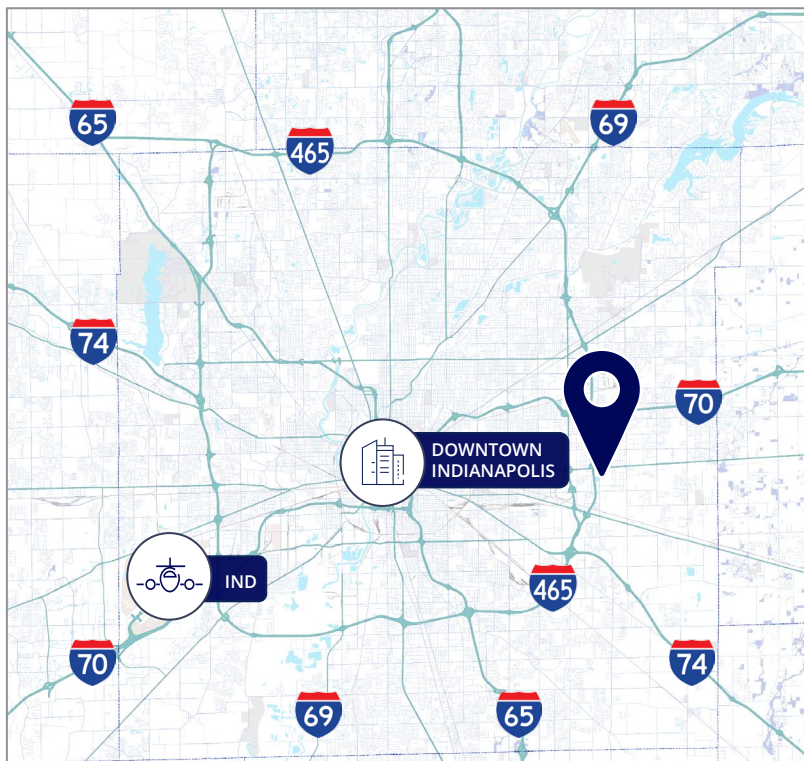




**FOR SALE OR LEASE**  
**333 S Franklin Rd**  
Indianapolis, IN 46219



Fully renovated distribution facility situated on 26 acres with interstate visibility

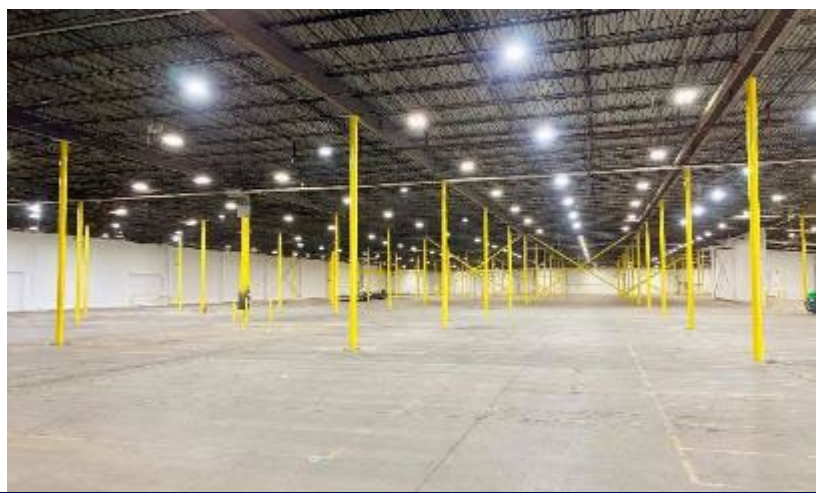
- ±251,853 SF Available within a ±389,319 SF Building
- ±23,994 SF Office
- 23'6" Clear height
- 31 Dock doors & 2 drive-in doors
- Ample power available
- Wet sprinkler system
- Cross-docked configuration
- Abundant auto & trailer parking
- ±26.01 Acres – fully secured (Zoned I-2 & I-3)
- Immediate access to I-465, offering excellent connectivity to Indy's interstate systems

