

FOR LEASE OR BTS

1826 S Sherman Dr

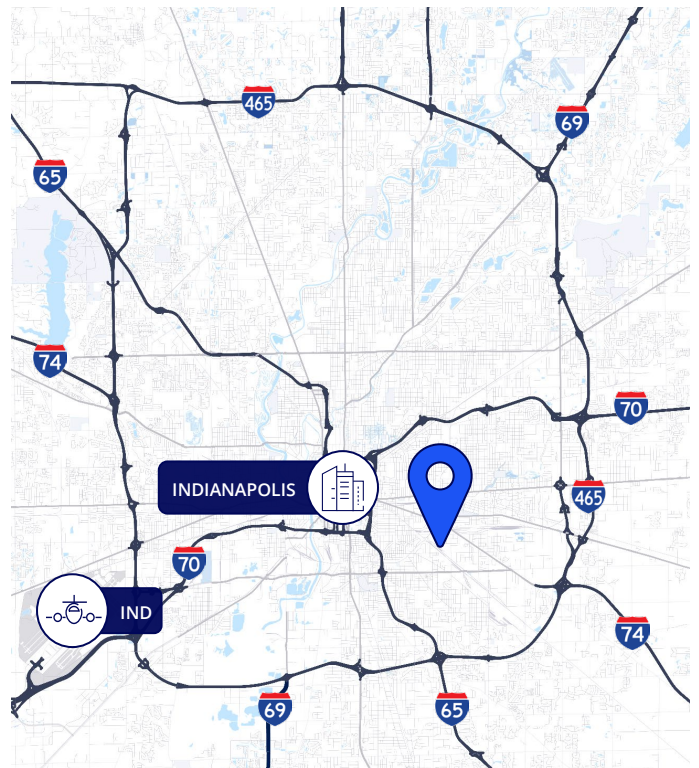
Indianapolis, IN

Property Highlights

- Rare I-4 Heavy Industrial Zoning on a fully secured 54-acre site.
- 10,500 SF Maintenance Facility currently being renovated with multiple large overhead doors.
- Immediate Site Upgrades underway, including demolition, updated fencing, and new asphalt millings.
- Direct CSX Rail Access
- Custom BTS IOS Facilities or footprints available to meet specific tenant requirements.
- Strategic Connectivity located only 4.0 miles from the I-465/I-74 interchange.
- Available for Immediate Occupancy under new ownership.

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Site plan & Floor Plan



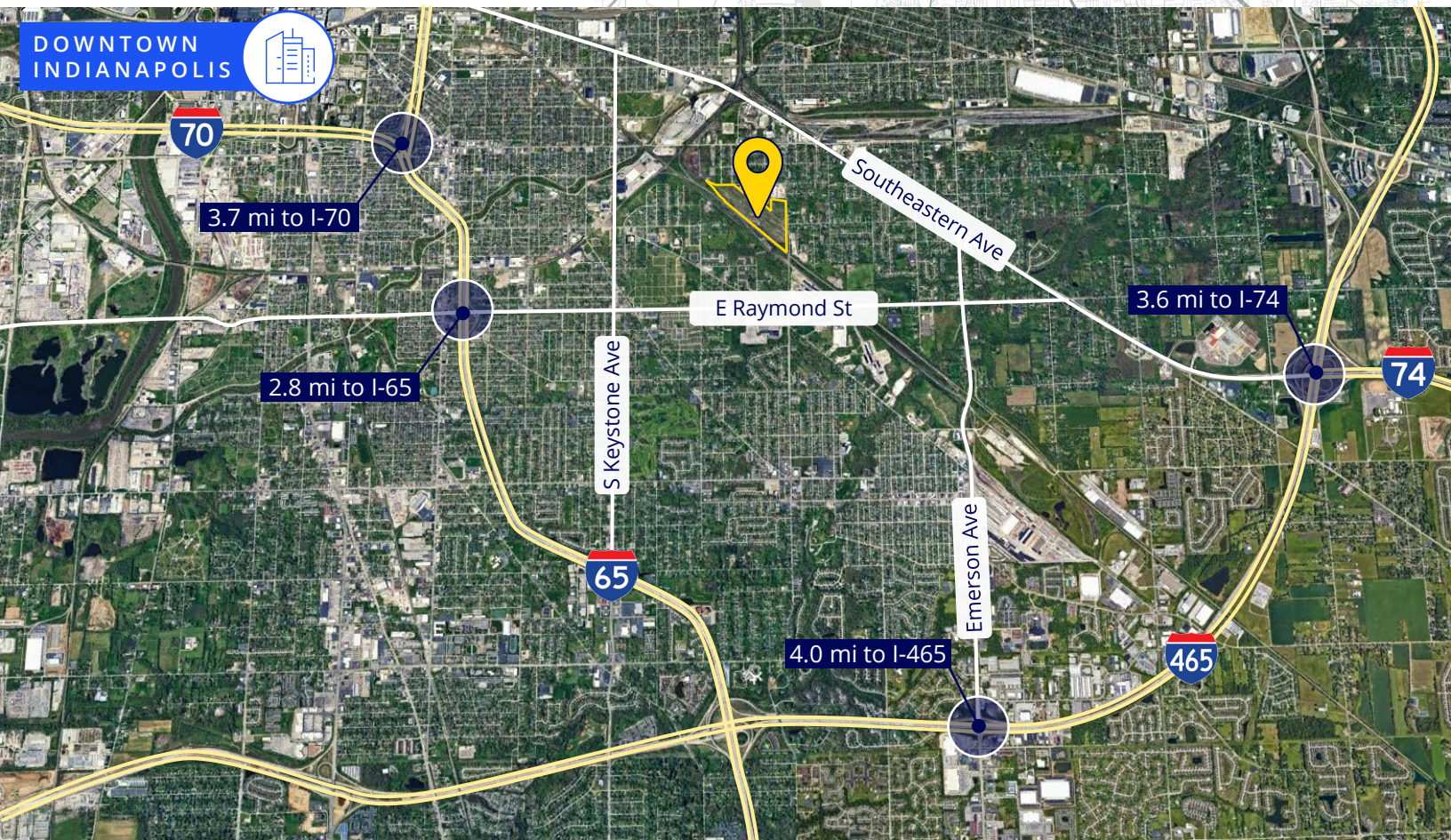
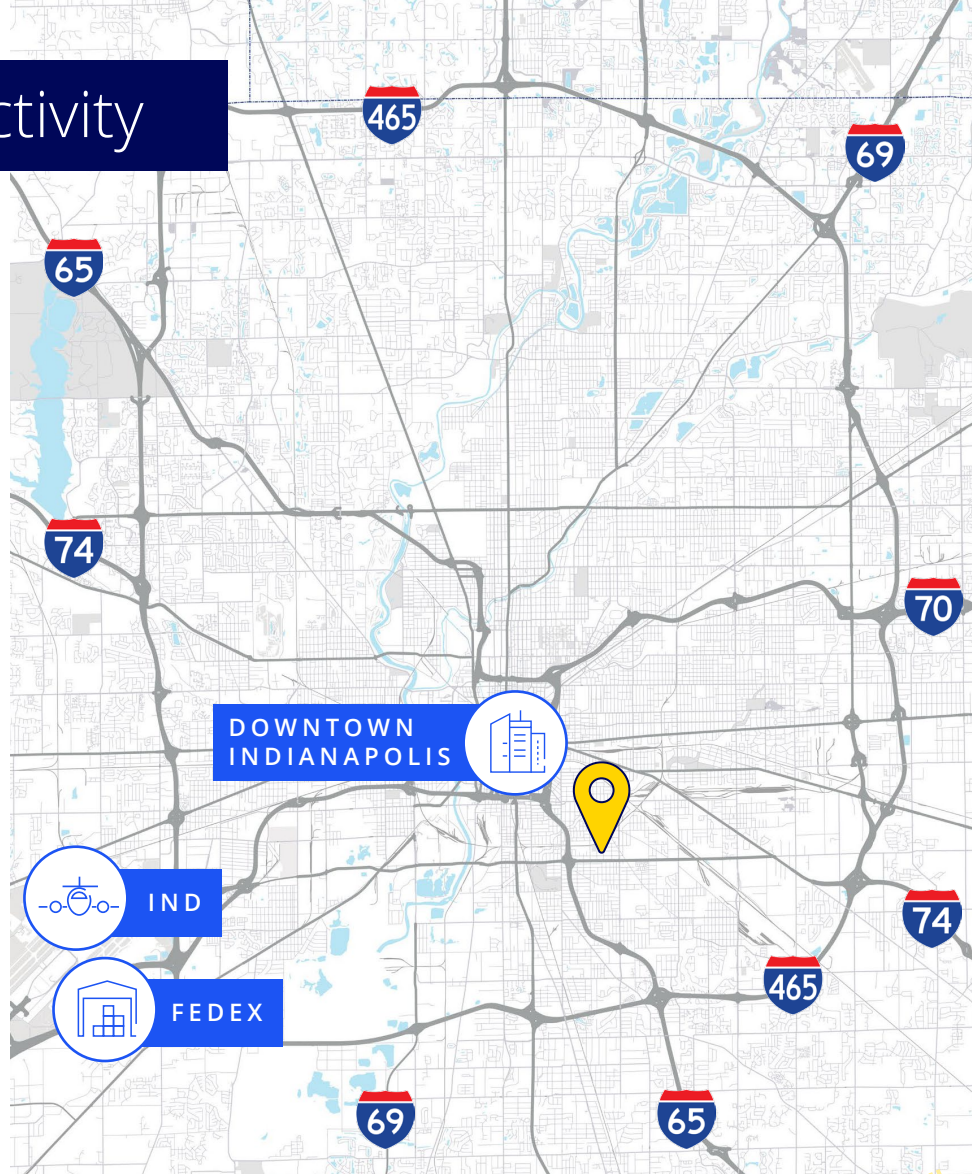
BUILT-TO-SUIT OPPORTUNITIES

- Maintenance Facilities
- Flexible Footprints
- Specialized Rail-Served Facilities

Location and Connectivity

Key Distances

I-65	2.8 mi
I-465	3.6 mi
I-74	3.6 mi
I-70	3.7 mi
Downtown Indianapolis	4.6 mi
FedEx Hub	12 mi
Indianapolis Int'l Airport	16 mi
CSX Rail	20 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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