

PARK ELMWOOD

FOR LEASE

5602-5508 Elmwood Ave
Indianapolis, IN

Property Highlights

- (4) Buildings totaling ±133,200 SF
- Flexible shallow-bay industrial suites ranging from 1,200 SF - 3,600 SF
- Dock & drive-in loading, 14' clear height, ample parking supporting a variety of industrial/office users
- Prime infill location offering immediate access to I-465, providing efficient connectivity to Indy's interstate systems
- New ownership investing significant capital into interior and exterior improvements

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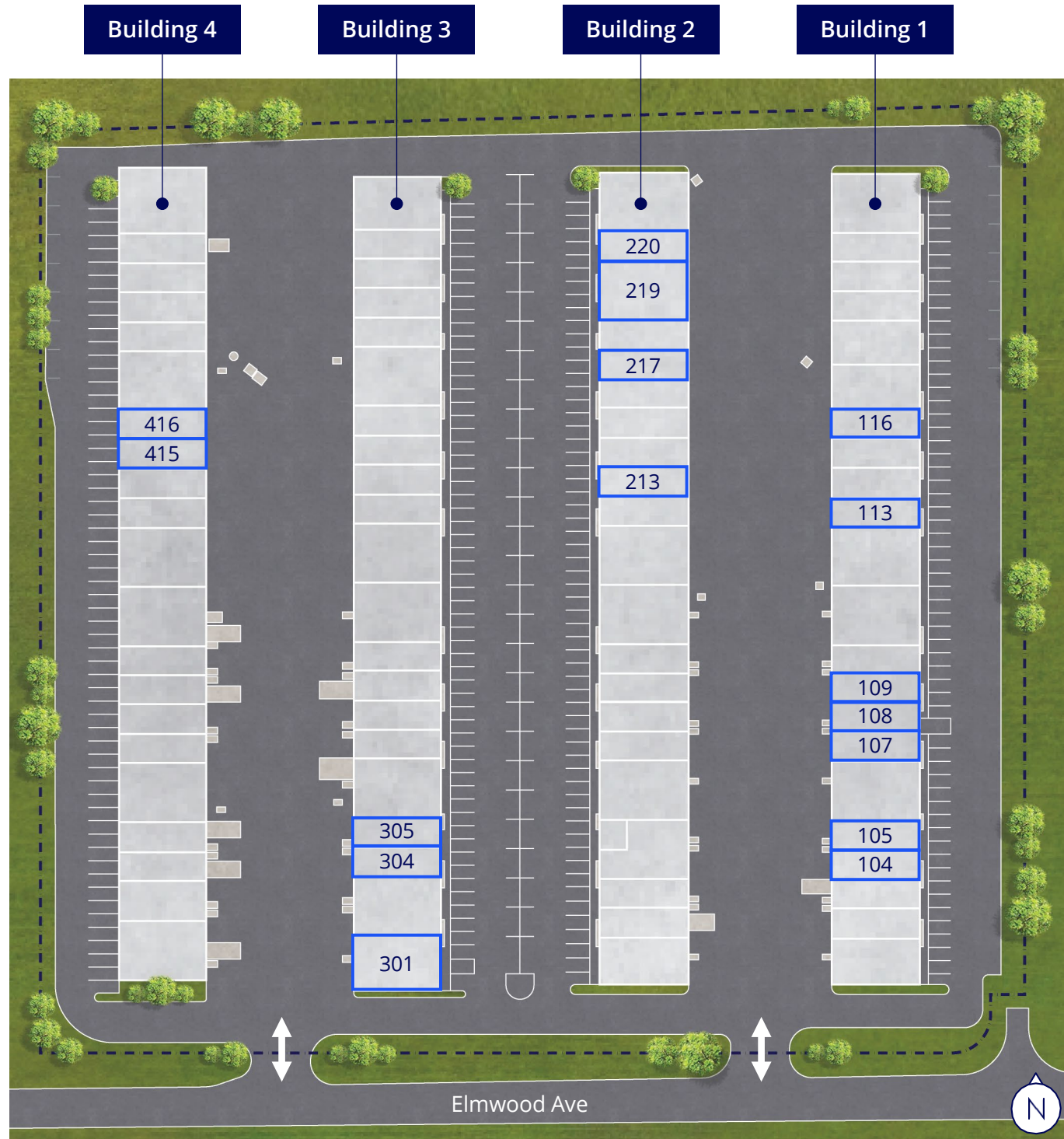
Location Overview



Flexible Infill Suites with *exceptional* connectivity

Site Plan & Availabilities

Suite	Total SF	Office SF	Loading
104-105	2,400	400	2 Docks
107-108	2,400	500	2 Docks 1 Drive-in
109	1,200	600	1 Dock
113	1,200	650	1 Drive-in
116	1,200	610	1 Drive-in
213	1,200	250	1 Drive-in
217	1,200	700	1 Drive-in
219-220	2,400	1,100	2 Drive-ins
301	2,250	350	1 Dock 1 Drive-in
304-305	2,400	840	2 Docks
415	1,200	300	1 Drive-in
416	1,200	250	1 Drive-in



