

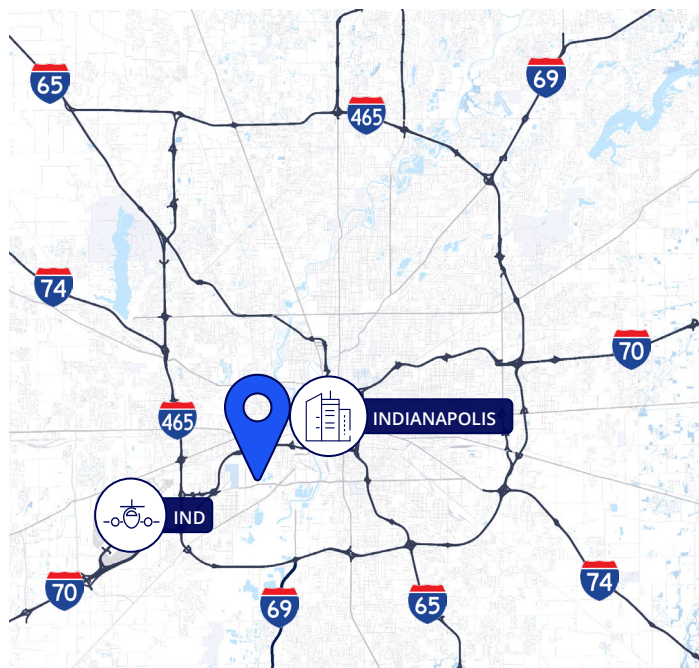


FOR LEASE

# 2200 S Tibbs Ave Indianapolis, IN

## Property Highlights

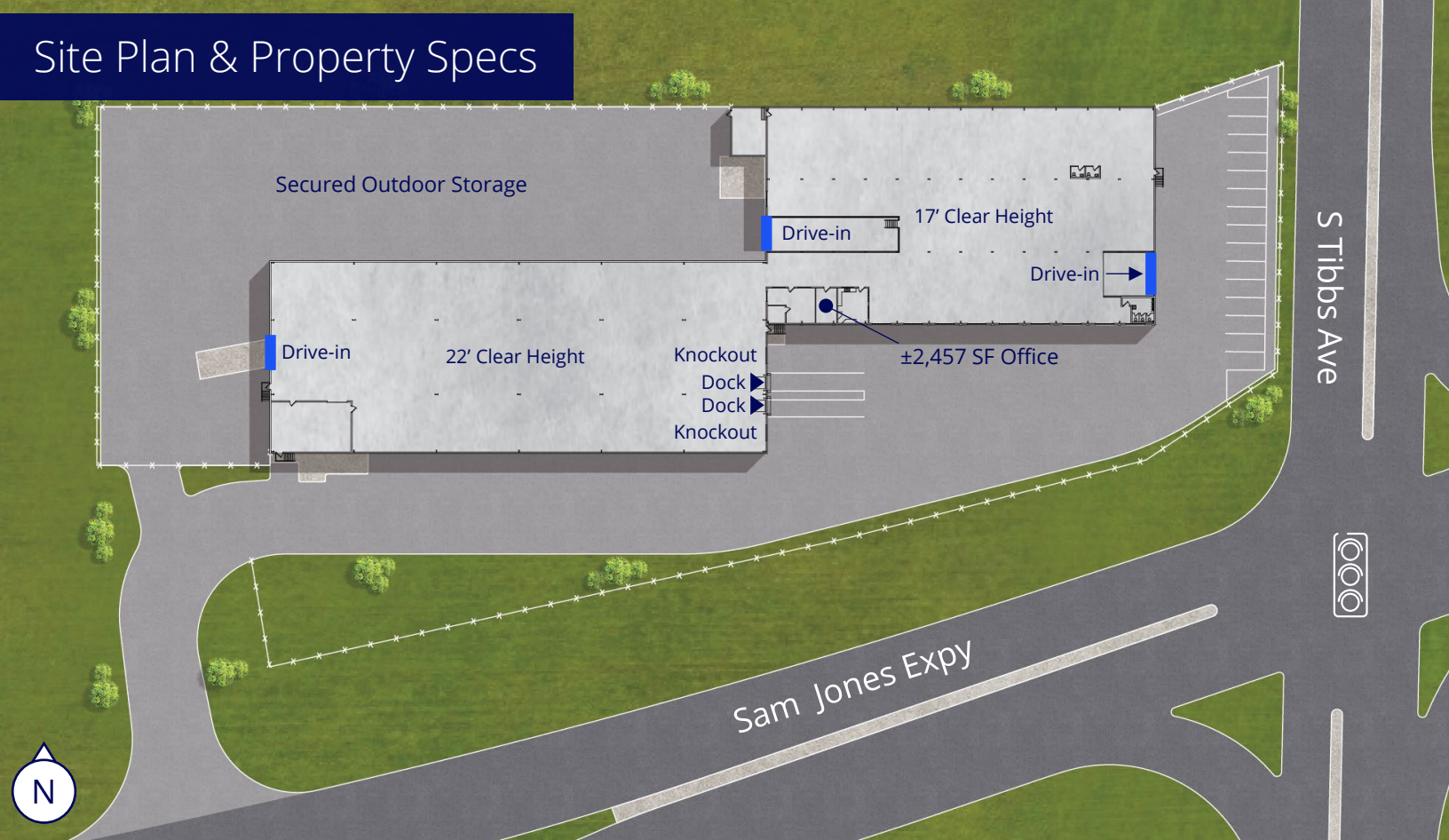
- ±47,687 SF Building
- ±2,457 SF Office
- 17'-22' Clear height
- 3 Drive-in Doors | (2) 12' x 14' & (1) 22' x 14
- 2 Dock Doors (2 Knockouts)
- 1,600 Amps | 480V | 3-Phase
- ±3.21 Acres with Secured Outdoor Storage
- I-4 Zoning (Heavy Industrial)
- High-Visibility Location at Sam Jones Expressway and S Tibbs Avenue
- Immediate Access to I-465, I-70
- Minutes from Indy Int'l Airport & Global FedEx Hub



