



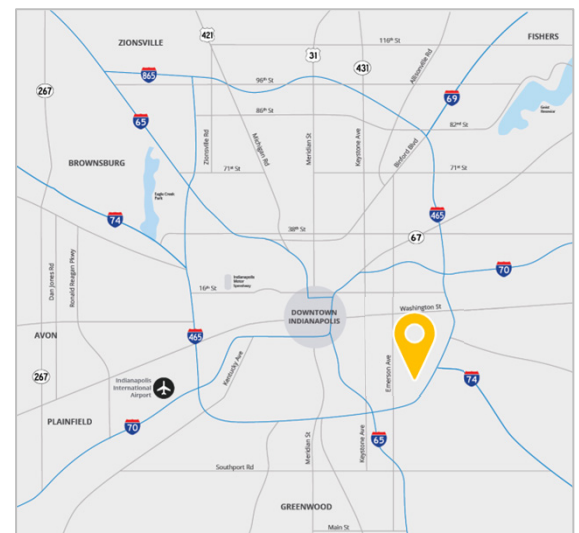
FOR LEASE

3619 S Arlington Ave
Indianapolis, IN

21,000 SF Total building
2,600 SF office | 2.64 Acres

Property Highlight

- 21,000 SF free-standing industrial building with 2,600 SF office
- 2.64 acres
- Zoned I-3
- 16' clear height
- Two (2) 10' X 12' drive-ins
- 480 volt, 3-phase power, and 1200 amps
- New HVAC and LED warehouse lights installed in 2023
- Built in 1990
- Potential for outdoor storage
- Quick access to I-465 and I-74



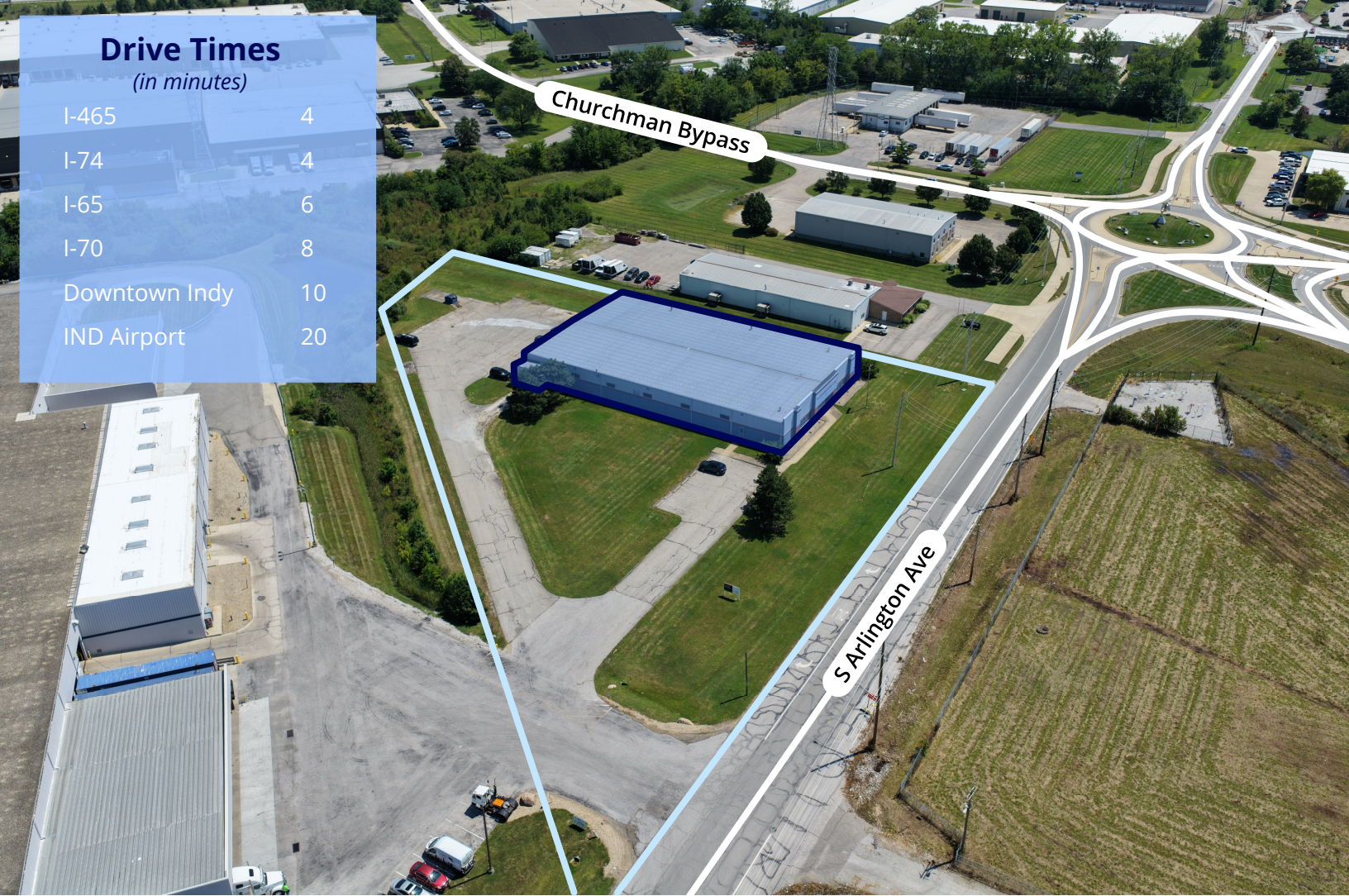
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Drive Times

