

FOR SUBLEASE

7750 W Morris St  
Indianapolis, IN 46231

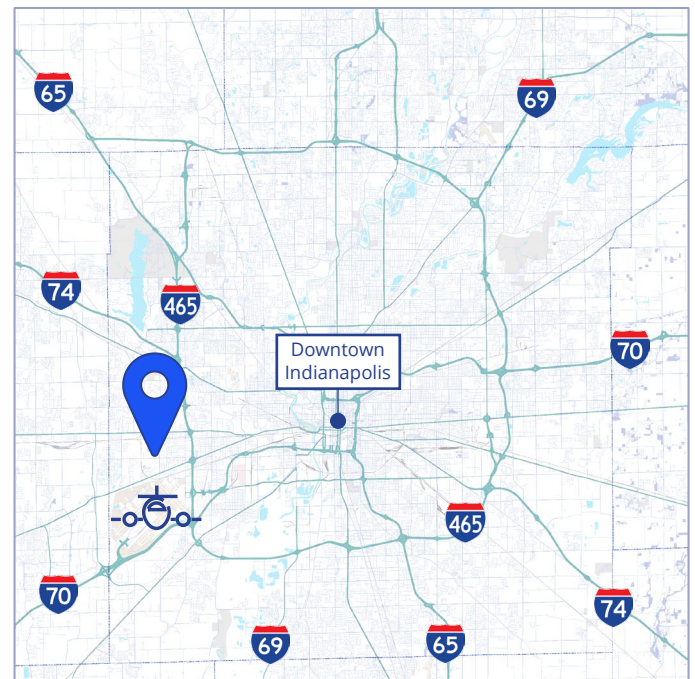
Colliers



## Warehouse Space Available for Immediate Occupancy

### Property Highlights:

- ±18,400 SF Available (Expandible to ±28,800 SF)
- 28' Clear Height
- Five (5) Dock Doors
- One (1) Drive-in Door (Common Access)
- ESFR Fire Protection System
- I-4 Zoning (Heavy Industrial)
- Flexible Lease Terms Available
- Prime Southwest Submarket Location Adjacent to Indianapolis International Airport
- Excellent Access to I-465 and I-70, Offering Strong Regional Connectivity