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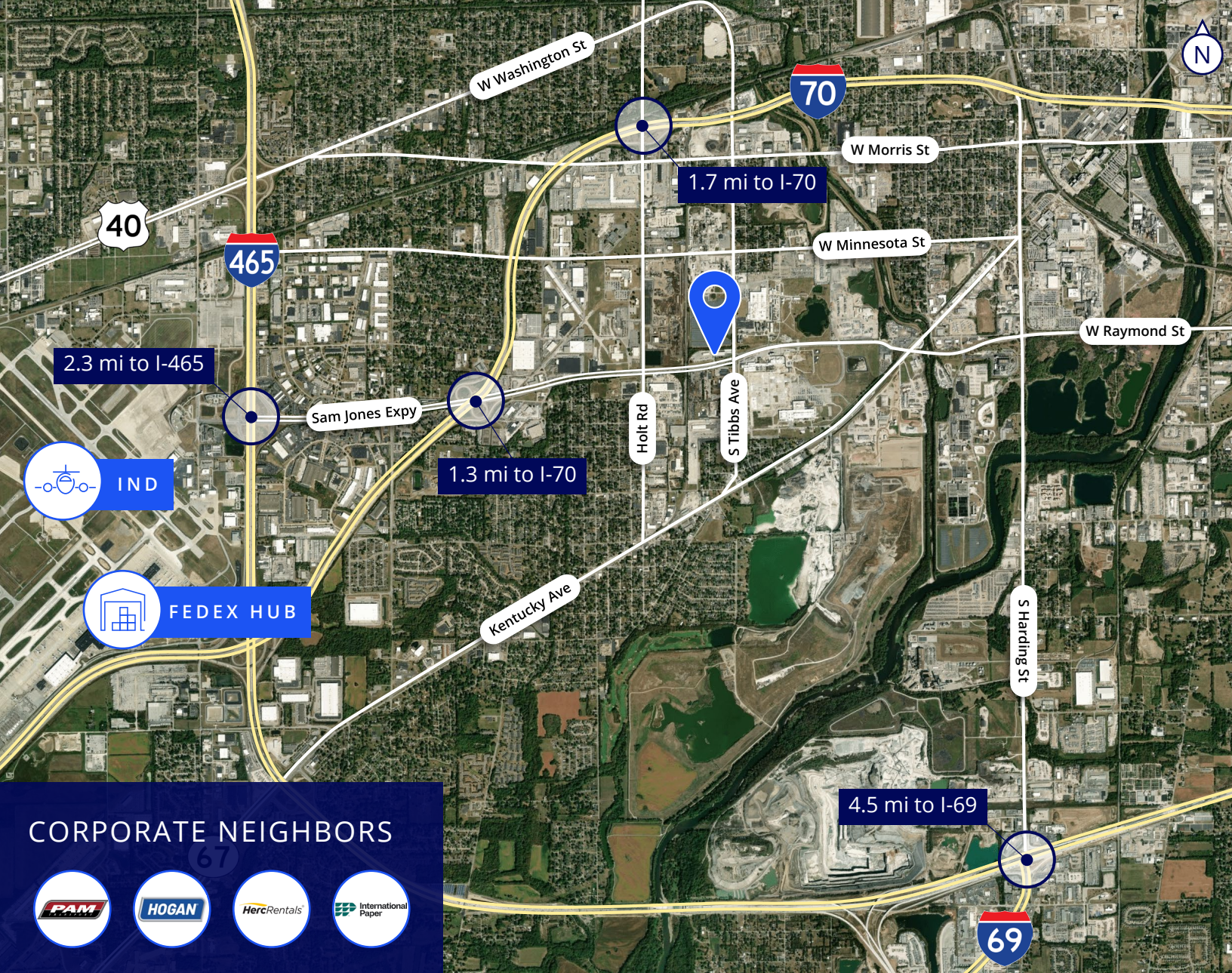
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# Site Plan & Property Specs



