



AVAILABLE

BUILDING 05 | FOR LEASE
± 25,990 SF

1428 W HENRY STREET,
INDIANAPOLIS, INDIANA 46221

PROPERTY HIGHLIGHTS

INDUSTRIAL | WAREHOUSE | OUTDOOR STORAGE

CLEAR HEIGHT **25-35'**

ZONED **I-2**

DRIVE IN DOOR **5 TOTAL**

DOCK DOORS **1 TOTAL**

COMPLEX BUILDINGS **5 TOTAL**

COMPLEX SF **±260,986 SF**

COMPLEX ACRES **±10.92**

GATED & PERMITTED FOR OUTDOOR STORAGE

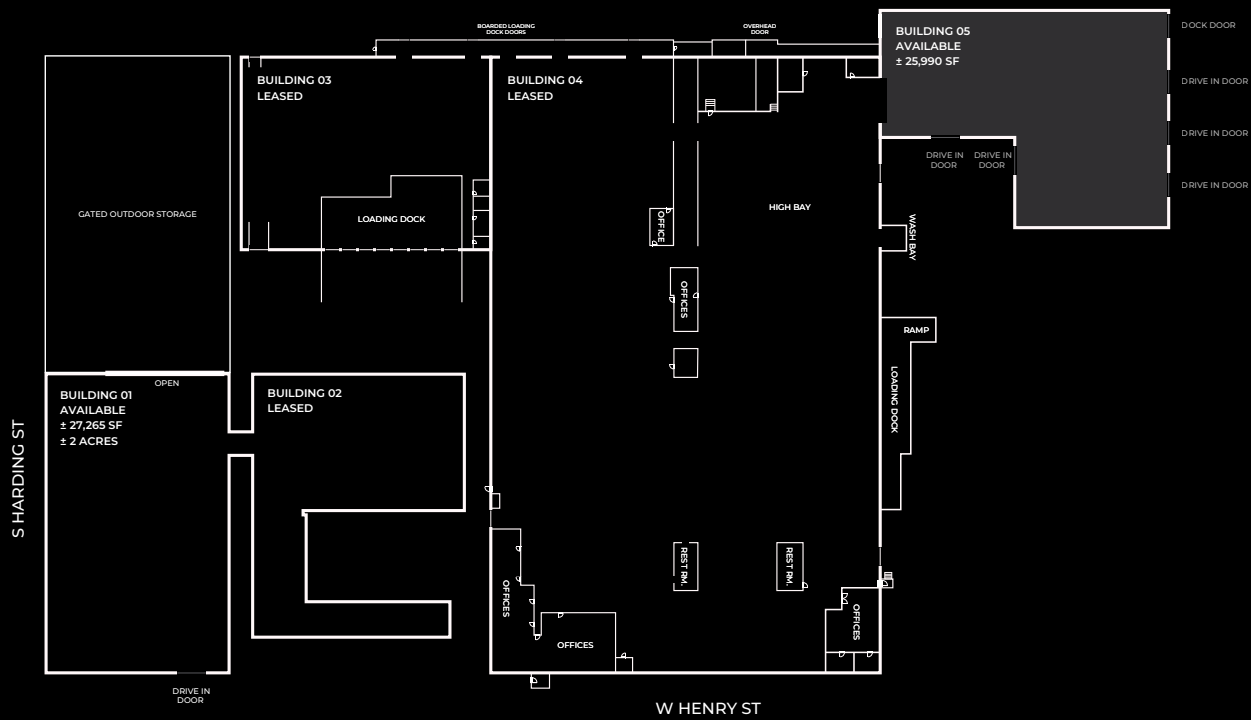
AMPLE PARKING SPACE

IDEAL PROXIMITY TO ELANCO HQ | WHITE RIVER
INNOVATION DISTRICT | ELEVEN PARK

DEMOGRAPHICS

	1mi	3mi	5mi
Population	7,903	84,906	247,159
Average Household Size	2.66	2.12	2.32
Households	2,725	38,120	103,171
Median Age	30.0	34.2	34.5
Avg Household Income	\$61,889	\$82,711	\$71,029

LEASE OUTLINE DRAWING



MAJOR RETAILERS

- DRY BAR
RUMBLE BOXING
GOOSE THE MARKET
CITY MARKET
WHOLE FOODS
KROGER
NEEDLER'S FRESH MARKET
HYDE PARK
ST ELMO STEAK HOUSE
HARRY & IZZY'S
PRIME 47
BAKERSFIELD
MESH
RATHSKELLER BEIRGARTEN
TONY'S STEAKHOUSE
THE CAPITAL GRILLE
FAT DAN'S DELI
STARBUCKS
GOODFELLA'S PIZZERIA
- UNION 50
LOUVINO WINE BAR
DAVE'S HOT CHICKEN
GARDEN TABLE
BALL & BISCUIT
HIGH VELOCITY
CAFÉ PATACHOU
THE EAGLES NEST
SPOKE & STEELE
YARDHOUSE
SHAKE SHACK
LOS ARROYOS
BRU BURGER
SALT ON MASS AVE
THE GARAGE FOODHALL
BOTTLEWORKS HOTEL
THE LIVING ROOM THEATER
MCCORMICK & SCHMICK'S
FIRST WATCH
- SUGAR FACTORY
NADA
BLUEBEARD
BAZBEAUX PIZZA
SLAPFISH
VIDA
THE OAKMONT
SHAPIRO'S DELI
THE TAP
CONDADO TACOS
LIVERY
FORTY FIVE DEGREES
CLUB PILATES
HOTWORKX
EAT THE FROG FITNESS
ORANGE THEORY FITNESS
SOLIDCORE
F45 TRAINING
GLUTES 317