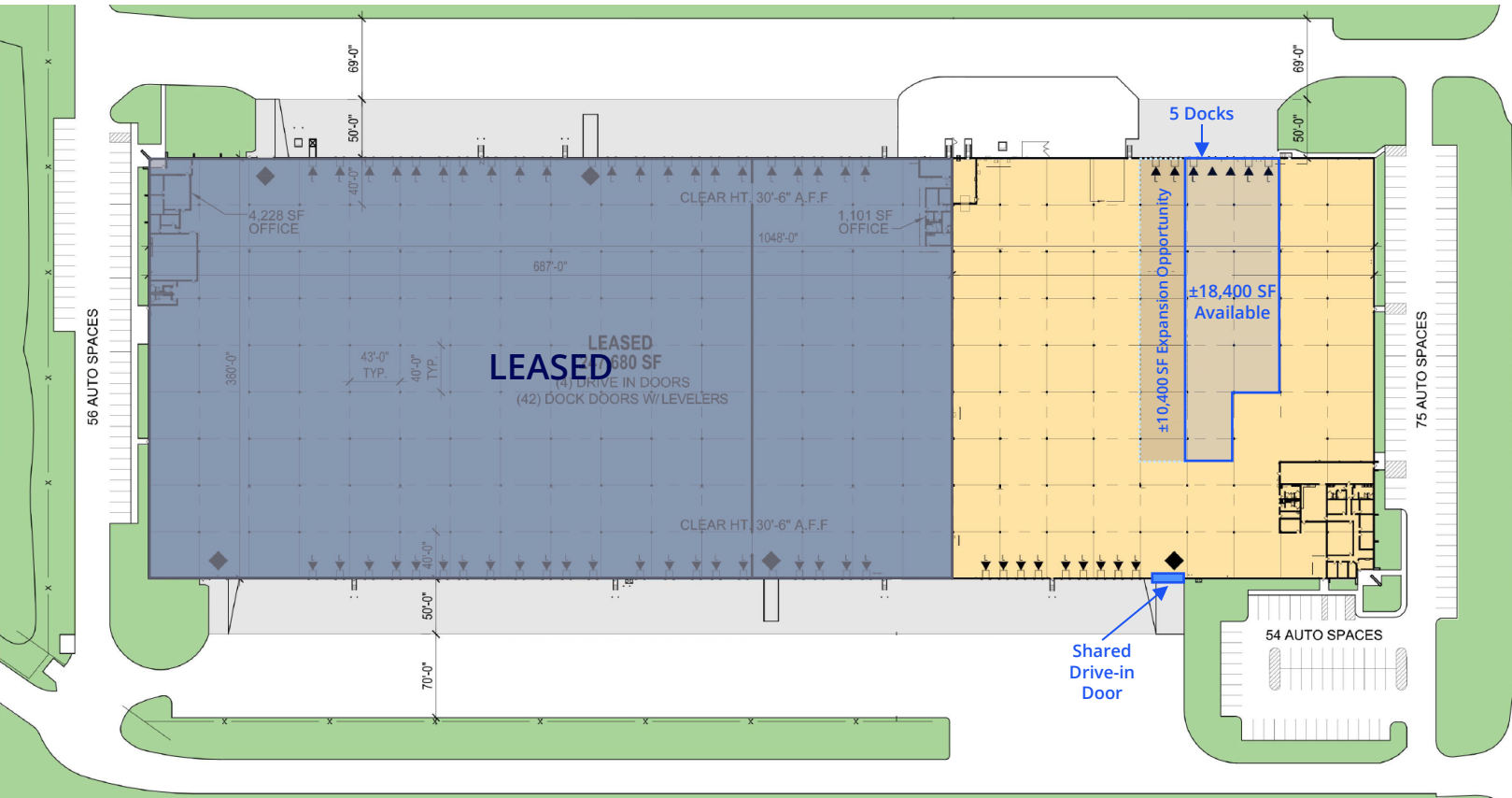
Korey Ryan, SIOR

+1 765 520 6662

korey.ryan@colliers.com

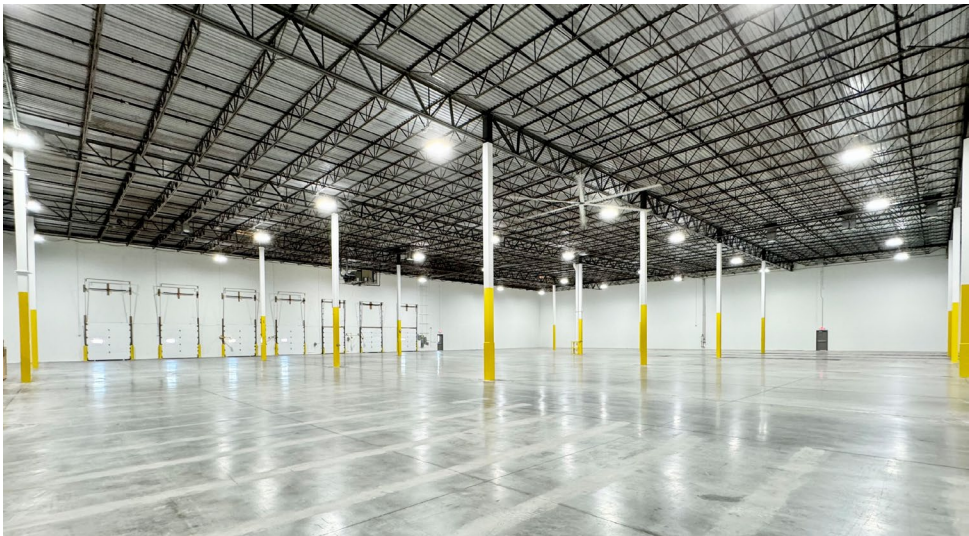
Colliers Indianapolis  
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# Site Plan + Property Specs