|               |            |          |                                                                |
|---------------|------------|----------|----------------------------------------------------------------|
| Building:     | ±47,687 SF | Loading: | 2 Docks (2 Knockouts)<br>3 Drive-ins   (2) 12'x14' (1) 22'x14' |
| Warehouse:    | ±45,235 SF | Power:   | 1600 Amps, 480V, 3-Phase                                       |
| Office:       | ±2,457 SF  | Land:    | ±3.21 Acres                                                    |
| Clear Height: | 17'-22'    | Zoning:  | I-4 (Heavy Industrial)                                         |





## CORPORATE NEIGHBORS



## Key Distances

|                            |        |             |       |
|----------------------------|--------|-------------|-------|
| FedEx Hub                  | 4.9 mi | Greenwood   | 13 mi |
| Downtown Indianapolis      | 5.1 mi | Park 100    | 16 mi |
| Indianapolis Int'l Airport | 7.3 mi | Whitestown  | 20 mi |
| Plainfield                 | 12 mi  | Mt. Comfort | 22 mi |



## Interstate Connectivity

|       |        |
|-------|--------|
| I-70  | 1.3 mi |
| I-465 | 2.3 mi |
| I-65  | 4.4 mi |
| I-69  | 4.5 mi |
| I-74  | 7.1 mi |



## Regional Connectivity

|                |        |
|----------------|--------|
| Louisville, KY | 116 mi |
| Cincinnati, OH | 119 mi |
| Columbus, OH   | 181 mi |
| Chicago, IL    | 184 mi |
| St. Louis, MO  | 238 mi |
| Detroit, MI    | 293 mi |

# Why Indiana



## INDIANAPOLIS INT'L AIRPORT

- 2<sup>nd</sup> largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S.
- 13<sup>th</sup> year named "Best Airport in North America"

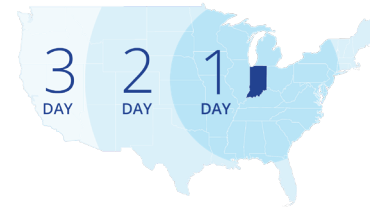


## INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



|             |                             |
|-------------|-----------------------------|
| <b>IND</b>  | Indianapolis Int'l Airport  |
| <b>EW</b>   | Evansville Regional Airport |
| <b>FWA</b>  | Fort Wayne Int'l Airport    |
| <b>GCIA</b> | Gary/Chicago Int'l Airport  |
| <b>SBN</b>  | 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
- 4<sup>th</sup> 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



|           |                |
|-----------|----------------|
| <b>NW</b> | Burns Harbor   |
| <b>SE</b> | Jeffersonville |
| <b>SW</b> | 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.

**1<sup>st</sup>**

in U.S. for manufacturing output

**1<sup>st</sup>**

best state to start a business

**2<sup>nd</sup>**

# Manufacturing jobs (% of workforce)

**3<sup>rd</sup>**

in advanced industry specialization

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

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