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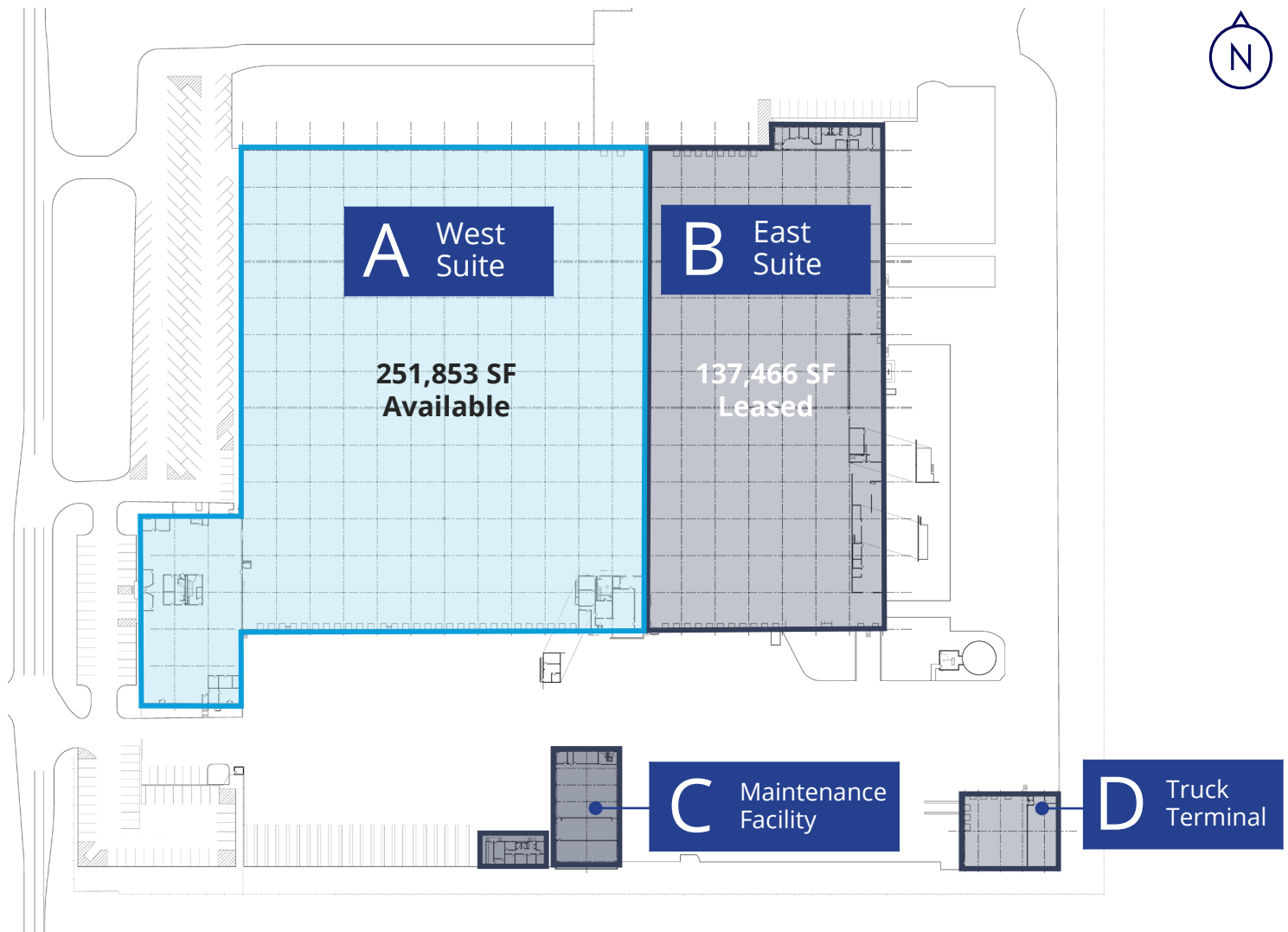




## PROPERTY SPECIFICATIONS

<b>Total Building Area</b>	±408,396 SF	<b>HVAC</b>	Combination of RTU's and gas hanging Reznor units
<b>Total Land Area</b>	±26.01 Acres	<b>Power</b>	2,000 amp / 480 V / 3-Phase
<b>Built / Renovated</b>	1970 / 2023	<b>Lighting</b>	LED, recently upgraded
<b>Construction</b>	Concrete precast walls & CMU	<b>Fire Protection</b>	Wet
<b>Total Office Area</b>	±30,055 SF	<b>Roof</b>	West Suite: TPO East Suite: Low-slope EPDM
<b>Loading</b>	(59) dock-high, (13) drive-in	<b>Trailer Parking</b>	±165 Positions
<b>Clear Height</b>	23' 6"	<b>Truck Court</b>	120' – 150'
<b>Column Spacing</b>	40' x 36'	<b>Zoning</b>	I-2 & I-3 (outdoor storage permitted)

# Site Plan



## SITE PLAN & SITE BREAKDOWN

Suite	Size (SF)	Warehouse (SF)	Office (SF)	Docks	Drive-ins
A - West Suite	251,853	227,859	23,994	31	2
B - East Suite (LEASED)	137,466	134,429	3,037	21	2
C - Maintenance Facility (LEASED)	10,467	7,643	2,824	-	9
D - Truck Terminal (LEASED)	8,609	8,409	200	7	-



DOWNTOWN  
INDIANAPOLIS

## SITE LOCATION & ACCESS





## LOCAL & REGIONAL CONNECTIVITY

	Miles	Drive Time
I - 465	0.3	1 min
I - 70 East	2.5	4 min
I - 65 South	7.6	13 min
I - 69 North	9.8	16 min
Downtown Indy	7.0	18 min
Indianapolis Intl. Airport	22.0	28 min

	Miles	Drive Time
Cincinnati, OH	104	1 hr 38 min
Louisville, KY	117	1 hr 53 min
Columbus, OH	170	2 hr 31 min
Chicago, IL	191	3 hr 10 min
Detroit, MI	280	4 hr 10 min
St. Louis, MO	252	4 hr 37 min

# 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 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



## 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.

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

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

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