

FOR LEASE

2450 W Fuson Rd | Muncie, IN



Property Highlights:

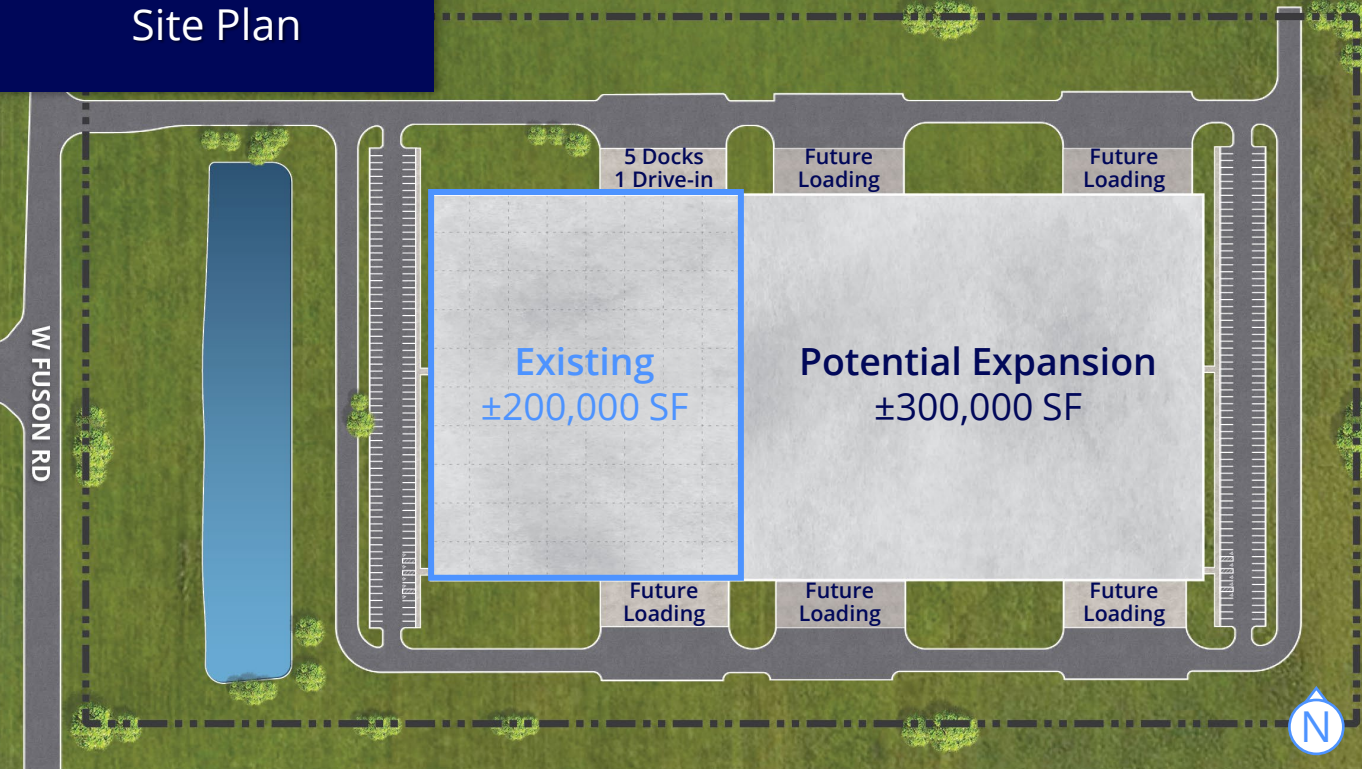
- ±200,000 SF modern industrial facility, divisible to ±50,000 SF
- Expansion capability up to ±500,000 SF
- Dock & drive-in loading doors with ability to add more
- Flexible sizes and lease terms to accommodate a range of users
- Situated on ±34.26 acres with flexibility for building expansion or outdoor storage
- Zoned Intense Industrial, supporting a wide variety of industrial uses



