



New Modern Bulk Distribution

For Lease

9201 North Frontage Road | Fairland, IN 46176

- Modern distribution center design
- Total Building SF: 915,600 SF
- Total Office SF: 1,645 SF
- Excellent interstate visibility
- Immediate access to I-74
- Access to deep labor pool
- 10-year real estate tax abatement in place
- Flexible site plan with circulation alternatives
- Interstate signage opportunity

- 10-year Tax Abatement — Complete
- Project Permits — Complete
- Site Work — Complete
- Precast Panel Fabrication — Complete
- Walls Going Up — Complete
- Roof Installation — Complete
- Ready for Fixturing — March 2023
- C of O — April 2023

Jason Speckman SIOR

317 713 2115
jason.speckman@colliers.com

Jimmy Cohoat SIOR

317 713 2124
jimmy.cohoat@colliers.com

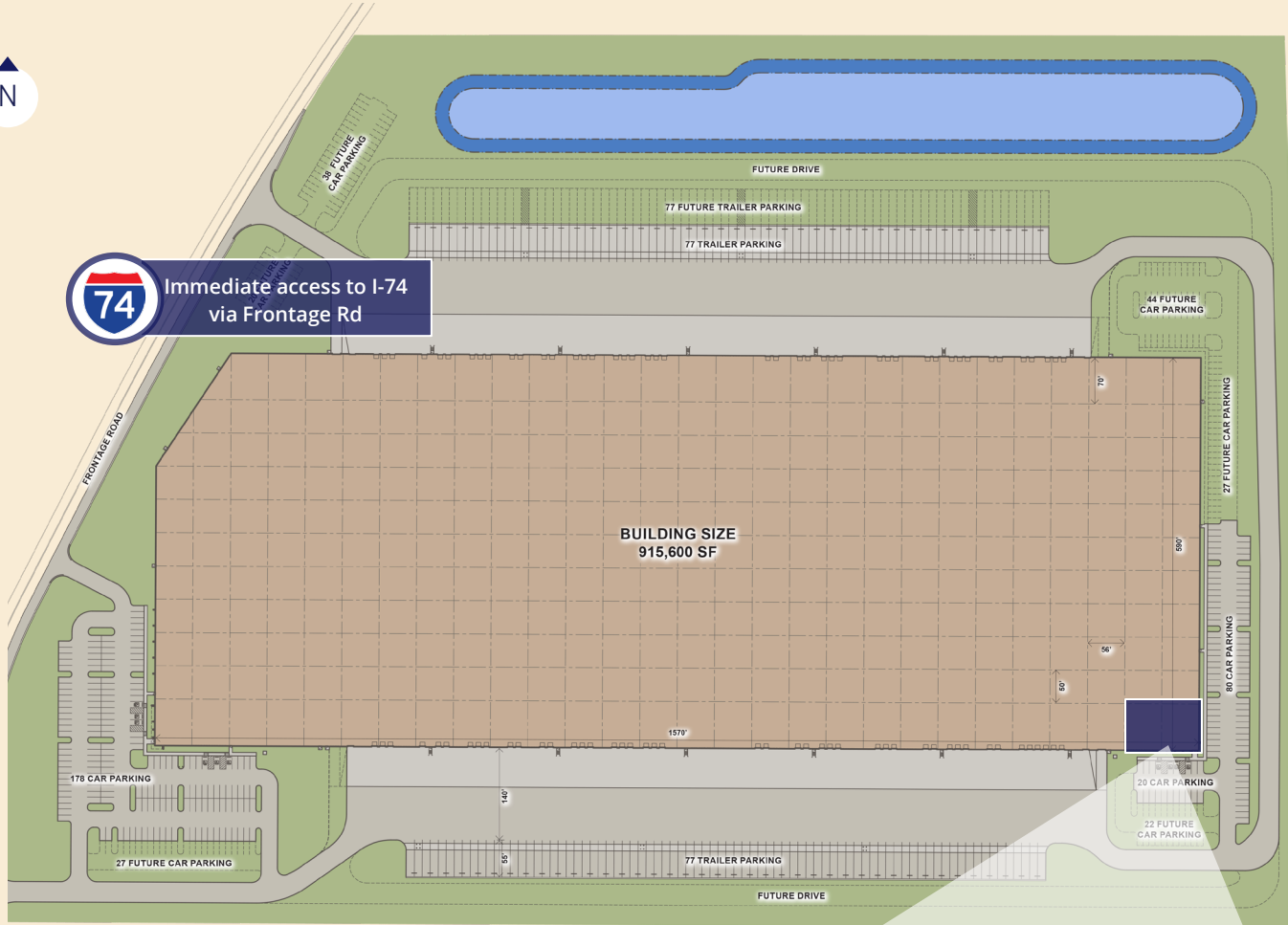
Developed & owned by:

Browning.

