



1428 INNOVATOR WAY

AVAILABLE FOR LEASE

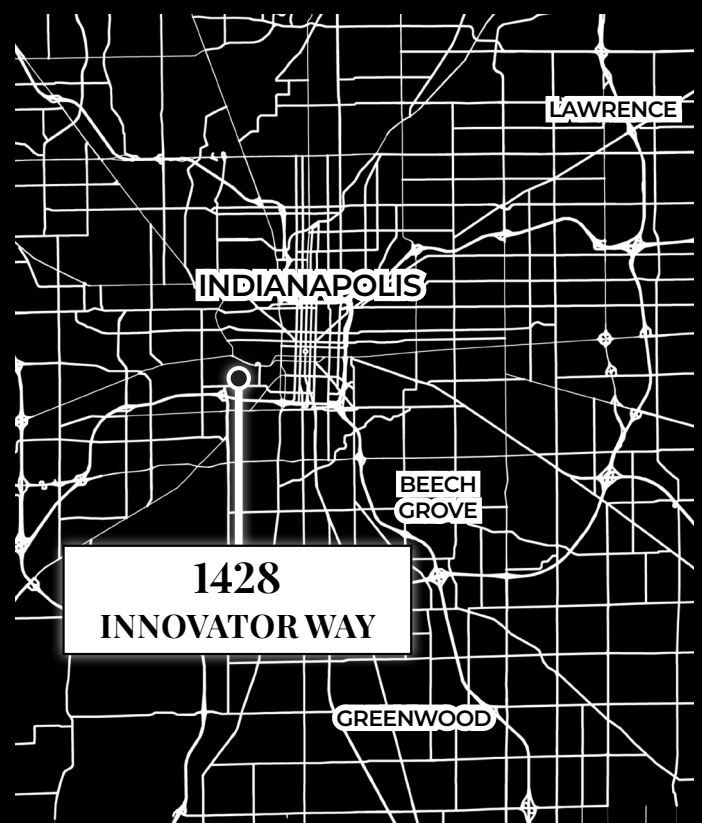
A RARE INDUSTRIAL OPPORTUNITY WITHIN INDIANAPOLIS' RAPIDLY EXPANDING WHITE RIVER INNOVATION DISTRICT.

THE PROPERTY FEATURES **FOUR INDUSTRIAL BUILDINGS AND TWO OUTDOOR STORAGE PARCELS** WITH **HEAVY I-4 ZONING**, OFFERING A FLEXIBLE MIX OF **WAREHOUSE, FLEX, CONTRACTOR AND OPERATIONAL SPACE**, ALL POSITIONED MINUTES FROM DOWNTOWN INDIANAPOLIS WITH IMMEDIATE ACCESS TO I-70, I-65 AND I-465.

LOCATED ADJACENT TO THE NEW ELANCO GLOBAL HEADQUARTERS CAMPUS AND SURROUNDED BY SIGNIFICANT INFRASTRUCTURE AND REDEVELOPMENT INVESTMENT, THE COMPLEX IS STRATEGICALLY POSITIONED WITHIN ONE OF INDIANAPOLIS' MOST ACTIVE GROWTH CORRIDORS.

RECENT OWNERSHIP IMPROVEMENTS INCLUDE UPGRADED LOADING, LIGHTING, FENCING AND EXTERIOR RENOVATIONS THROUGHOUT THE PROPERTY.

INDUSTRIAL WAREHOUSE SPACE + OUTDOOR STORAGE OPPORTUNITIES NOW AVAILABLE.



