



AVAILABLE
For Lease, Sale or BTS

EIX

EAST INDY EXCHANGE

- **Building #3** - 140,920 SF AVAILABLE
- Zoned I-4 Heavy Industrial
- Outside storage & heavy parking requirements easily accommodated
- Immediate access to I-465, less than 4 miles to I-70 & I-74
- Rawles Avenue upgrades at entrance to the park
- Master planned industrial park w/ BTS sites available up to 900,000 SF
- Superb access to strong labor force w/ close proximity to public transportation
- 5-year tax abatement approved

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LOCATION + AMENITIES



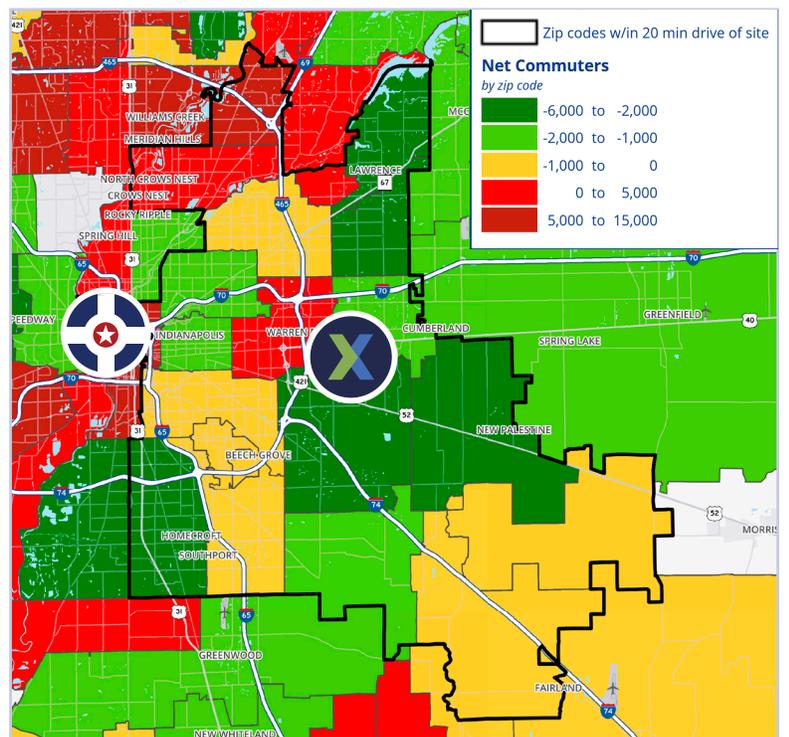
INTERSTATE ACCESS



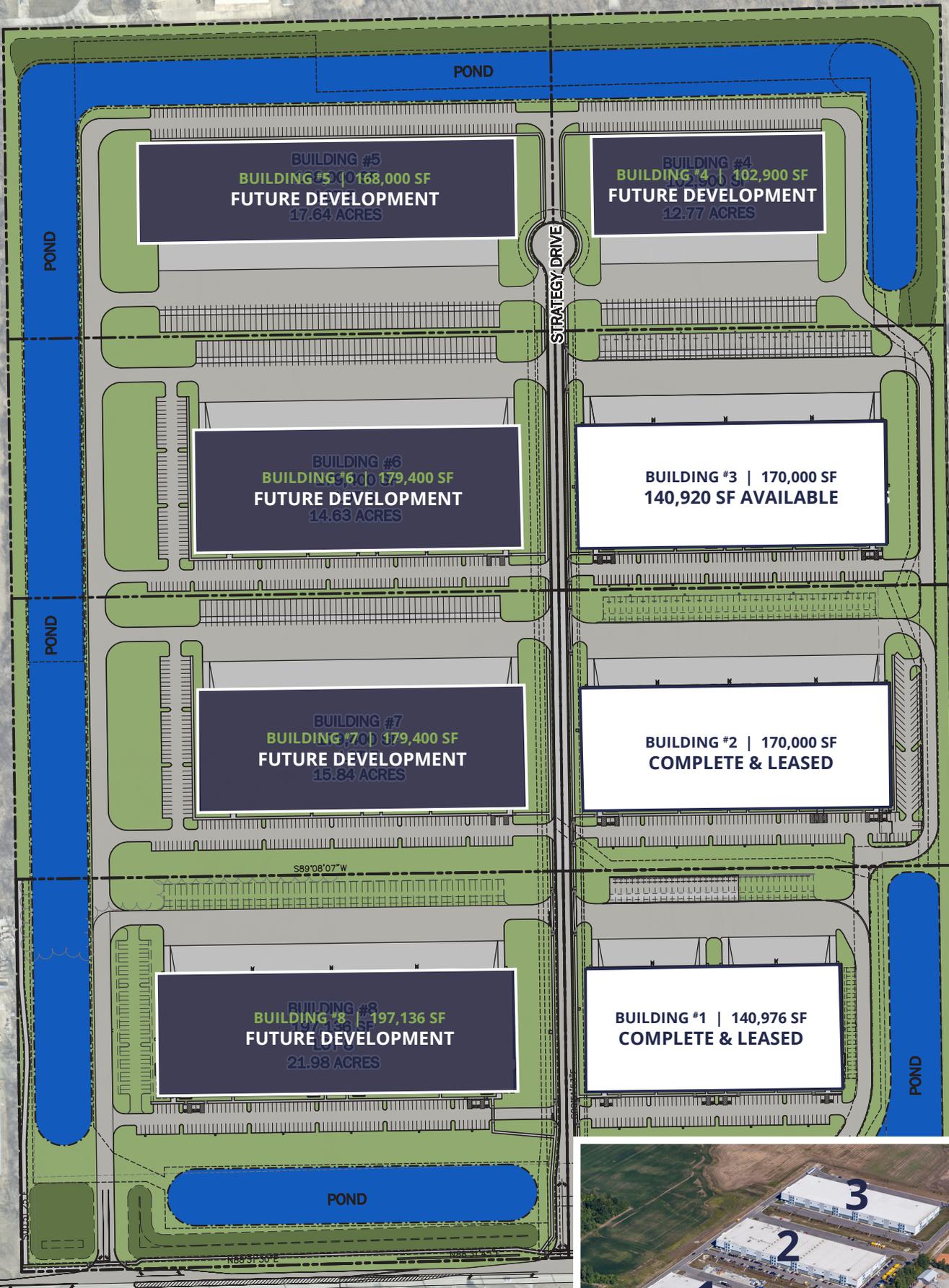
NEARBY AREA AMENITIES



LABOR DATA HEAT MAP - NET COMMUTERS



PARK PLAN OVERVIEW



BUILDING #5
BUILDING #5 | 168,000 SF
FUTURE DEVELOPMENT
17.64 ACRES

BUILDING #4
BUILDING #4 | 102,900 SF
FUTURE DEVELOPMENT
12.77 ACRES

BUILDING #6
BUILDING #6 | 179,400 SF
FUTURE DEVELOPMENT
14.63 ACRES

BUILDING #3 | 170,000 SF
140,920 SF AVAILABLE

BUILDING #7
BUILDING #7 | 179,400 SF
FUTURE DEVELOPMENT
15.84 ACRES

BUILDING #2 | 170,000 SF
COMPLETE & LEASED

BUILDING #8
BUILDING #8 | 197,136 SF
FUTURE DEVELOPMENT
21.98 ACRES

BUILDING #1 | 140,976 SF
COMPLETE & LEASED



RAWLES AVENUE



COMPLETE
Ready for Occupancy



BUILDING #3 | 335 STRATEGY DR | SITE PLAN + BUILDING SPECS

