



FOR SALE

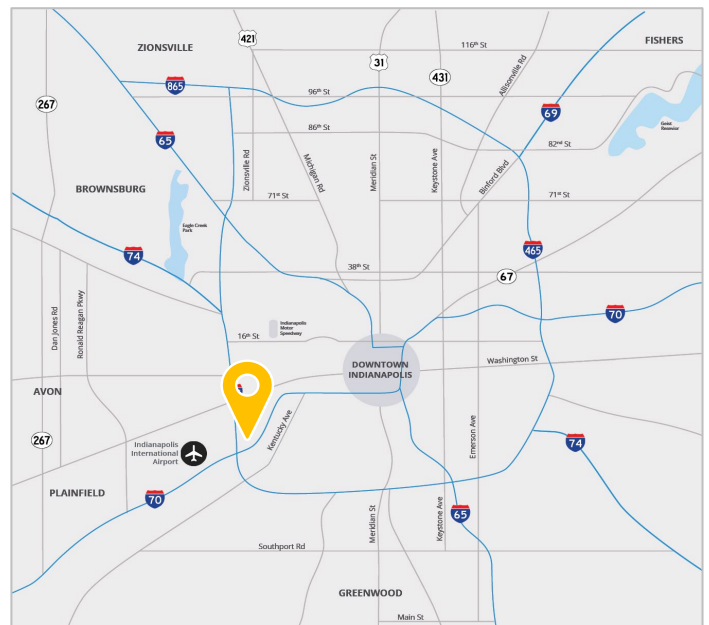
2450 Production Dr

Indianapolis, IN 46241

Investment Opportunity Just Minutes From Indianapolis International Airport

Property Highlights

- 11,600 SF Total
- ±2,960 SF Office
- Dock and drive-in loading
- 14' clear height
- Zoned I-3-S
- Convenient interstate access to I-70 & I-465
- Close proximity to Downtown Indianapolis, FedEx Hub and Indianapolis International Airport
- Sale Price: \$1,425,000



