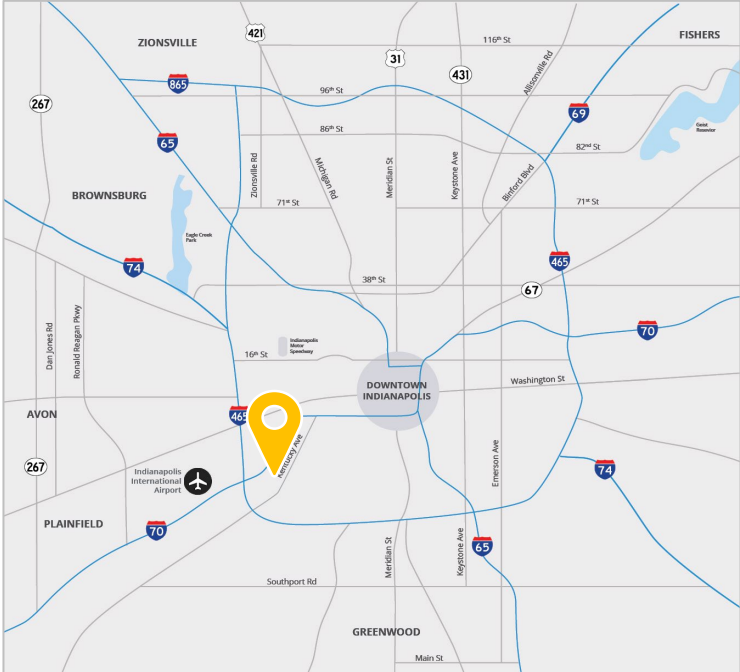




FOR LEASE OR SALE
1950 Stout Field W Dr
 Indianapolis, IN 46241

Infill Freestanding Building with Outdoor Storage & Rail Potential

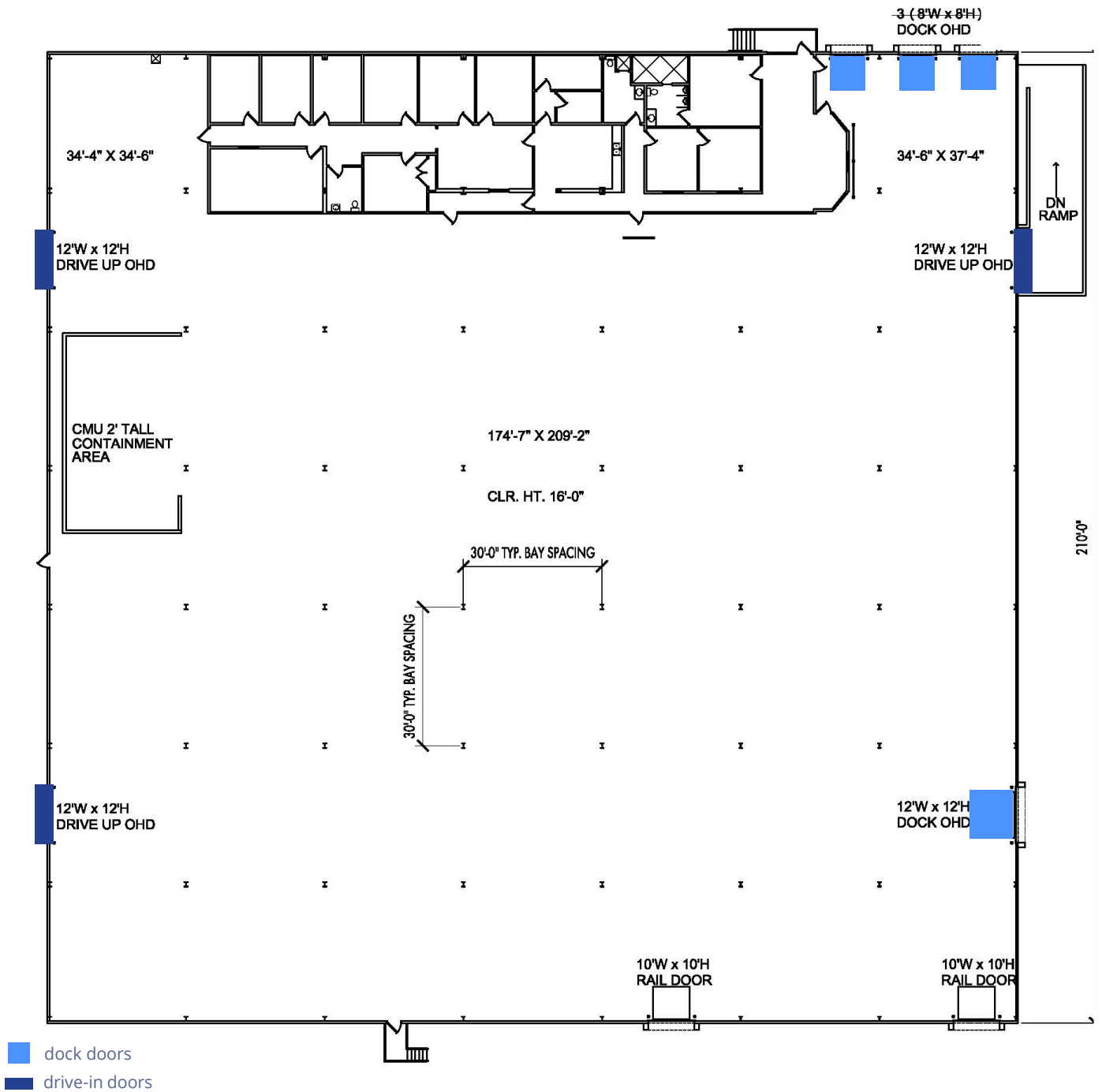
- 44,100 SF total
- 4.17 acres total with fenced outdoor storage
- I-3 zoning
- Dock and drive-in loading
- 16' clear height
- Ample power
- Sprinklered
- Potential to be rail served (CSX)
- Convenient interstate access to I-70 & I-465
- Close proximity to Downtown Indianapolis, FedEx Hub and Indianapolis International Airport
- Taxes ('24 pay '25): \$19,091.10 semi annually
- Lease Rate: \$7.50/SF NNN
- Sale Price: CALL FOR PRICING



