



±29.43 Acres – Infill Industrial Outdoor Storage



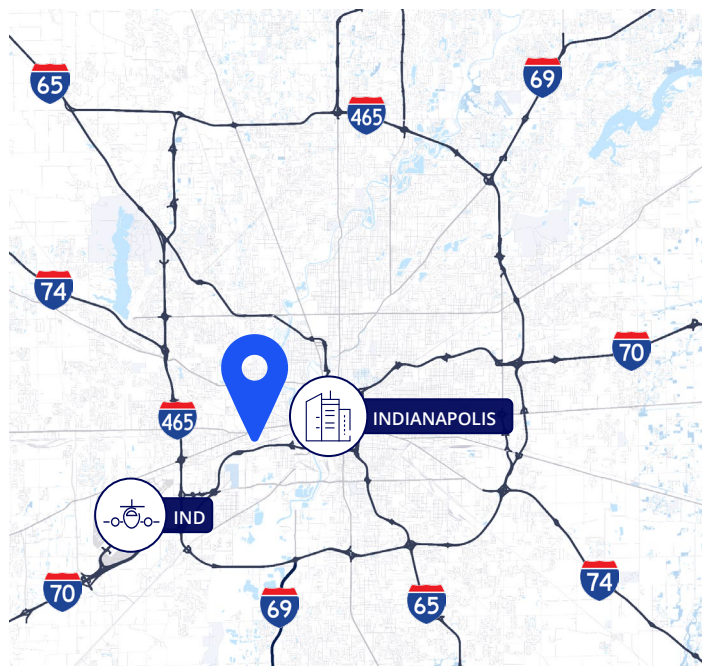
FOR LEASE

315 S Tibbs Ave

Indianapolis, IN

Property Highlights

- ±29.43 acres total (divisible to ±3.00 acres)
- ±16,788 SF across 5 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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Property Specifications

LOT A

Total Land ±6.71 AC

Building Area ±8,774 SF Shop



LOT B

Total Land ±12.77 AC
Divisible to ±3.00 AC

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



LOT C

Total Land ±9.95 AC
Divisible to ±3.00 AC

Building Area ±2,237 SF Shop



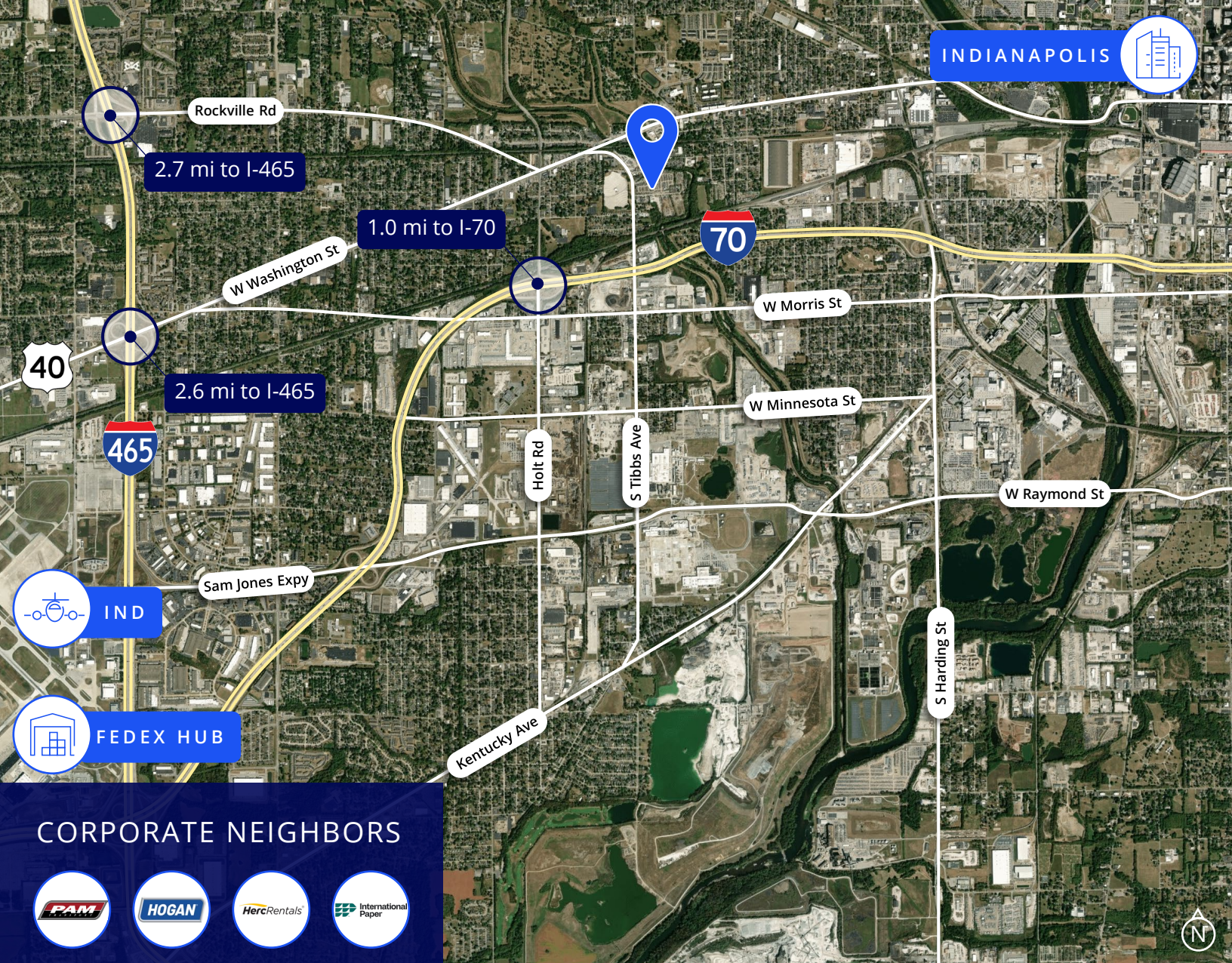


Interactive Panoramic View



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

- 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'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

*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
- 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



NW
SE
SW

Burns Harbor
Jeffersonville
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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