



Crane-served with
40-ton bridge crane



BUILDING 7

BUILDING 1

S Belmont Ave

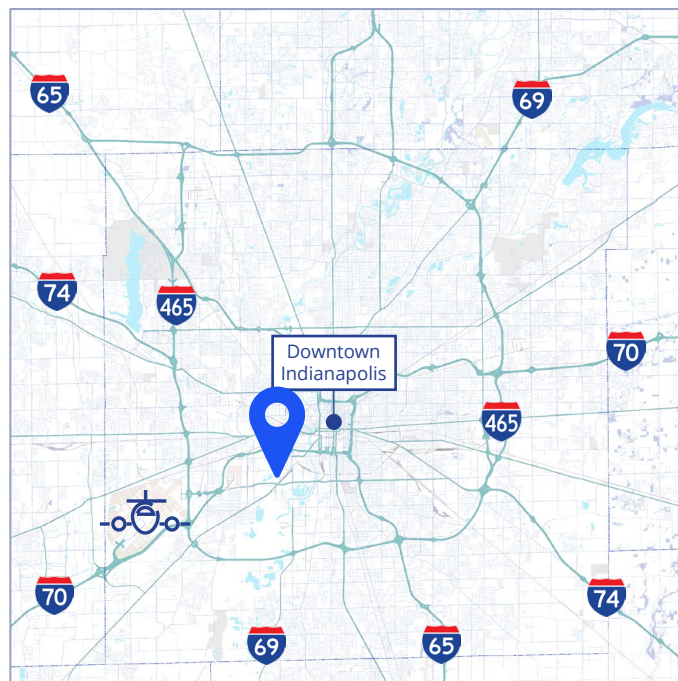
Kentucky Ave

FOR LEASE

2075 S Belmont Ave
Indianapolis, IN 46221

Property Highlights

- **Building 1:** ±10,730 SF Available
 - 14' Clear height
 - 3 Drive-in doors: (2) 18'x14' & (1) 12'x14'
- **Building 7:** ±22,681 SF Available
 - 34' Clear height
 - 3 Drive-in doors: (2) 14'x16' & (1) 12'x16'
 - Crane-served with 40-ton bridge crane
- Zoned I-3 (Heavy Industrial)
- Fully secured industrial complex with electric fence and automatic gate access
- Excellent connectivity to Indy's interstate systems



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Colliers

Building 1 Specifications

Available SF	±10,730 SF
Office SF	±2,940 SF
Clear Height	14'
Configuration	Clear span
Drive-in Door	3 - (2) 18'x14' & (1) 12'x14'
HVAC	Radiant heat
Lighting	LED w/ motion sensors



