

# Modern Industrial Distribution Facility

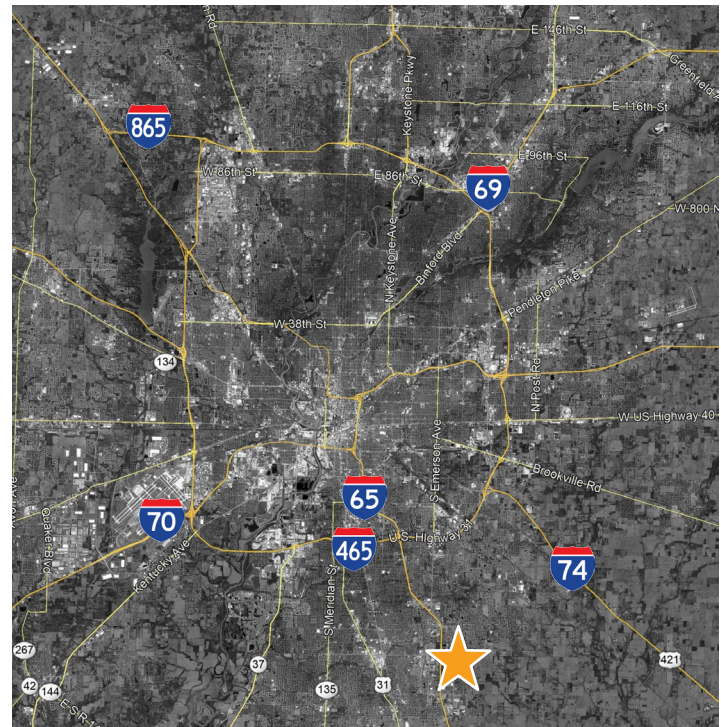
497 Chaney Avenue, Greenwood, IN 46143

**FOR LEASE | INDUSTRIAL**



## PROPERTY HIGHLIGHTS

- 241,800 SF modern industrial distribution facility
- 53,940 SF available for lease
  - Available January 1, 2025
- 32' clear height
- Approximately 1 mile to I-65
- Convenient access to I-465, I-70, FedEx and Indianapolis International Airport
- Ample auto parking on site
- 10-year real estate tax abatement in place
- Strong workforce availability



