



## AVAILABLE

BUILDING 01 | FOR LEASE  
± 27,265 SF  
± 2 ACRES

1428 W HENRY STREET,  
INDIANAPOLIS, INDIANA 46221

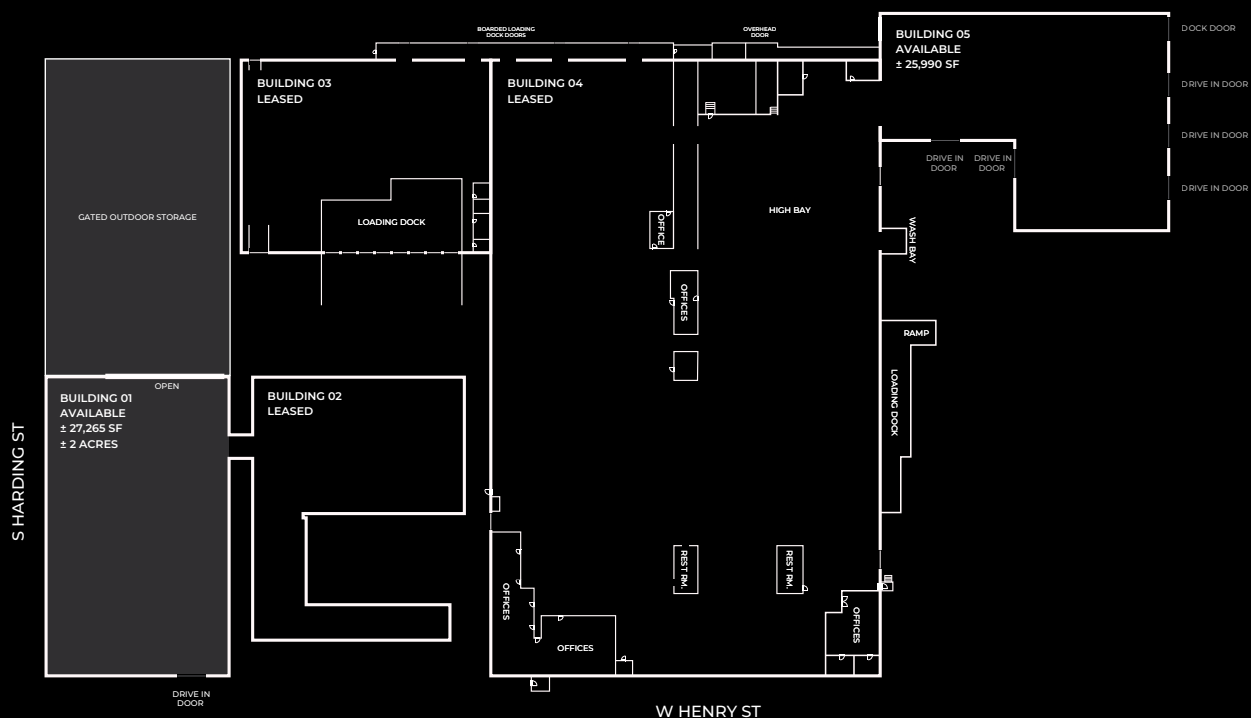
## PROPERTY HIGHLIGHTS

INDUSTRIAL | WAREHOUSE | OUTDOOR STORAGE  
CLEAR HEIGHT **25-35'**  
ZONED **I-2**  
DRIVE IN DOOR **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	UNION 50	SUGAR FACTORY
RUMBLE BOXING	LOUVINO WINE BAR	NADA
GOOSE THE MARKET	DAVE'S HOT CHICKEN	BLUEBEARD
CITY MARKET	GARDEN TABLE	BAZBEAUX PIZZA
WHOLE FOODS	BALL & BISCUIT	SLAPFISH
KROGER	HIGH VELOCITY	VIDA
NEEDLER'S FRESH MARKET	CAFÉ PATACHOU	THE OAKMONT
HYDE PARK	THE EAGLES NEST	SHAPIRO'S DELI
ST ELMO STEAK HOUSE	SPOKE & STEELE	THE TAP
HARRY & IZZY'S	YARDHOUSE	CONDADO TACOS
PRIME 47	SHAKE SHACK	LIVERY
BAKERSFIELD	LOS ARROYOS	FORTY FIVE DEGREES
MESH	BRU BURGER	CLUB PILATES
RATHSKELLER BEIRGARTEN	SALT ON MASS AVE	HOTWORKX
TONY'S STEAKHOUSE	THE GARAGE FOODHALL	EAT THE FROG FITNESS
THE CAPITAL GRILLE	BOTTLEWORKS HOTEL	ORANGE THEORY FITNESS
FAT DAN'S DELI	THE LIVING ROOM THEATER	SOLIDCORE
STARBUCKS	MCCORMICK & SCHMICK'S	F45 TRAINING
GOODFELLA'S PIZZERIA	FIRST WATCH	GLUTES 317