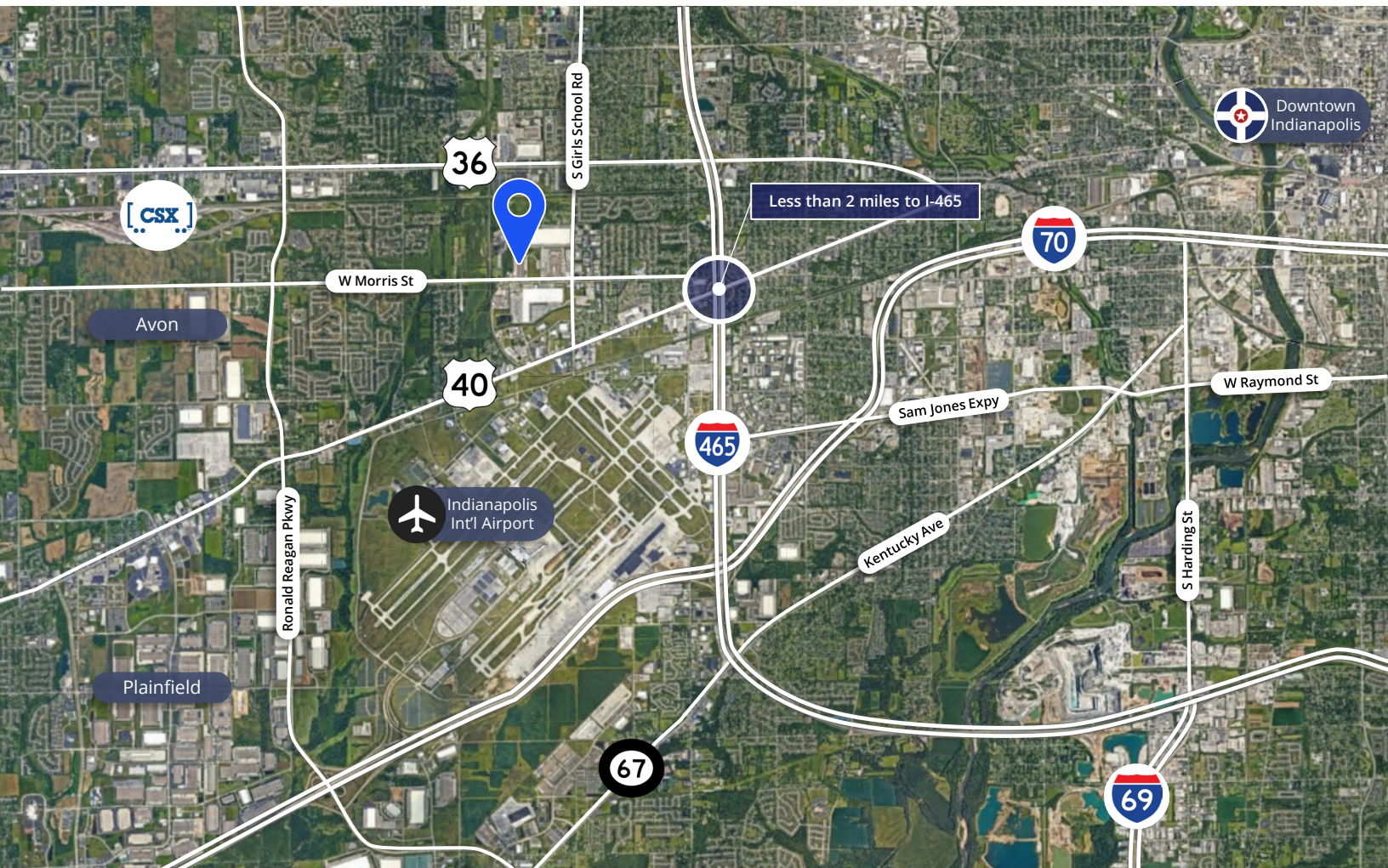
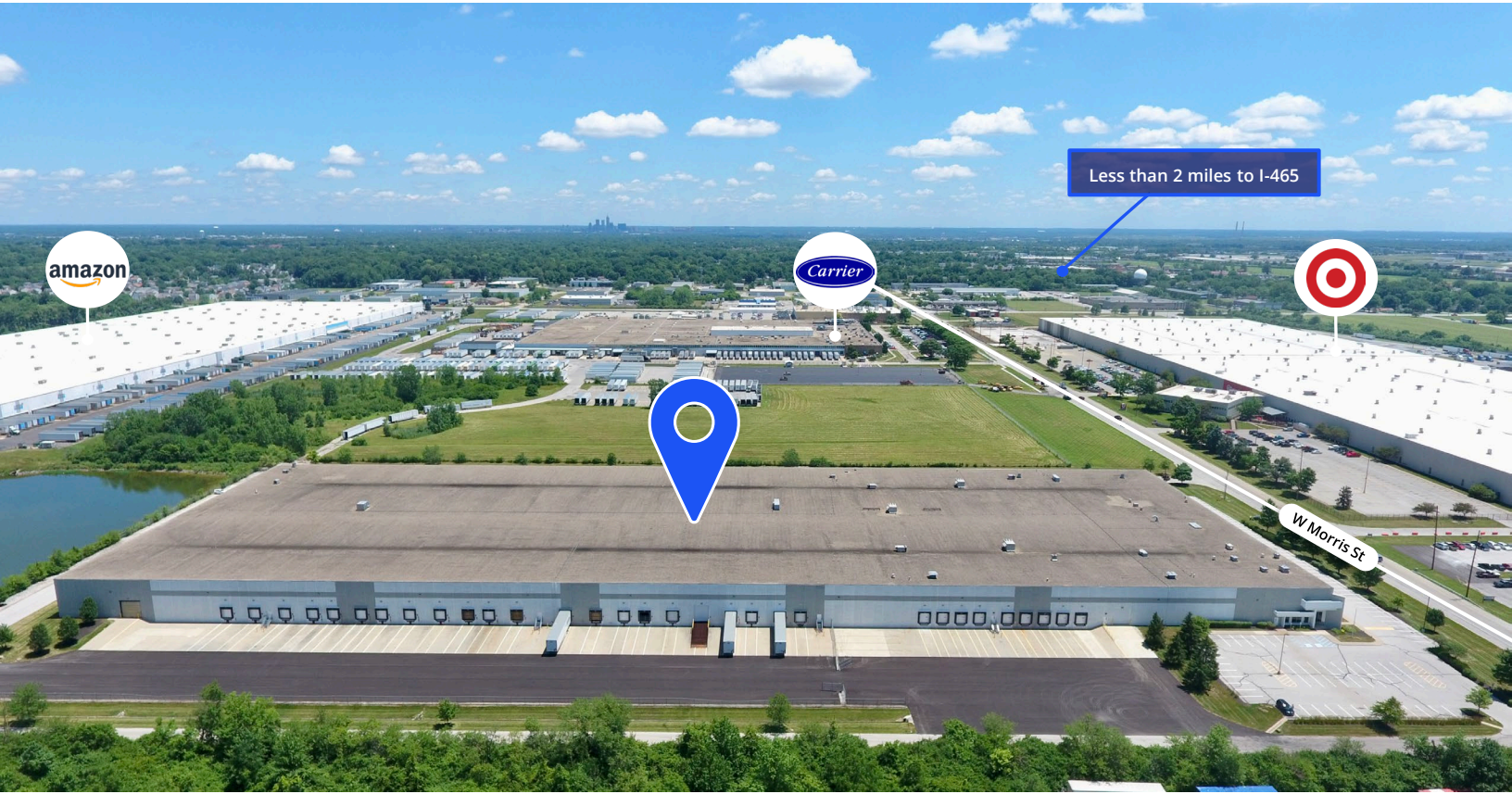