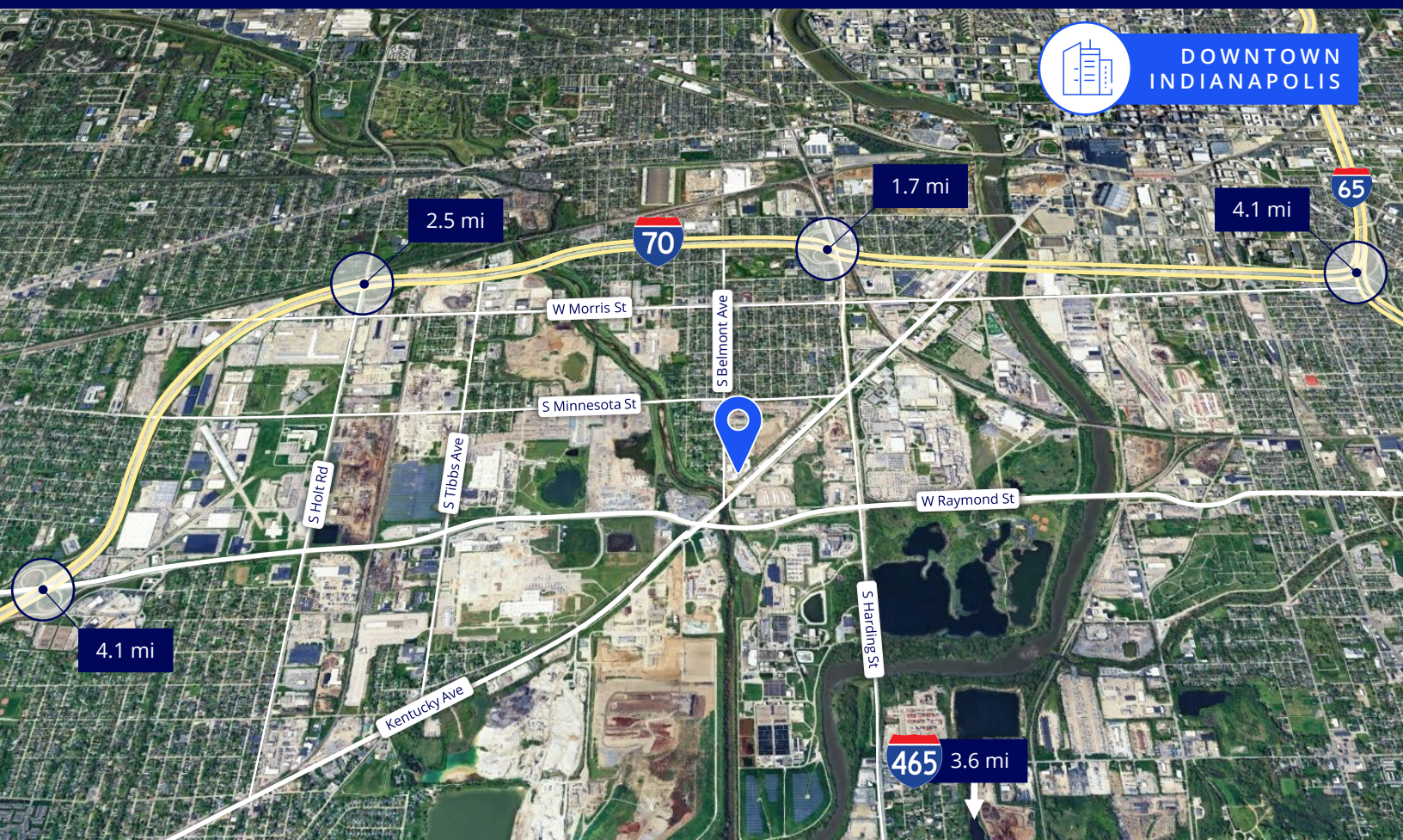
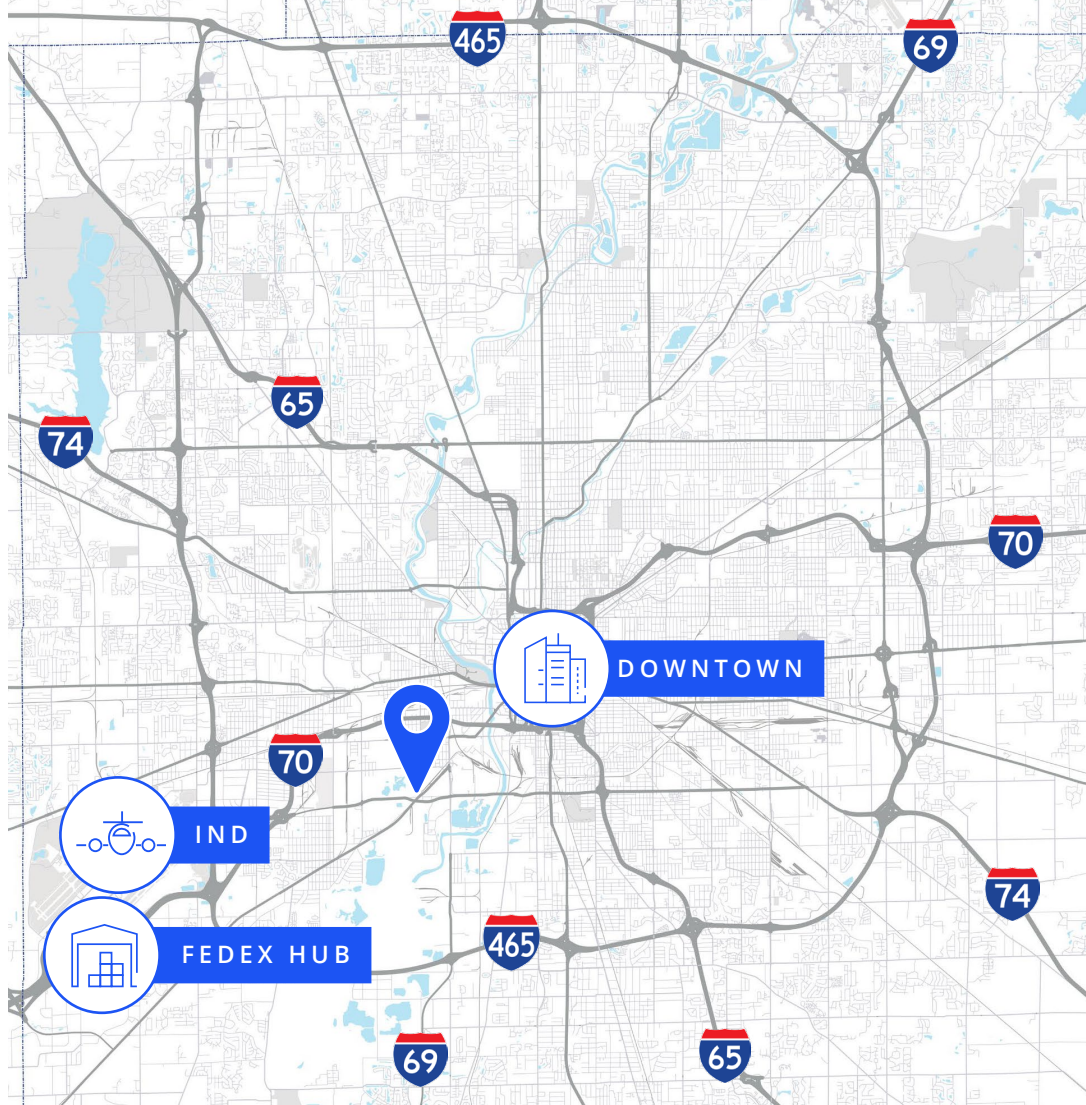
Building 7 Specifications

Available SF	±22,681 SF
Office SF	±1,000 SF
Clear Height	34'
Configuration	Clear span
Drive-in Door	3 - (2) 14'x16' & (1) 12'x16'
Crane	40-Ton bridge crane
HVAC	Radiant heat
Lighting	LED w/ motion sensors



Key Distances

I-70	1.7 mi
I-465	3.8 mi
I-65	4.1 mi
I-69	6.5 mi
I-74	9.4 mi
Downtown Indianapolis	3.7 mi
FedEx Hub	6.1 mi
IND Int'l Airport	9.4 mi



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
- 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
- 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

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

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing jobs (% of workforce)

3rd

in advanced industry specialization

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities

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