Colliers

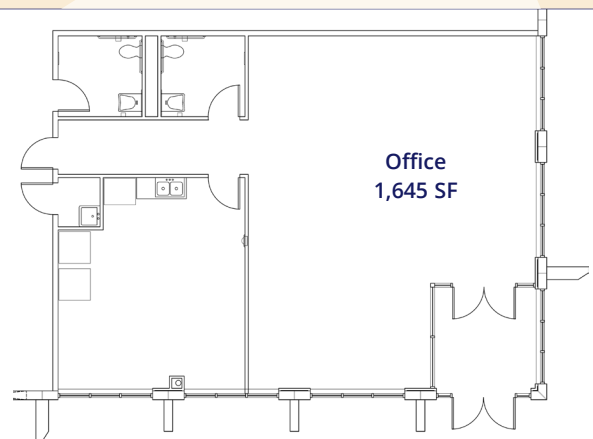


Immediate access to I-74
via Frontage Rd



Building Specifications

| | |
|---|---|
| Total Building Area | 915,600 SF (1,570' wide x 590' deep) |
| Site Area | +/-54.64 acres |
| Clear Height | 40' |
| Column Spacing | 56' x 50' (56' x 70' staging bays) |
| Configuration | Cross-docked |
| Dock Equipment Knock-outs Dock Levelers | (92) 9' x 10' docks (64) knock-out positions 40,000 lb. mechanical levelers |
| Drive-in Doors Knock-outs | (2) 12' x 14' motorized drive-in doors (2) knock-out positions |
| Trailer Parking | 154 trailer parking spots (expandable to 231 total) |
| Auto Parking | 278 auto parking spots (expandable to 453 total) |
| Truck Court | 140' |
| Office Space | 1,645 SF |

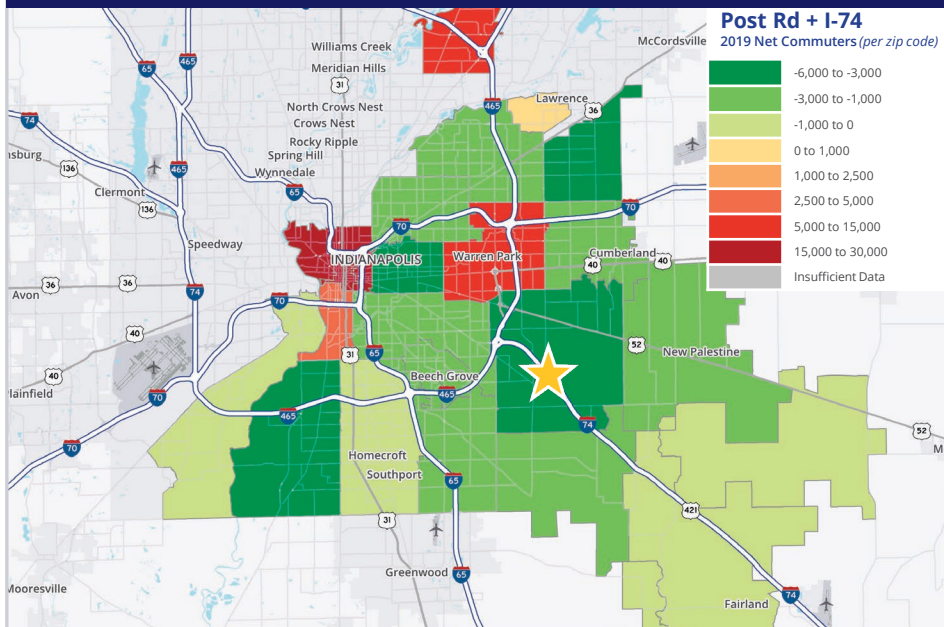


Design Details

| | |
|--------------------|---|
| Construction | Insulated precast panel system |
| Roof | .045 mechanically attached white TPO roof system |
| Floor | 8" unreinforced concrete floor slab w/ Ashford seal |
| Warehouse Lighting | LED high bay lights w/ motion sensors |
| Warehouse Heating | Energy rotation unit system for 55 degrees at zero |
| Fire Protection | ESFR |
| Electrical Service | (2) 480 v 1,600 amp services |



Net Commuters - of job titles that qualified (ie less than \$17.50/hr at msa level), depicts net difference in # of residents (that work in qualified jobs) and # jobs available at zip code level, **GREEN** is good (means more residents than jobs).