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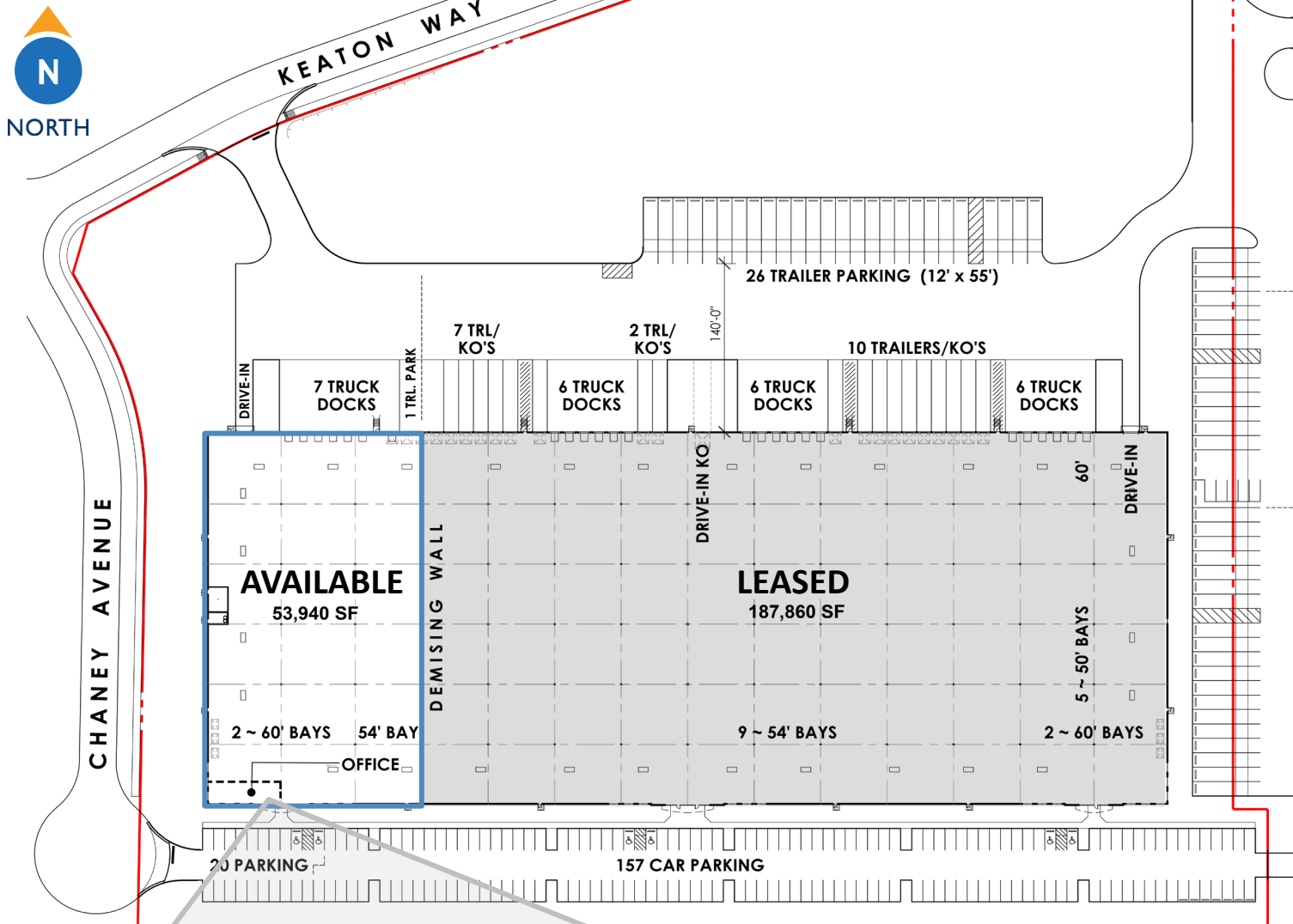
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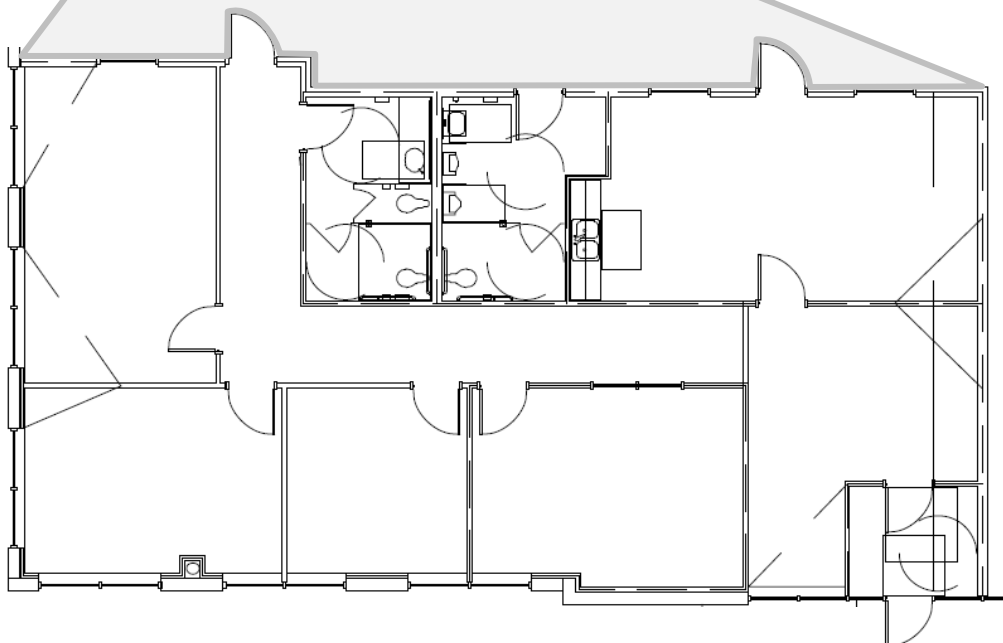
owned by:



## SITE PLAN



## OFFICE SPACE PLAN



## ELEVATION & PROPERTY SPECIFICATIONS



South Elevation

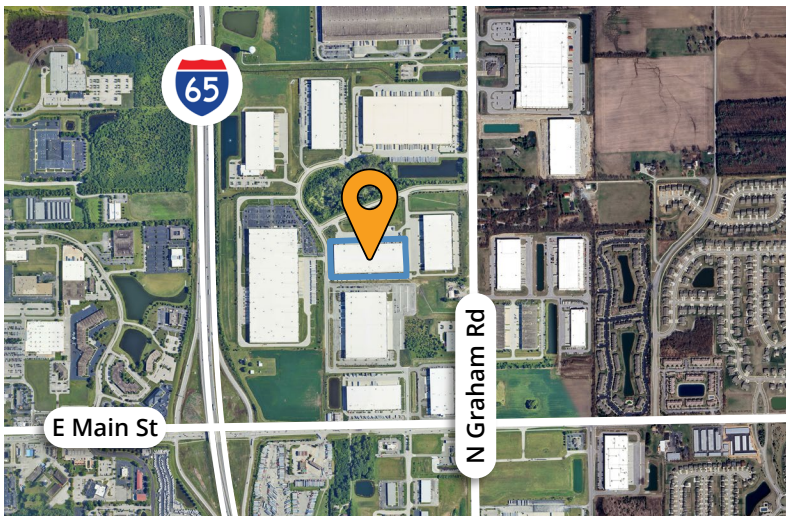
### SITE & BUILDING SPECS

<b>Total Building Area</b>	241,800 SF (780' wide x 310' deep)
<b>Site Area</b>	± 16.2 acres
<b>Clear Height</b>	32'
<b>Column Spacing</b>	50' x 60' (60' x 60' staging bays)
<b>Configuration</b>	Rear load facility
<b>Car Parking</b>	177 spaces
<b>Truck Court</b>	140'



### CURRENT AVAILABLE SPACE SPECS

<b>Square Feet</b>	53,940 SF
<b>Office Space</b>	±2,100 SF
<b>Dock Equipment</b>	(7) 9' x 10' docks w/ seals & levelers
<b>Knock Outs</b>	(1) knock-out
<b>Dock Levelers</b>	35,000 lb. mechanical levelers
<b>Drive-in Doors</b>	(1) 12' x 14' drive-in door
<b>Trailer Parking</b>	Up to 17 trailer parking spots available on site
<b>Power</b>	Panel 1: 800 amps   277/480v   3-phase Panel 2: 200 amps   120/280v   3-phase



### DESIGN DETAILS

<b>Construction</b>	Insulated precast panel system
<b>Roof</b>	.045 mechanically attached white TPO roof system
<b>Floor</b>	7" unreinforced concrete floor slab with Ashford seal
<b>Warehouse Lighting</b>	LED high bay lights
<b>Warehouse Heating</b>	Gas fired make-up air units
<b>Fire Protection</b>	ESFR

OWNED BY:





## WHY INDIANA — TOP IN TRANSPORT ACCESSIBILITY



### 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
- 11<sup>th</sup> 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
- 5<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
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> 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

- |   |   |  |   |
|---|---|--|---|
| <b>1<sup>st</sup></b><br>in U.S. for manufacturing output | <b>1<sup>st</sup></b><br>best state to start a business | <b>2<sup>nd</sup></b><br># Manufacturing Jobs (% of workforce) | <b>3<sup>rd</sup></b><br>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** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

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# For Lease

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**SHEAR**  
property group

Jason Speckman SIOR  
Billy Powers

**53,940 SF AVAILABLE**

4' x 6' Sign -For Lease  
Shear Logo  
Large Rider if possible (53,940 SF Available)  
Jason Speckman SIOR  
Billy Powers

This sign is existing, we need to remove Peterson logo and make consistent with the other 4' x 6' signs.

4' x 6' Sign -For Lease  
Shear Logo  
Large Rider if possible (53,940 SF Available)  
Jason Speckman SIOR  
Billy Powers

497 Chaney Ave

3' x 2.6' Post Sign -For Lease  
Shear Logo  
Jason Speckman SIOR  
Billy Powers

# For Lease

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