

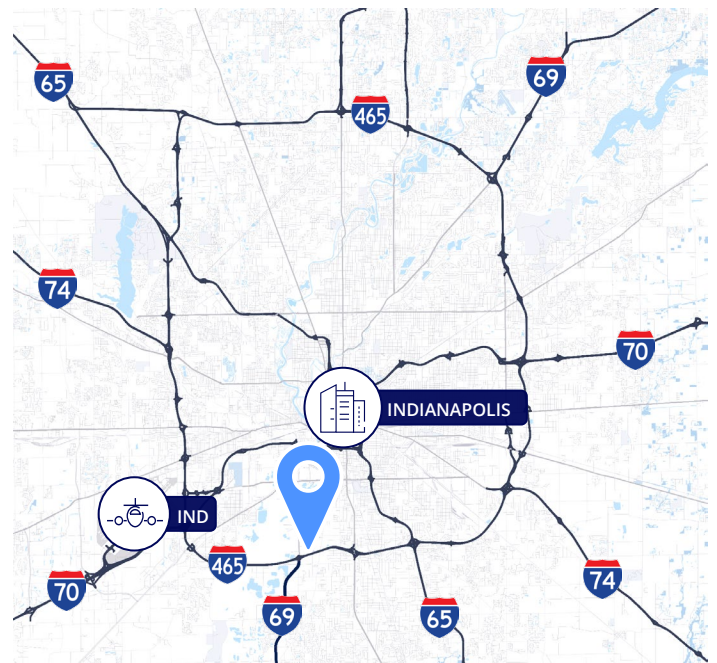


FOR LEASE

1340 Terminal Rd
Indianapolis, IN

Property Highlights

- $\pm 17,090$ SF Maintenance Facility on ± 3.88 Acres
- (12) Drive-In Doors, 12' x 16'
- 18'-19' Clear Height
- (2) 3-Ton Bridge Cranes
- Trench Drains with Oil-Water Separator
- Secured Outdoor Storage with Electric Fence
- I-3 Zoning Permitting Outdoor Storage
- Located 0.5 Miles from I-465
- Available September 1, 2026



Property Specifications



±17,090 SF Building



±2,638 SF Office



18'-19' Clear Height



(12) Drive-in Doors, 12' x 16'



(1) Dock Door, 10' x 10'



400 Amps | 240V | 3-Phase



Trench Drains with Oil-Water Separator



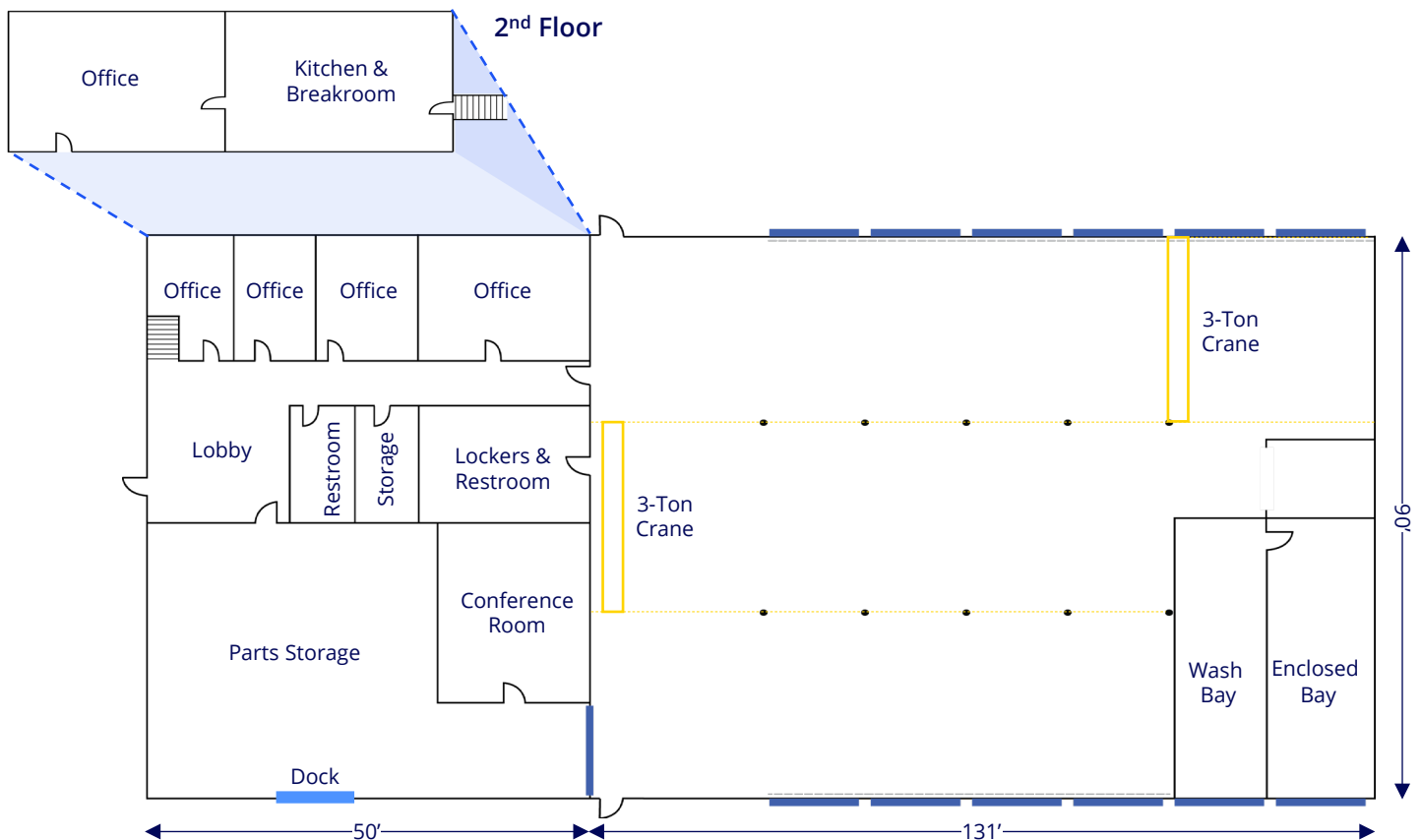
(2) 3-Ton Bridge Cranes



Outdoor Storage | Electric Fence



I-3 Zoning | Heavy Industrial

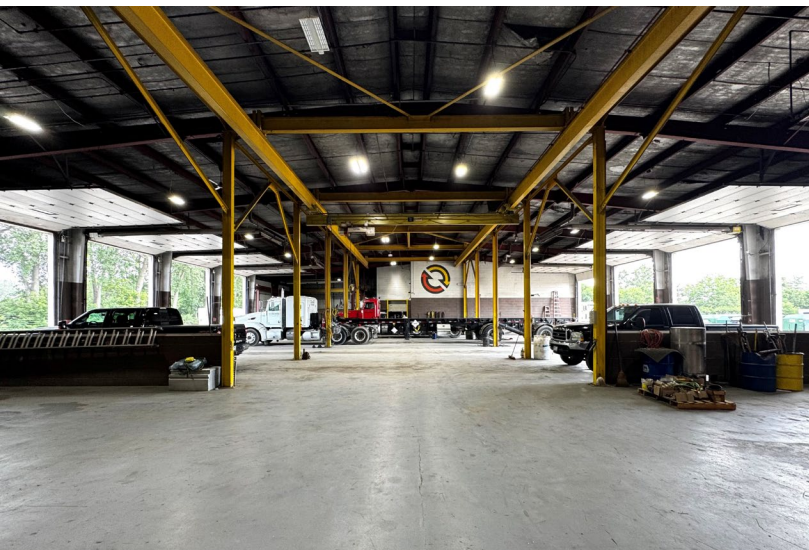




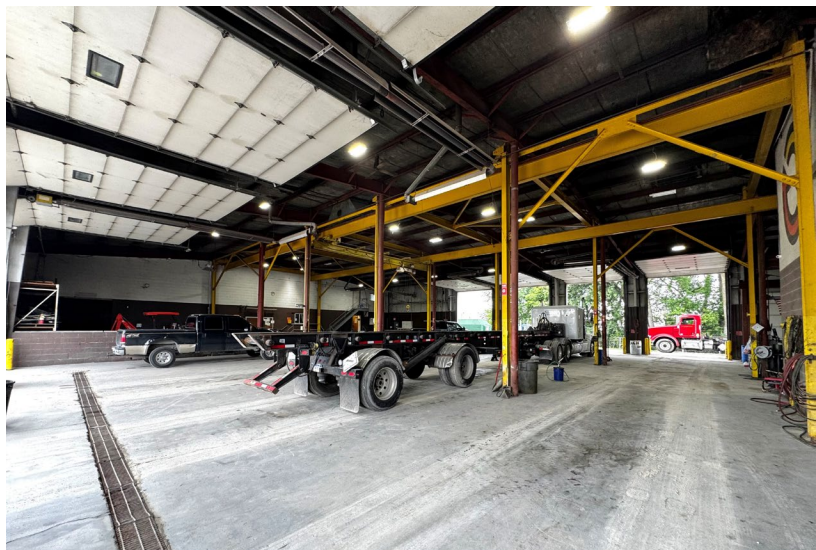
Maintenance Facility with Crane Service and Secured Outdoor Storage

-  ±17,090 SF on ±3.88 AC
-  12 Drive-in Doors
-  (2) 3-Ton Bridge Cranes
-  I-3 Zoning

Ideal heavy industrial opportunity with functional shop space, secure outdoor storage, and immediate access to I-465



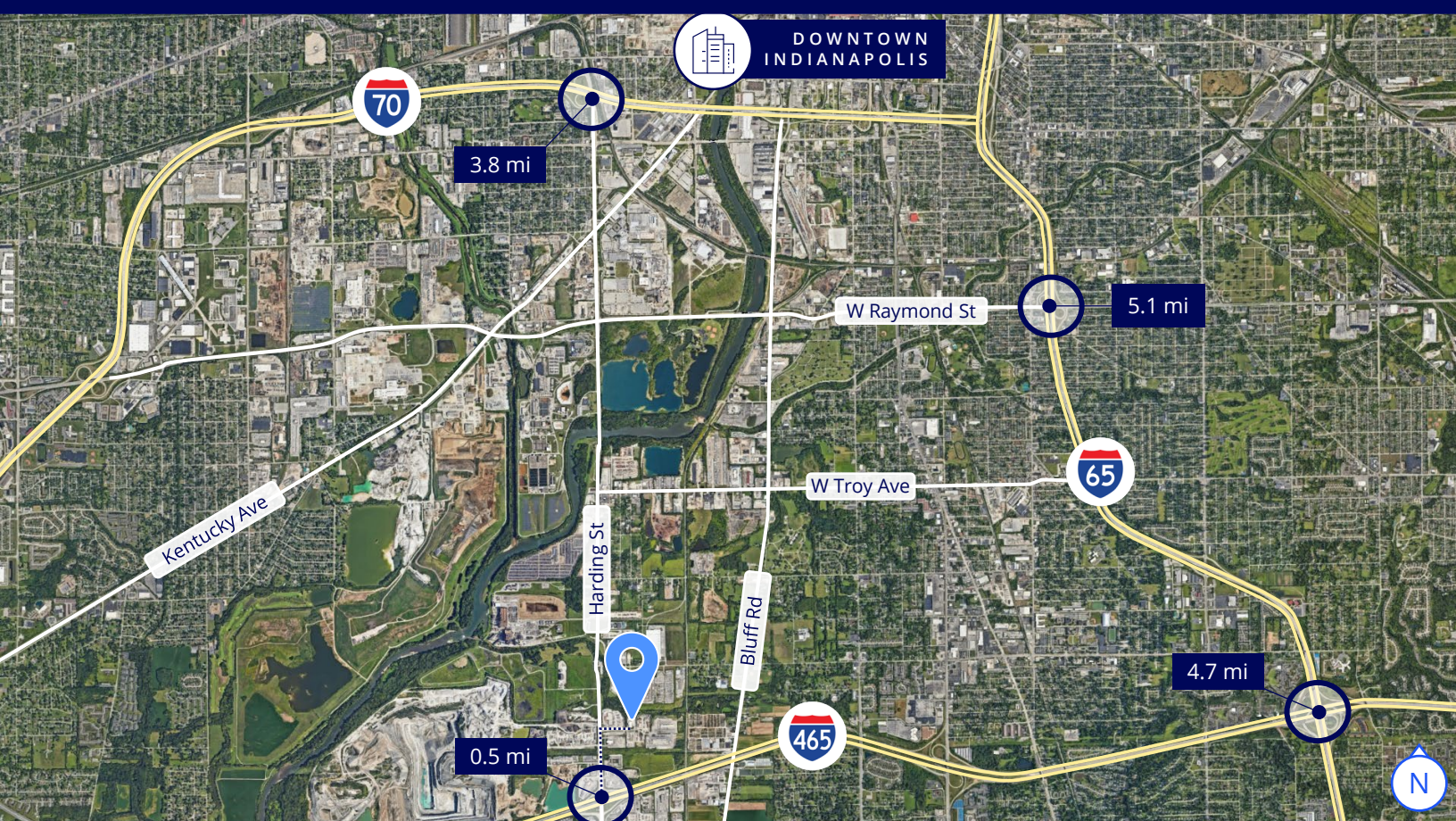
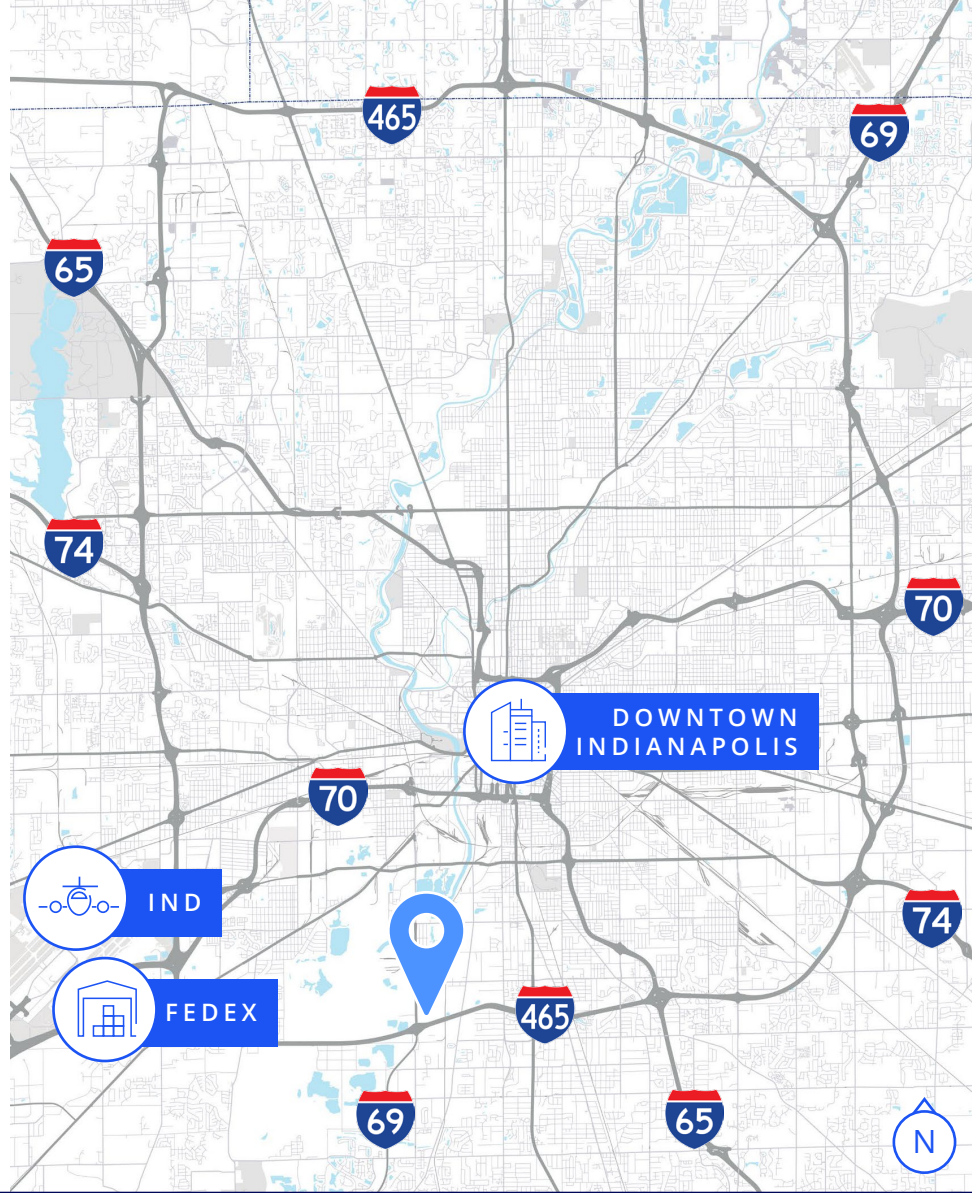
Multiple Drive Through Bays



Shop Interior

Location & Connectivity

	I-465	0.5 mi
	I-69	1.7 mi
	I-65	4.7 mi
	I-70	3.8 mi
	Downtown Indianapolis	5.9 mi
	FedEx Hub	6.7 mi
	Indianapolis Int'l Airport	9.7 mi



Why Indiana



INDIANAPOLIS INT'L AIRPORT

- 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"

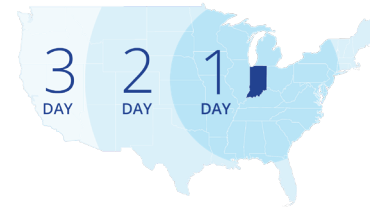


INDIANA AIRPORTS — LOGISTICS NETWORK

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



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.

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing jobs (% of workforce)

3rd

in advanced industry specialization

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

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