Building SF	140,920 SF <i>(available)</i>	Power	1200 amps w/ preparation to expand to 4 total services
Site Area	10.43 acres	Truck Court	135'
Year Built	2023	Office Space	BTS
Clear Height	32'	Access	Dual access points
Column Spacing	54' x 50' docking bays <i>(54' x 60' staging bays)</i>	DESIGN DETAILS	
Configuration	Rear load facility	Construction	Insulated precast panel system
Dock Equipment	<i>(18) 9' x 10' docks w/ seals & levelers</i>	Roof	.045 mechanically attached white TPO roof system
Knock Outs	<i>(20) knock-outs</i>	Floor	7" unreinforced concrete floor slab with Ashford seal
Dock Levelers	40,000 lb. mechanical levelers	Warehouse Lighting	LED high bay lights
Drive-ins	<i>(2) 12' x 14' drive-in doors</i>	Warehouse Heating	Gas fired make-up air units
Auto Parking	124 <i>(expandable)</i>	Fire Protection	ESFR
Future Trailer Parking	48 dedicated trailer parking spots		
Security	Truck court can be fully secured		

WHY INDIANA



INDIANAPOLIS INT'L AIRPORT

IND

- 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



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.”

— *Site Selection Magazine*

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

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



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
SE
SW

Burns Harbor
Jeffersonville
Mt Vernon