## Property Specifications

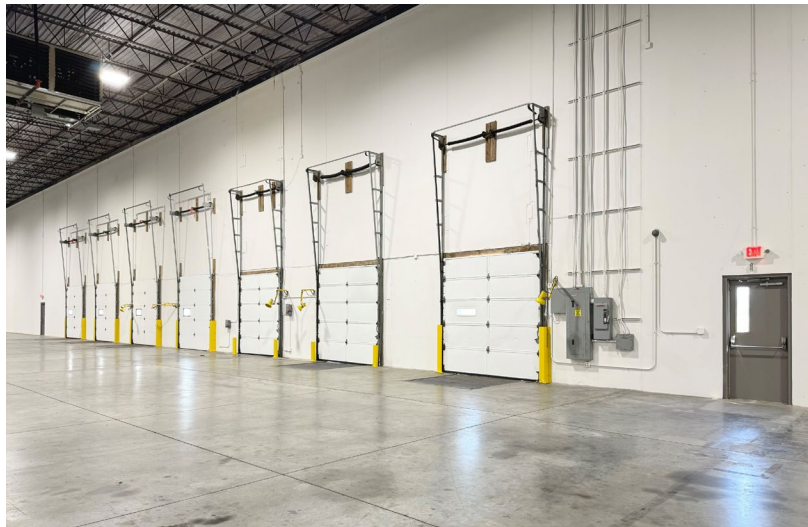
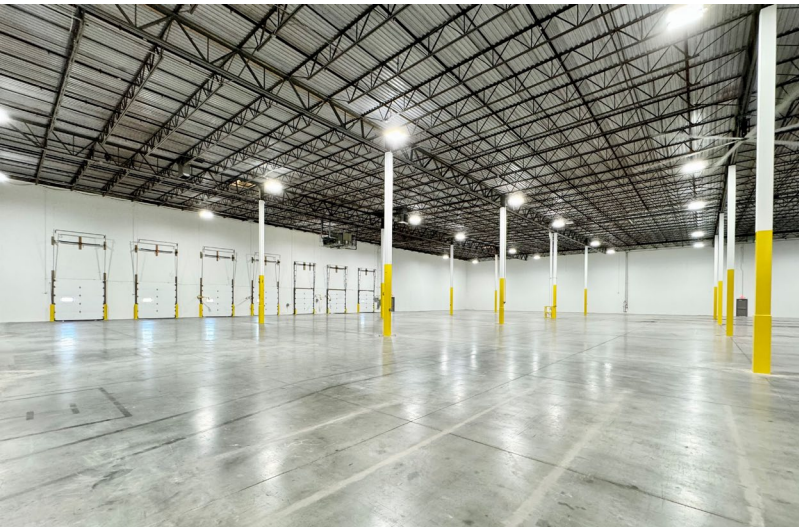
<b>Building:</b>	±377,280 SF
<b>Available:</b>	±18,400 SF (Expandible to ±28,400 SF)
<b>Loading:</b>	5 Docks 1 Drive-in (common access)
<b>Clear Height:</b>	28'
<b>Columns:</b>	40' x 40'
<b>Lighting:</b>	LED w/ motion sensors
<b>Sprinkler:</b>	ESFR
<b>Zoning:</b>	I-4 (Heavy Industrial)



# Property Aerial + Location



# Property Photos



# 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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