

**SITE WORK UNDERWAY
AVAILABLE Q4 2025**

Colliers



CSX

W 86th St

FOR LEASE & BTS

Property Highlights

- **Total Area:** ±47 acres (divisible to ±5-acre lots) in Indy's Northwest submarket
- **Prime Infill Location:** Immediate access to I-465 with excellent connectivity to the regional interstate network
- **Heavy Industrial Zoning (I-4):** Ideal for outdoor storage, transportation, heavy equipment, manufacturing, and rail-served uses (adjacent to CSX)
- **Build-to-Suit Opportunities:** Custom facilities up to 50,000 SF+ tailored to user requirements
- **Strategic Midwest Location:** Situated in Central Indiana with access to 75% of the U.S. population within a one-day drive

**±47 Acres
Heavy Industrial**

5000 W 86th St, Indianapolis, IN

KOREY RYAN, SIOR
+1 765 520 6662
korey.ryan@colliers.com

Key Location

Strategically located in Indy's Northwest submarket, adjacent to Park 100

Less than 2 miles from I-465 via 2 interchanges



Access & Connectivity



Key Distances

Buckeye Terminal (Zionsville)	2.5 mi
FedEx Hub	16 mi
CSX Rail Yard	17 mi
Indianapolis Int'l Airport (IND)	19 mi
Indianapolis Intermodal Facility	19 mi

Local Connectivity

I-465	1.3 mi
I-65	4.7 mi
I-74	8.5 mi
I-69	14 mi
I-70	16 mi

Regional Connectivity

Cincinnati, OH	128 mi
Louisville, KY	131 mi
Chicago, IL	173 mi
Columbus, OH	188 mi
St. Louis, MO	249 mi
Detroit, MI	287 mi

Why Indiana



INDIANAPOLIS INT'L AIRPORT IND

- 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 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 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

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



- 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 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

CONTACT

Korey Ryan, SIOR
+1 765 520 6662
korey.ryan@colliers.com