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INVESTMENT SUMMARY

2

5.00 yrs

\$96,682.84

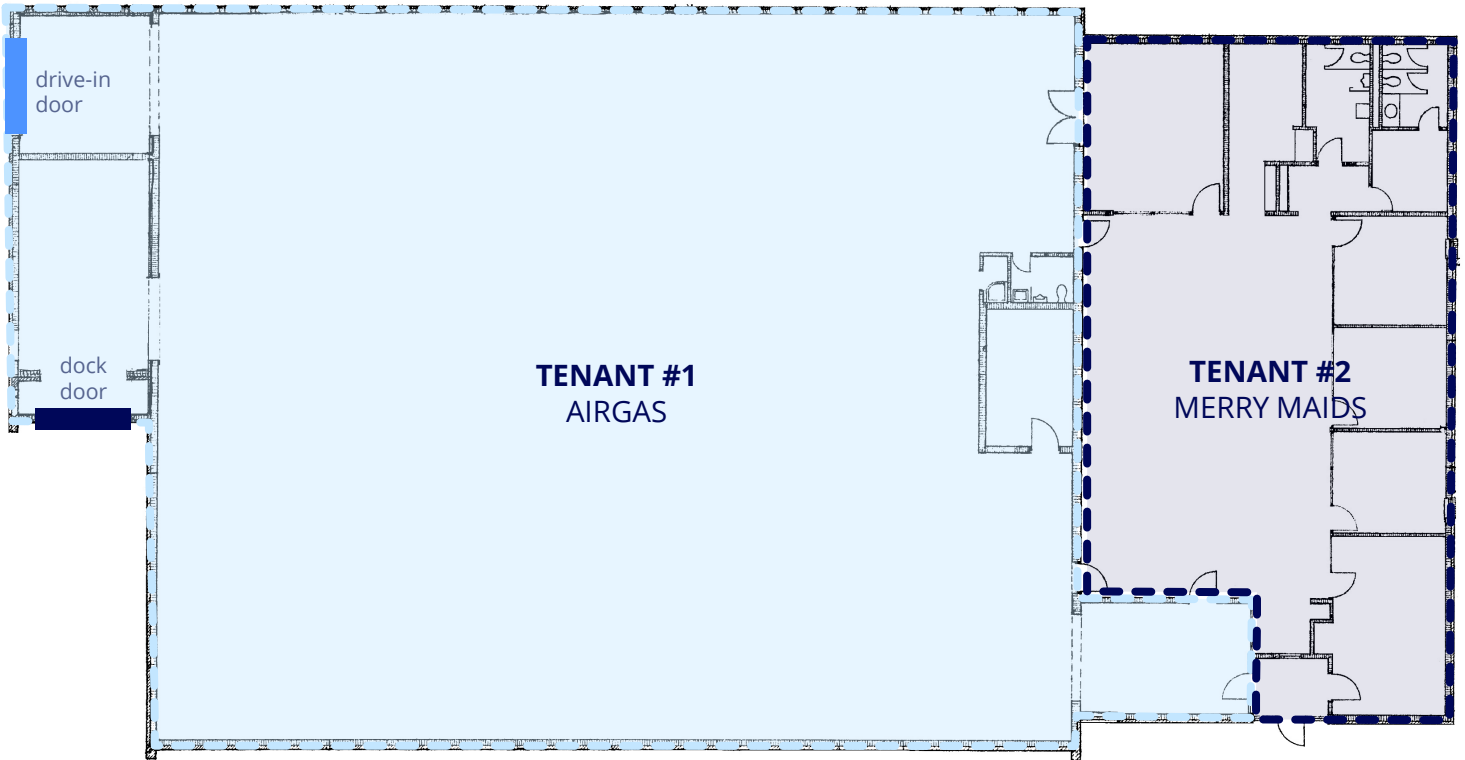
Number of Tenants

WALT (as of 6/1/2026)

Year 1 NOI (as of 6/1/2026)

Tenant	SF	Rent PSF	Lease Expiration	Annual Cost Recoveries
Airgas USA, LLC	9,000 SF (78.00%)	\$8.35/SF NNN	5/31/2031	\$26,743.94
EWS Inc. (Merry Maids)	2,400 SF (22.00%)	\$13.00/SF Gross	5/31/2031	N/A

Real Estate Taxes	\$16,130.10 (\$1.41 PSF)
Insurance	\$7,000 (\$0.61 PSF)
CAM	\$11,157 (\$0.98 PSF)
Non-Recoverable	\$2,124 (\$0.05 PSF)
Total	\$36,411.10 (\$3.19 PSF)



SITE & BUILDING SPECS

Total Building Area	11,600 SF	Drive-in Doors	1 drive-in
Office Space	±2,960 SF	Year Built	1969
Site Size	±1.25 AC	Zoning	I-3-S
Clear Height	14'	Car Parking	±32 spaces
Column Spacing	20'x 40'	Construction	Concrete Block
Dock Doors	1 dock	Floor	6" concrete



