

Heavy Industrial Zoning with Interstate Visibility



FOR LEASE & BUILD-TO-SUIT

700 S Commerce Dr Seymour, IN

Property Highlights:

- ±21.59 Acres zoned I-2 (General Industrial) with flexible lease or build-to-suit options tailored to user requirements.
- Supports a wide range of industrial uses including warehousing & distribution, manufacturing, outdoor storage, fleet parking, and heavy vehicle/equipment maintenance.
- Immediate access to US-50 and I-65, offering strong regional connectivity.
- Flat, high-visibility site with excellent frontage along I-65 (31,440 VPD) and efficient circulation for modern industrial users.

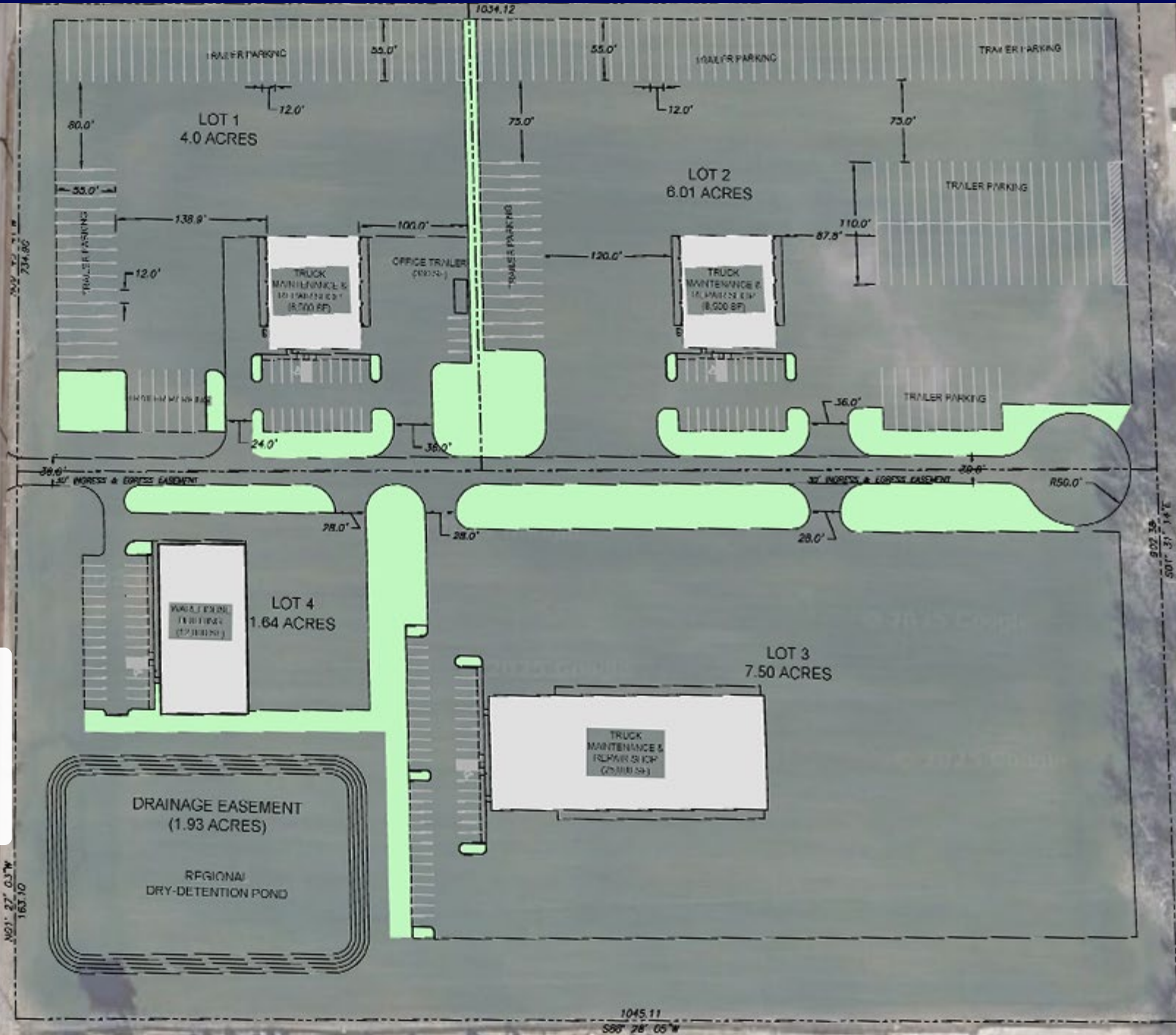
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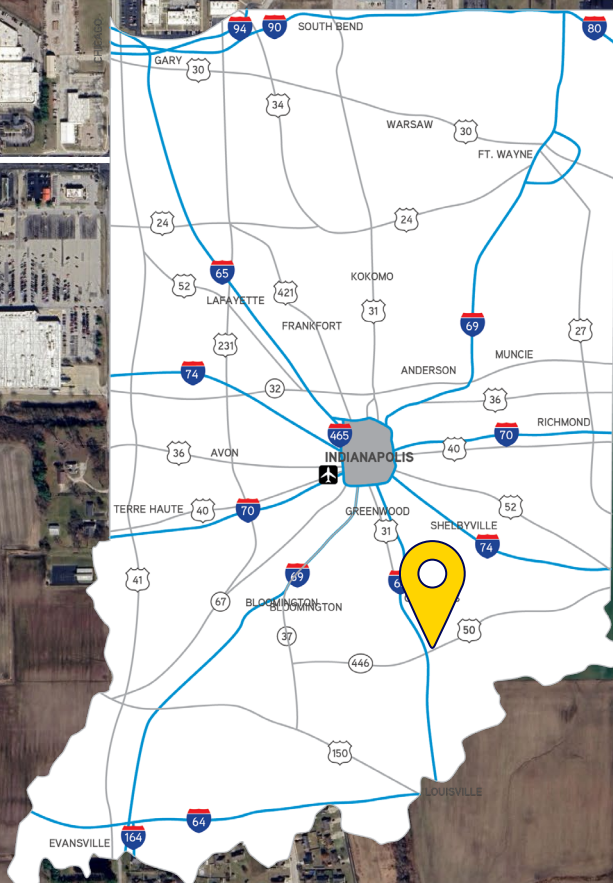


Concept: Maintenance Facilities with Outdoor Storage



S Commerce Dr





Strategically Positioned for Regional Connectivity

Situated just off US-50 with immediate access to I-65, this ±21.59 AC site offers exceptional regional reach. Its location in Seymour places it within a proven industrial corridor that serves the Louisville, Cincinnati, and Indianapolis markets.



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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.
- 11th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



- 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

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

leading state in biotechnology exports



INDIANA ROADS — UNRIVALED 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
- 5th 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
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- 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 PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

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

“ Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation. ”

— Site Selection Magazine



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