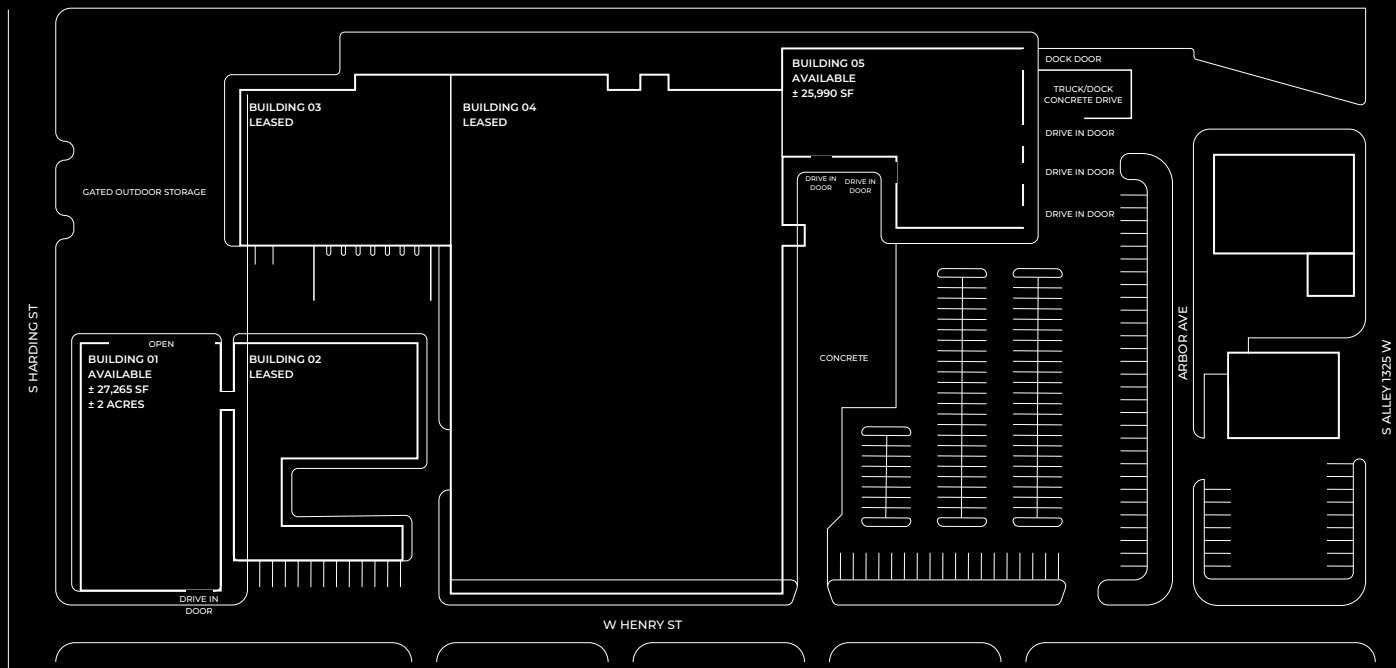
PROPERTY PHOTOS





SITE PLAN

BOULIQUE HOTEL - DEVELOPMENT SITE



INDIANAPOLIS INDIANA



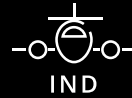
INDIANA PORTS - UNMATCHED ACCESS TO BIG INDUSTRY

- 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



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



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 gateway



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

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

ABOUT THE LOCATION

Downtown, Indianapolis - often referred to as the Crossroads of America, stands as a thriving business destination. It's strategic central location and extensive transportation infrastructure make it a magnet for growth and development. The city offers a dynamic landscape for businesses seeking to establish a strong presence.

THE NEIGHBORHOOD



IU HEALTH CAMPUS
EXPANSION



ELEVEN
PARK



BICENTENNIAL
UNITY PLAZA



STUTZ
REDEVELOPMENT



INDIANA CONVENTION
CENTER EXPANSION



ELANCO ANIMAL HEALTH
HEADQUARTERS



LUCAS OIL
STADIUM



BOTTLEWORKS
DISTRICT



DOWNTOWN
INDIANAPOLIS



INDIANAPOLIS
ZOO



INDIANAPOLIS
CHILDREN'S MUSEUM



CULTURAL TRAIL
EXPANSION



16 TECH INNOVATION
DISTRICT



TCU AMPHITHEATER AT WHITE
RIVER STATE PARK



VICTORY
STADIUM



CITY MARKET
EAST PROJECT



INDIANAPOLIS
MOTOR SPEEDWAY



LUCAS OIL INDIANAPOLIS
RACEWAY PARK

CONTACT

1425 E 86TH ST. SUITE 212
INDIANAPOLIS, IN 46240

WWW.BRIGHTPOINTREALESTATE.COM

COOPER LAIKIN | MANAGING BROKER
317.989.6444
CLAIKIN@BRIGHTPOINTRE.COM

EVAN KROOT | BROKER
317.625.4377
EKROOT@BRIGHTPOINTRE.COM