CONVENIENT ACCESS TO INTERSTATES & MAJOR DESTINATIONS



1.1 mi



1.2 mi



1.9 mi



8.0 mi



6.7 mi



10.0 mi



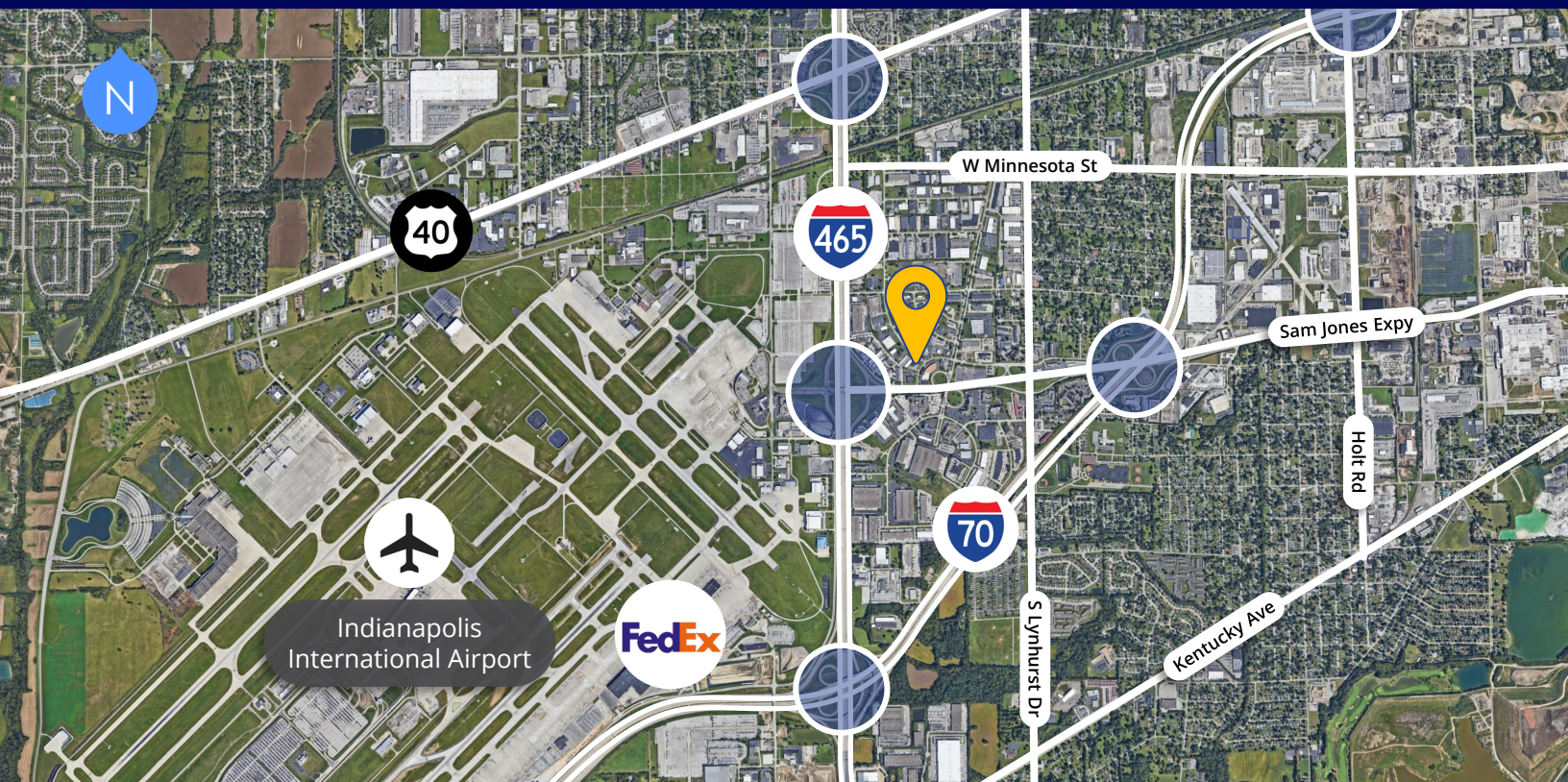
6.2 mi



8.1 mi
DOWNTOWN IND



3.4 mi





Tenant Profile

Airgas[®]
an Air Liquide company

VIEW WEBSITE



OVERVIEW

Founded in 1982, Airgas is one of the largest U.S. suppliers of industrial, medical, and specialty gases, as well as hardgoods and safety products. In 2016, Airgas was acquired by Air Liquide, a global leader in gases, technologies, and services for industry and healthcare. Today, Airgas operates a nationwide distribution network serving a broad range of essential industries including healthcare, food processing, energy, manufacturing, chemicals, and pharmaceuticals.

PARENT COMPANY – AIR LIQUIDE

Airgas is a wholly owned subsidiary of Air Liquide, a publicly traded global industrial gas company headquartered in Paris, France. Air Liquide is listed on the Euronext Paris exchange and operates in more than 70 countries worldwide. The company employs over 65,000 people globally and serves more than four million customers and patients across a wide range of industries. As a global leader in industrial and medical gases with an investment-grade platform, Air Liquide provides significant financial backing and operational scale, supporting the long-term stability and credit strength of Airgas operations in the United States..

DRY ICE DIVISION OVERVIEW

Airgas Dry Ice is a mission-critical division supporting temperature-controlled supply chains throughout the United States. Dry ice plays an essential role in numerous industries, including food processing and cold storage, pharmaceutical and biologics distribution, vaccine transportation, e-commerce shipping of perishable goods, industrial cleaning through CO2 blasting, meat and poultry processing, and emergency refrigeration needs. Dry ice production facilities must be strategically located near ethanol plants or other CO2 production sources, making site selection highly specialized and supply-chain dependent. These facilities are capital intensive and rely on specialized production equipment and infrastructure, which reinforces the long-term operational commitment of Airgas to each manufacturing location.