123,895

Residents of the Drivetime Area in Jobs Paying Less Than \$17.50/HR

\$16.82

Median Wage – Forklift Driver

\$13.45

Median Wage – Stock + Order Filler

77,355

Households in Area Earning <\$35K

376

Residents of Drivetime Area in Jobs Paying Less Than \$17.50 /HR per sq mi

Market (IN)

Residents Drivetime Area in Jobs Paying < \$17.50 / hr

| Post Rd + I-74, Indianapolis | 123,895 |
|------------------------------|---------|
| Fishers | 112,222 |
| Mt Comfort | 106,028 |
| Noblesville | 101,591 |
| Greenwood | 89,871 |
| Pendleton | 81,438 |
| Avon | 80,358 |
| Whiteland | 75,864 |
| Brownsburg | 71,854 |
| Plainfield | 69,615 |
| Westfield | 68,560 |
| Greenfield | 62,077 |
| Ameriplex, Indianapolis | 61,673 |
| Whitestown | 59,718 |

Market (IN)

Residents of Drivetime Area in Jobs Paying < \$17.50/hr PSM

| Post Rd + I-74, Indianapolis | 376 |
|------------------------------|-----|
| Noblesville | 358 |
| Ameriplex, Indianapolis | 353 |
| Fishers | 332 |
| Brownsburg | 315 |
| Avon | 305 |
| Plainfield | 293 |
| Greenwood | 243 |
| Mt Comfort | 239 |
| Greenfield, IN | 209 |
| Pendleton, IN | 202 |
| Whiteland, IN | 178 |
| Westfield, IN | 160 |
| Whitestown, IN | 157 |

Why Indy

TOP IN TRANSPORT ACCESSIBILITY



AIR

INDIANAPOLIS INTERNATIONAL AIRPORT

home to **2ND LARGEST FedEx** air hub worldwide + **6TH LARGEST** cargo airport in U.S.

GARY/CHICAGO + SOUTH BEND INTERNATIONAL AIRPORTS

key player in the logistics arena – connects Chicago to Midwest distribution sites



RAIL

CLASS I RAILROADS PASS THRU INDIANA

AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

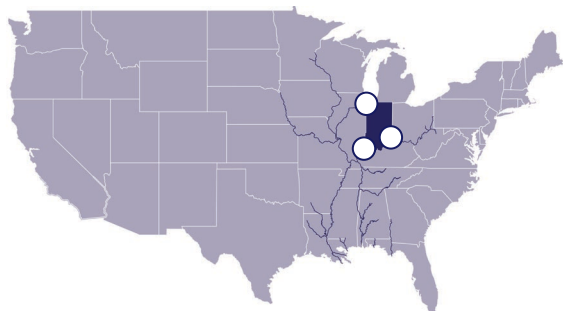
INTERMODALS

served by CSX + Indiana Railroad



ROAD

8 INTERSTATES intersect the state making Indiana the national leader in pass-thru highways



MARITIME PORTS

3 INTERNATIONAL maritime ports serving key Indiana access points providing access to the world's most productive industrial + agricultural regions

NW – Burns Harbor, IN

SW – Mt. Vernon, IN

SE – Jeffersonville, IN

TAKE TO THE SKIES

4 international airports statewide

1 IND - Best Airport in North America - Conde Nast Traveler

ON THE RIGHT TRACK

4TH total freight railroads in U.S.

5TH Class I railroads in U.S.

CROSSROADS OF AMERICA

40⁺ major cities within an 8-hr drive

75% US + Canada population within a 1-day drive

OPEN WATERS

2 major freight transport arteries
Ohio-Mississippi + Great Lakes River Systems

11TH waterborne shipping in U.S.

STRONG BUSINESS FUNDAMENTALS

1ST

in US for infrastructure*

2ND

best state for fiscal stability

3RD

commercial property tax rate

5TH

best state in U.S. for Business

4.9%

corporate income tax

7%

sales tax rate

9TH

best state tax climate index

YES

a Right to Work state

*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation, U.S. News & World Report