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Property & Site Specifications

Total SF	44,100 SF	Year Built	1966
Office SF	4,682	Power	208/240 volt 3-phase
Site Acreage	4.17 AC	Construction	Steel & Concrete Masonry Block
Clear Height	16'	Roof	EPDM (replaced in 2012)
Loading Docks	(3) 8' x 8' docks w/ levelers & seals (1) 12' x 12' dock w/ bumpers	Fire & Life Safety	Wet Sprinkler
		Lighting	T-5 & LED
Drive-in Doors	(2) 12' x 12' grade level drive-ins w/ automatic openers (1) 12' x 12' ramped drive-in	Auto Parking	15 spaces (expandable)
		Zoning	I-3
Column Spacing	30' x 30'	Rail	Potential to be rail served (CSX)
Outdoor Storage	0.70 AC fenced (expandable up to ±1.50 AC)	Recent Improvements	New exterior paint, asphalt, & auto parking

Outdoor Storage: Proposed Expansion



CONVENIENT ACCESS TO INTERSTATES & MAJOR DESTINATIONS



1.5 mi



1.8 mi



2.4 mi



5.8 mi



6.8 mi



21.2 mi



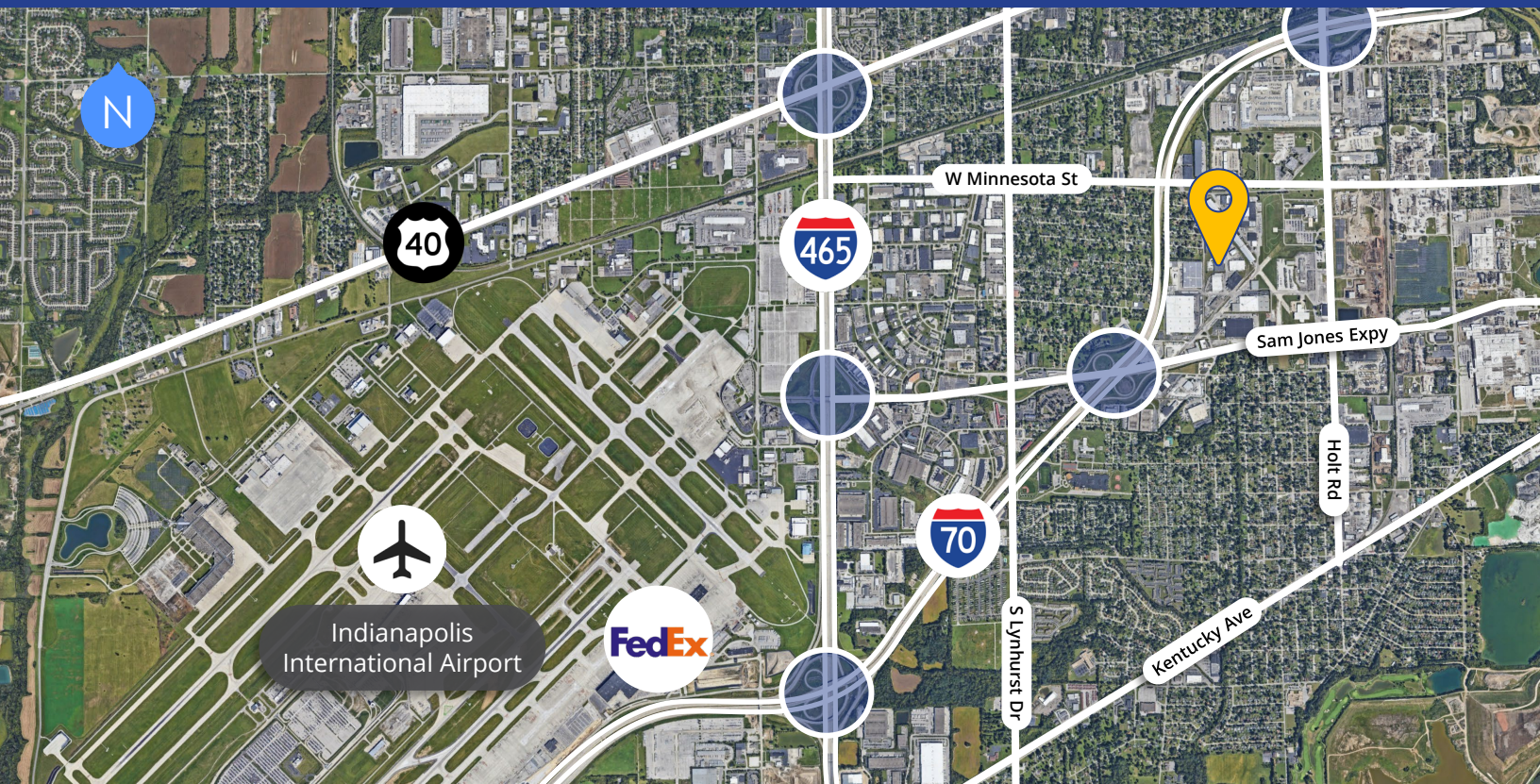
7.5 mi



5.5 mi
DOWNTOWN IND



5.0 mi



Why Indy



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
- 11th year named "Best Airport in North America"



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



- 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 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 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

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

2022 – *Site Selection Magazine*



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

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

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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