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Site Plan

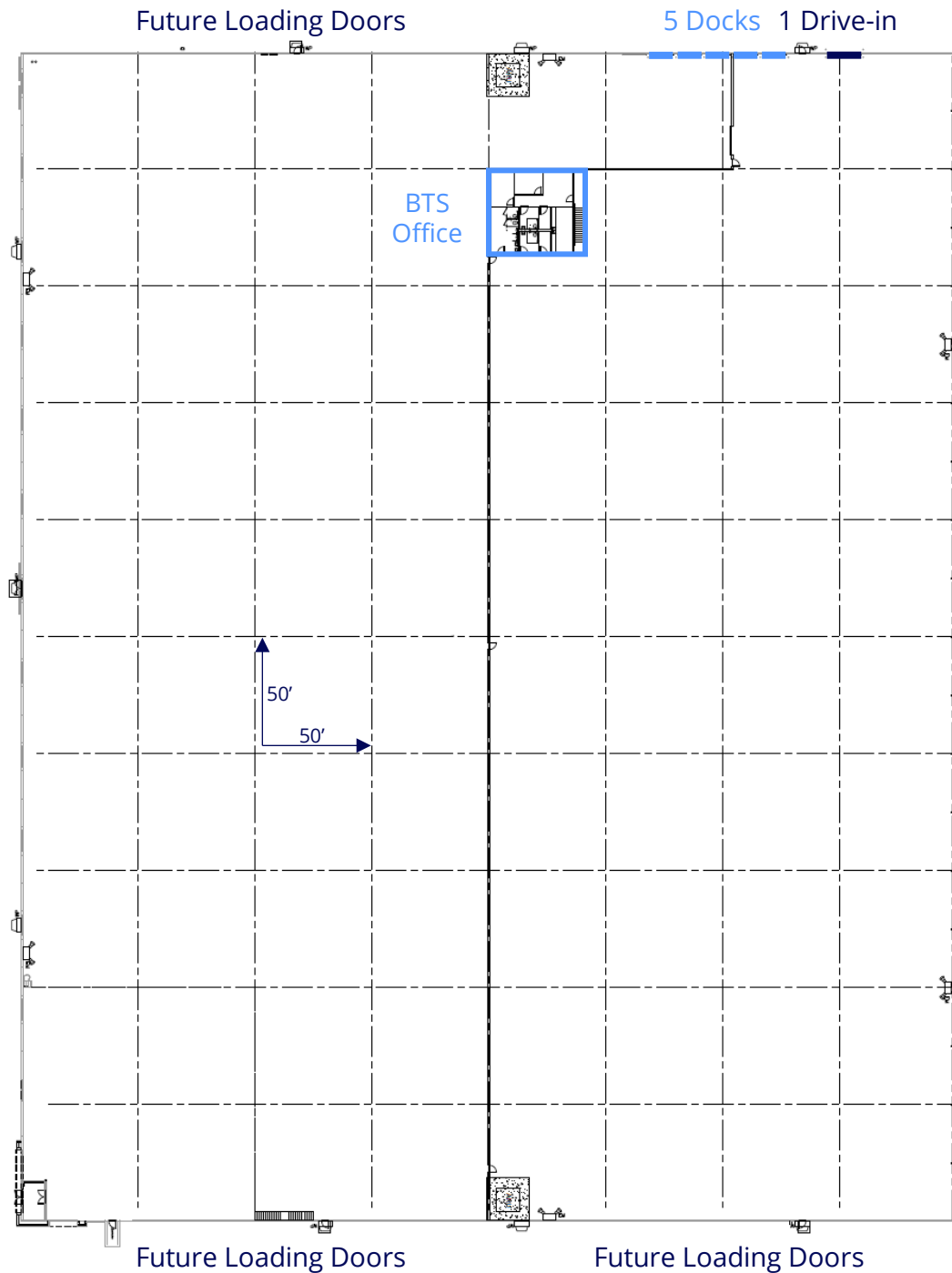


PROPERTY HIGHLIGHTS

- Class A industrial building with ±200,000 SF available; divisible to ±50,000 SF
- Expansion potential up to ±500,000 SF
- Flexible loading with room to add docks, drive-ins, and trailer parking
- Modern clear heights, efficient column spacing, and strong power
- Buildout and layout customizable to tenant needs
- ±34.26 Acres, offering expansion capabilities or outdoor storage
- Heavy Industrial zoning allowing broad industrial uses
- Adjacent to a substation offering potential for increased power capacity
- Excellent regional access to major transportation routes
- Located in East Central Indiana, with access to 75% of the U.S. population within a 1-day drive



Floor Plan



PROPERTY SPECIFICATIONS

Building SF	±200,000 SF <i>Expandable to ±500,000</i>
Available SF	±200,000 SF <i>Divisible to ±50,000</i>
Office SF	Build-to-suit
Dock Doors	Five (5) <i>More can be added</i>
Drive-in Doors	One (1) <i>More can be added</i>
Clear Height	32' – 35'
Column Spacing	50' x 50'
Lighting	T-5
Power	3 Phase, 480/227V, 400-amp <i>Expandable</i>
HVAC	Gas-fired industrial makeup air units
Sprinkler System	Wet system
Year Built	2015
Construction Type	Pre-cast concrete
Total Land	±34.26 Acres
Zoning	Intense Industrial



±200,000 SF on ±34.26 Acres



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.
- 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
- GCIA** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport

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



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



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

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

— Site Selection Magazine



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