(in minutes)

I-465	4
I-74	4
I-65	6
I-70	8
Downtown Indy	10
IND Airport	20



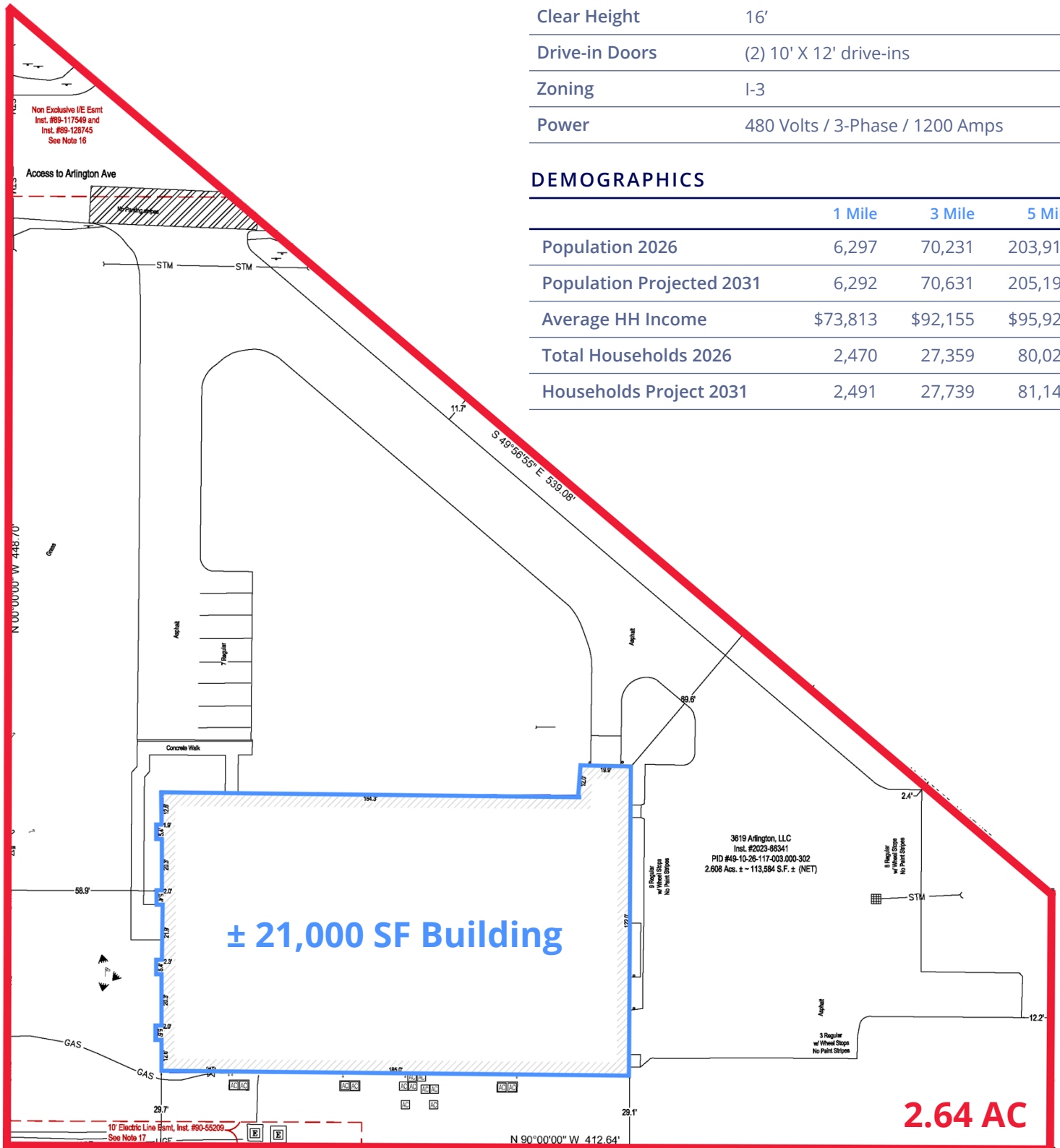
3619 S Arlington Ave

SITE & BUILDING SPECS

Total Building Area	± 21,000 SF
Office Space	± 2,600 SF
Site Area	2.64 acres
Clear Height	16'
Drive-in Doors	(2) 10' X 12' drive-ins
Zoning	I-3
Power	480 Volts / 3-Phase / 1200 Amps

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2026	6,297	70,231	203,918
Population Projected 2031	6,292	70,631	205,197
Average HH Income	\$73,813	\$92,155	\$95,924
Total Households 2026	2,470	27,359	80,026
Households Project 2031	2,491	27,739	81,140



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.
- 13th 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
- GCIA** 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
- 4th 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

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

in advanced industry specialization



- 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.

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

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