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PROPERTY HIGHLIGHTS

1428 INNOVATOR WAY

5 INDUSTRIAL BUILDINGS TOTAL

2 SECURED OUTDOOR STORAGE PARCELS

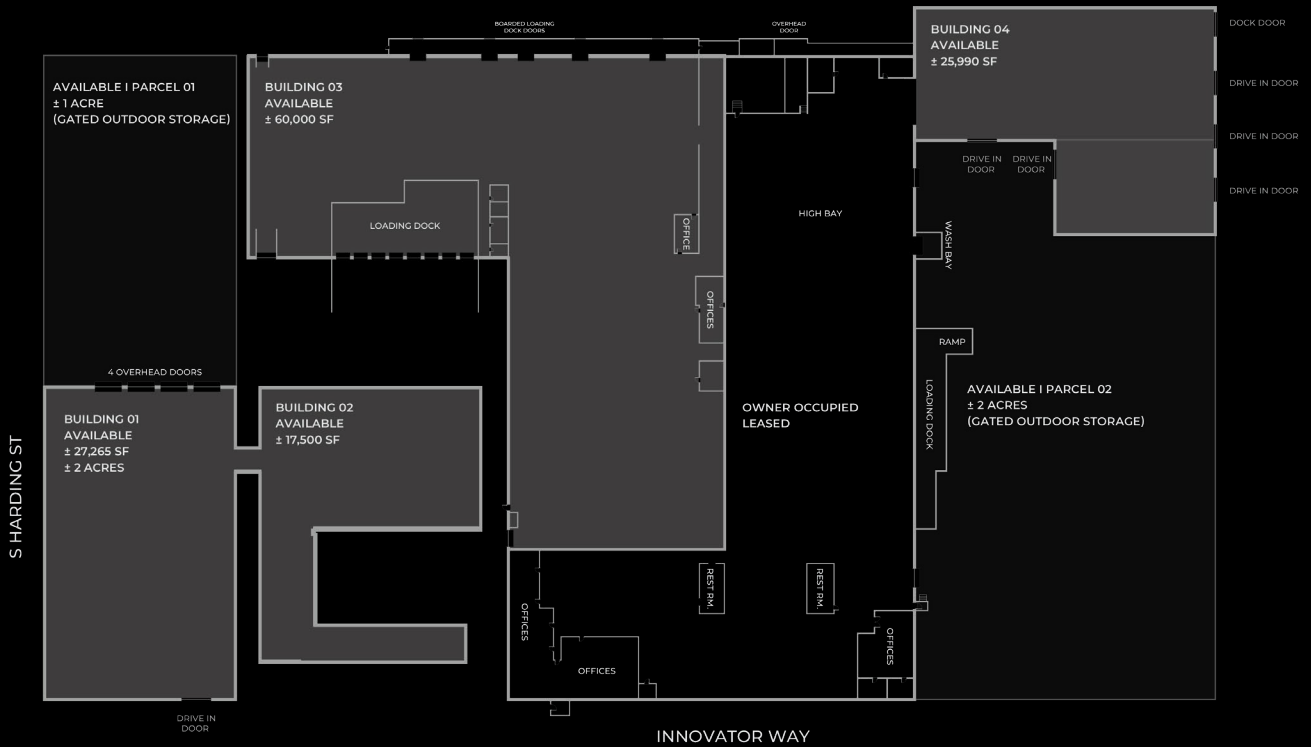
I-4 HEAVY INDUSTRIAL ZONING

± 260,986 COMPLEX TOTAL SQUARE FOOTAGE

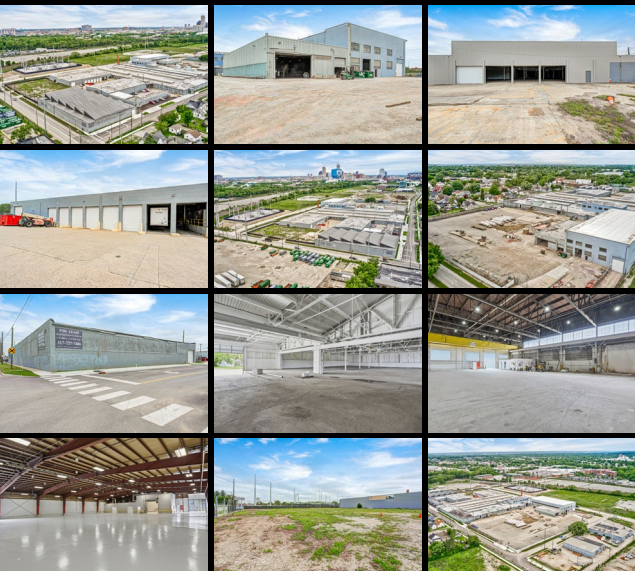
± 10.92 COMPLEX TOTAL ACRES

DOWNLOAD SITE PLAN

LEASE PLAN



VIEW PROPERTY



LEASE AVAILABILITY

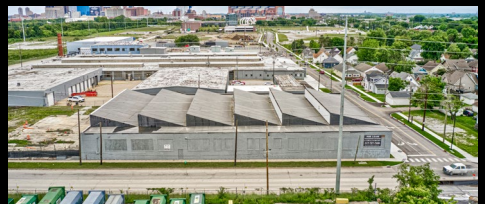
BUILDING	SIZE	LEASE RATE	DATE AVAILABLE
BUILDING 01	±27,000 SF	\$2.00 PSF NNN	AVAILABLE NOW
BUILDING 02	±17,500 SF	\$7.50 PSF NNN	AVAILABLE NOW
BUILDING 03	±60,000 SF	\$5.00 PSF NNN	AVAILABLE NOW
BUILDING 04	±25,000 SF	CONTACT BROKER	AVAILABLE NOW
PARCEL 01	±1.0 ACRES	\$4,000/MONTH NNN	AVAILABLE NOW
PARCEL 02	±2.0 ACRES	\$4,500/MONTH NNN	AVAILABLE NOW