Property Specifications

Total SF	±133,200 SF (4 Buildings)
Available SF	±20,250 Total • 16 Suites (1,200 SF to 2,400 SF) • Max Contiguous: ±3,600
Column Spacing	20' x 60'
Clear Height	14'
Loading Doors	Dock doors and Drive-in doors
HVAC Systems	Office: Heated and cooled via individual PTAC HVAC units Warehouse: Heated via suspended electric heaters
Fire System	Wet sprinkler system
Security	CCTV Security System
Lighting	LED lighting
Zoning	I-2-S
Scheduled Improvements (2026)	Interior & exterior building upgrades Pavement & asphalt repairs



Location & Connectivity

465

0.7mi

65

2.1mi

74

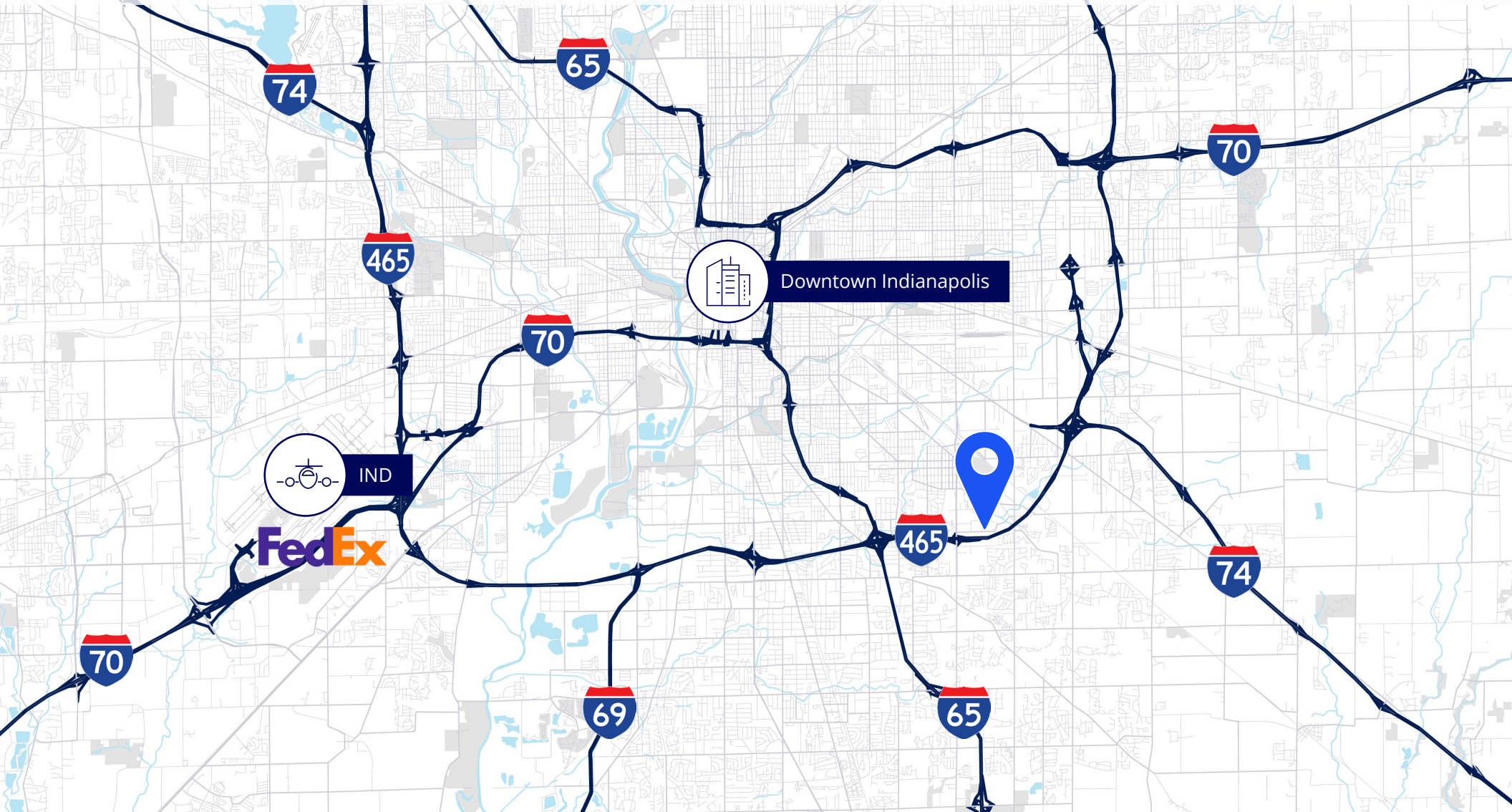
4.2mi

Downtown
Indianapolis

7.7mi

Indianapolis
Int'l Airport

15.5mi



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.



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	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

- 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

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