## PROPERTY PHOTOS

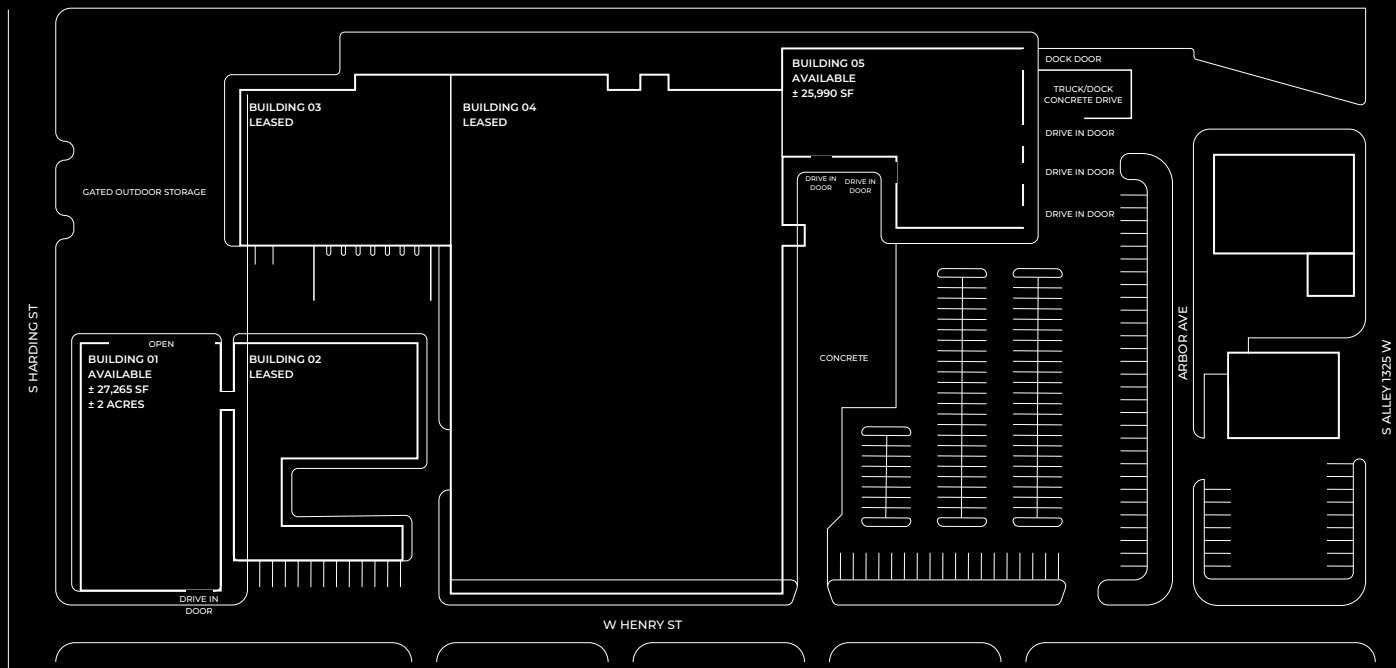






## SITE PLAN

BOULIQUE HOTEL – DEVELOPMENT SITE



## INDIANAPOLIS INDIANA



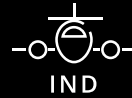
### INDIANA PORTS - UNMATCHED ACCESS TO BIG INDUSTRY

- 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

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



### 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

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