

# Park Fletcher Building 2

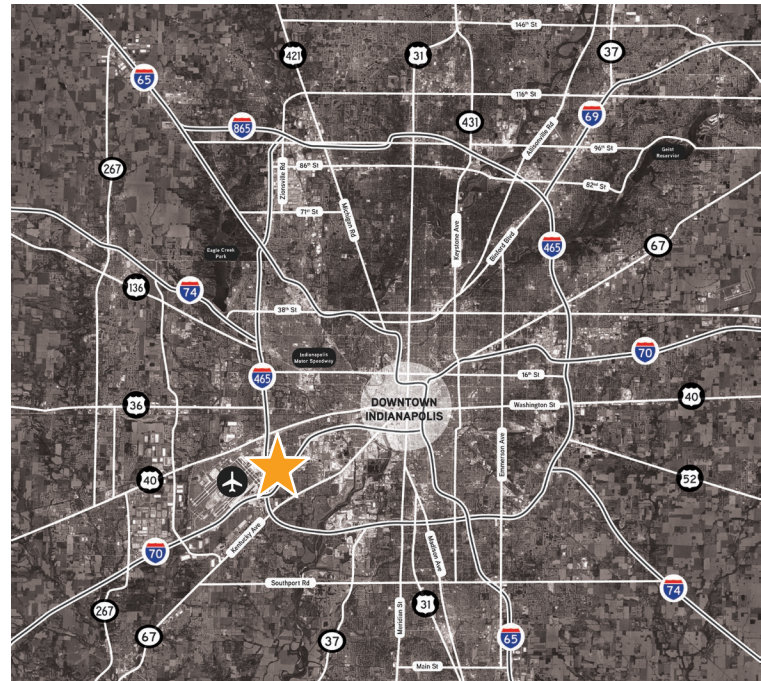
2610 Fortune Circle East Drive, Indianapolis, IN 46241

**FOR LEASE OR SALE | FREESTANDING INDUSTRIAL BUILDING**



## PROPERTY HIGHLIGHTS

- 20,160 total SF building
- 16' clear height
- Fenced & secured truck court
- Dock and drive-in loading
- Zoned I-3
- New roof in 2016
- Ample parking for employees and clients
- Immediate interstate access to I-70 & I-465
- Close proximity to Downtown Indianapolis and Indianapolis International Airport
- Asking Rate: \$9.75/SF NNN
- Est. 2024 OpEx: \$2.30/SF
- Asking Price: \$3,125,000



**TYLER WILSON SIOR**  
317.713.2137  
tyler.wilson@colliers.com

**SYDNEY GABRIEL**  
317.713.2122  
sydney.gabriel@colliers.com

leasing by:



owned by:

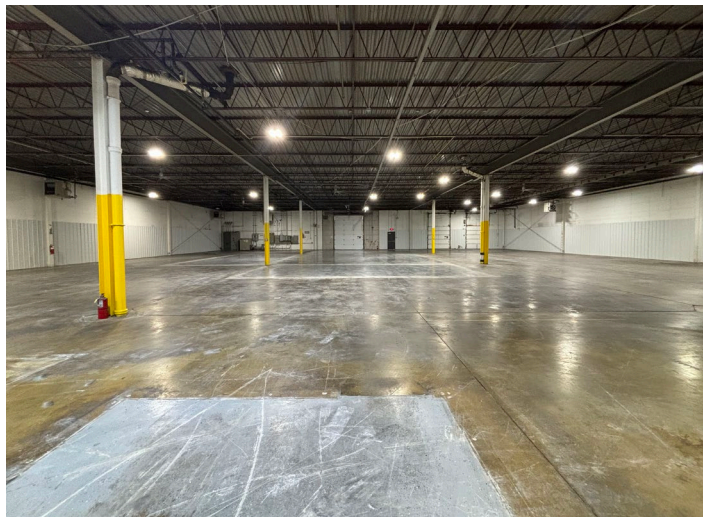
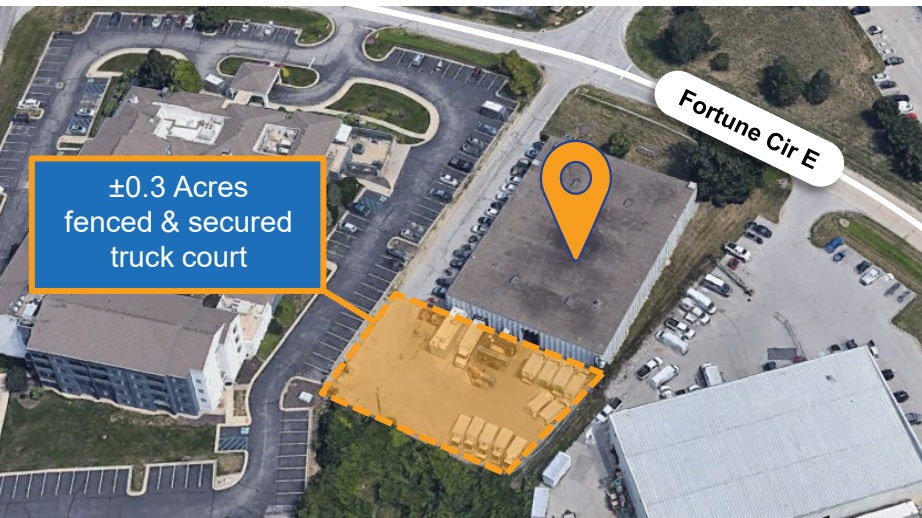
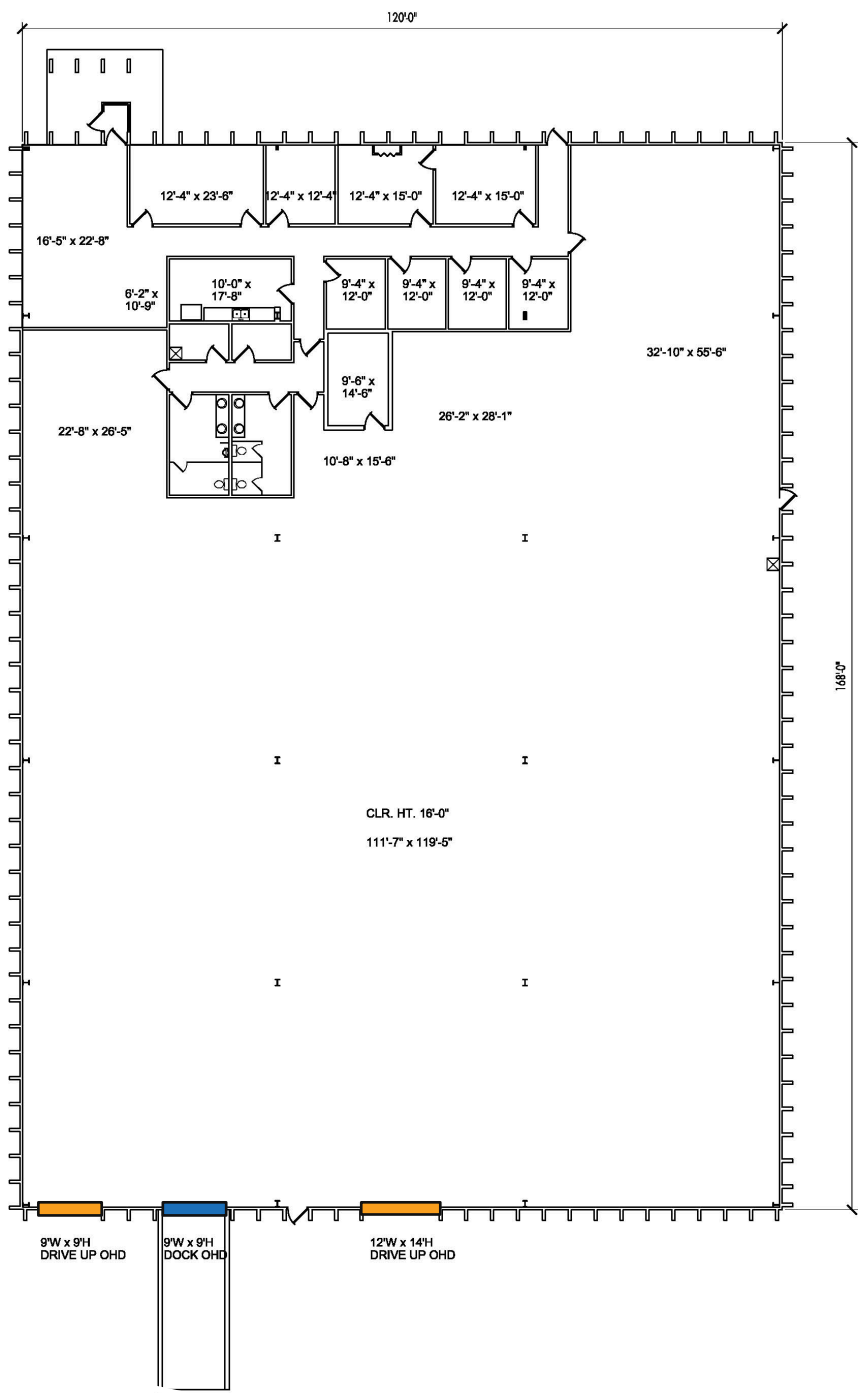


## FLOOR PLAN + SPECS

Office SF:	3,320
Warehouse SF:	16,840
<b>TOTAL SF:</b>	<b>20,160</b>

### SUITE SPECS

- (1) 9' x 9' loading dock - recessed dock well
- (1) 12' x 14' drive-in door - grade level
- (1) 9' x 9' drive-in door - grade level
- 16' clear height
- Heavy Power - 2,000 amps | 480 v | 3-phase
- LED lighting
- ± 0.3 acre fenced & secured truck court
- Multiple private offices
- Vestibule entry
- Break room/kitchenette
- Move-in ready





## RECENT IMPROVEMENTS

### Interior

- Removed excess/miscellaneous office space and walls throughout
- New paint, flooring, LED lighting and ceiling tiles in office area
- Updated breakroom
- Installed 8' metal liner panels on warehouse walls
- New LED lighting with motion sensors in the warehouse
- New pit leveler & dock seal
- New fire panel

### Exterior

- Expanded access road to the west of the building and installed new asphalt sealcoat
- Crack filled asphalt in the truck court
- Expanded and installed new fencing and gate around the truck court
- New epoxy coating on concrete of front entry



## 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

1<sup>st</sup>

in U.S. for manufacturing output

1<sup>st</sup>

best state to start a business

2<sup>nd</sup>

# Manufacturing Jobs (% of workforce)

3<sup>rd</sup>

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

**TYLER WILSON SIOR**  
317.713.2137  
tyler.wilson@colliers.com

**SYDNEY GABRIEL**  
317.713.2122  
sydney.gabriel@colliers.com

leasing by:



owned by:

