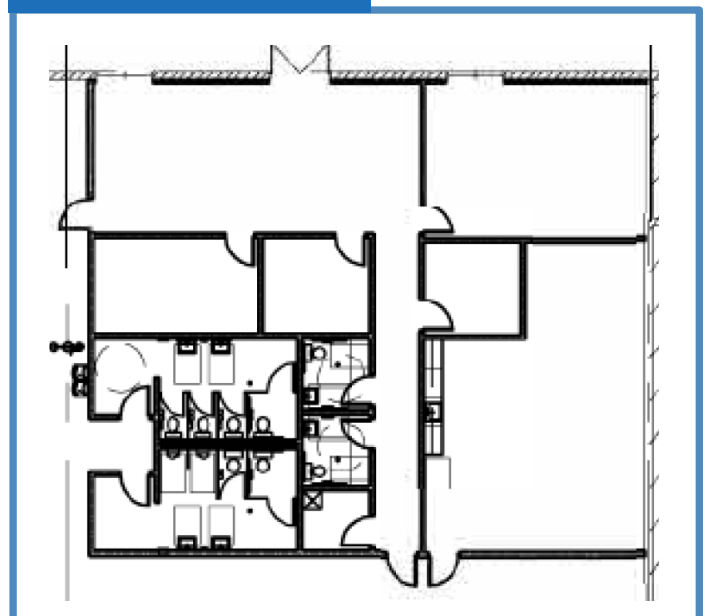
## SITE PLAN



## CURRENT AVAILABLE SPACE SPECS

<b>Square Feet</b>	32,504 SF
<b>Office Space</b>	2,890 SF
<b>Dock Equipment</b>	(12) 9' x 10' docks with bumpers, seals, 35,000 lb. mechanical levelers, and trailer illuminated swing arm lights
<b>Drive-in Doors</b>	(1) 12' x 14' automatic drive-in door
<b>Trailer Parking</b>	7 spaces
<b>Auto Parking</b>	34 spaces
<b>Power</b>	480 volt   200 amps   3-phase, 4-wire

## 2,890 SF OFFICE





## SITE & BUILDING SPECS

<b>Total Building Area</b>	107,653 SF (600' wide x 180' deep)
<b>Site Area</b>	± 9.09 acres
<b>Clear Height</b>	28'
<b>Column Spacing</b>	60' x 60'
<b>Configuration</b>	Rear load facility
<b>Truck Court</b>	130'

## DESIGN DETAILS

<b>Construction</b>	Insulated precast panel system
<b>Roof</b>	.045 mechanically attached white TPO roof system
<b>Floor</b>	6" unreinforced concrete floor slab with Ashford seal
<b>Warehouse Lighting</b>	LED high bay lights
<b>Warehouse Heating</b>	Energy Recovery Unit Systems
<b>Fire Protection</b>	ESFR

## WHY INDIANA — TOP IN TRANSPORT ACCESSIBILITY



### 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 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

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



- 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.

<b>1<sup>st</sup></b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>3<sup>rd</sup></b>
in U.S. for manufacturing output	best state to start a business	# Manufacturing Jobs (% of workforce)	in advanced industry specialization

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

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