01 AVAILABLE NOW FOR LEASE BUILDING 01

±27,000 SQUARE FEET
\$2.00 PSF NNN | ASKING RENT

- NEWLY RENOVATED INDUSTRIAL WAREHOUSE OPPORTUNITY
- FOUR (4) NEW 12' X 16' OVERHEAD DOORS
- FUNCTIONAL WAREHOUSE CONFIGURATION
- RECENTLY PAINTED AND UPGRADED
- HEAVY INDUSTRIAL (I-4) ZONING
- IDEAL FOR WAREHOUSE | CONTRACTOR | LOGISTICS | SERVICE USERS

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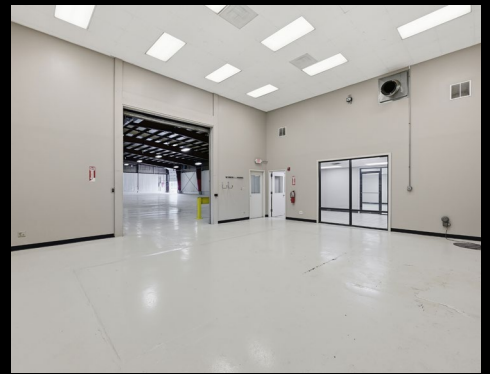
02

— AVAILABLE NOW
FOR LEASE
BUILDING 02

±17,500 SQUARE FEET
\$7.50 PSF NNN | ASKING RENT

- ± 15,000 WAREHOUSE
- ± 2,100 SF OFFICE SPACE
- CLEAR-SPAN WAREHOUSE CONFIGURATION
- TWO (2) OVERHEAD DOORS
- HEAVY 3-PHASE POWER
- HEAVY INDUSTRIAL (I-4) ZONING
- FUNCTIONAL LAYOUT FOR INDUSTRIAL | OPERATIONAL OR FLEX USERS

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03

AVAILABLE NOW FOR LEASE BUILDING 03

±60,000 SQUARE FEET
\$5.00 PSF NNN | ASKING RENT

- LARGE SCALE WAREHOUSE OPPORTUNITY
- MULTIPLE PRIVATE OFFICE BUILDOUTS
- FIVE (5) DOCK DOORS
- ONE (1) DRIVE-IN OVERHEAD DOOR
- HEAVY 3-PHASE POWER
- HEAVY INDUSTRIAL (I-4) ZONING
- IDEAL FOR DISTRIBUTION | LOGISTICS | MANUFACTURING | OPERATIONAL USERS

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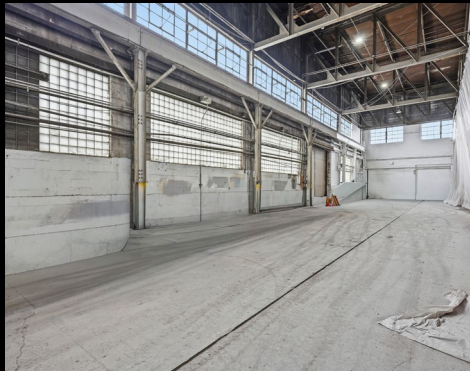


04 AVAILABLE NOW FOR LEASE BUILDING 04

± 25,000 SQUARE FEET
CONTACT BROKER | ASKING RENT

- 25' - 32' CLEAR HEIGHT
- FIVE (5) OVERHEAD DOORS
- ONE (1) DRIVE-IN DOCK DOOR
- HEAVY 3-PHASE POWER
- HEAVY INDUSTRIAL (I-4) ZONING
- FUNCTIONAL WAREHOUSE LAYOUT WITH STRONG LOADING CAPABILITIES
- DESIGNED FOR SCALABLE INDUSTRIAL OPERATIONS

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ONE

AVAILABLE NOW
FOR LEASE
PARCEL ONE

±1.0 ACRE

OUTDOOR STORAGE

\$4,000/MONTH NNN | ASKING RENT

- FULLY GATED & SECURED OUTDOOR STORAGE PARCEL
- HEAVY INDUSTRIAL (I-4) ZONING
- IDEAL FOR FLEET | EQUIPMENT | CONTRACTOR | MATERIAL STORAGE
- FLEXIBLE IOS OPPORTUNITY IN STRATEGIC INFILL LOCATION

[DOWNLOAD PARCEL EXHIBIT](#)



TWO

— AVAILABLE NOW
FOR LEASE
PARCEL TWO

±2.0 ACRE
OUTDOOR STORAGE
\$4,500/MONTH NNN | ASKING RENT

- FULLY PAVED OUTDOOR STORAGE SITE
- ELECTRICALLY SECURED & GATED
- HEAVY INDUSTRIAL (I-4) ZONING
- IDEAL FOR TRAILER | FLEET | EQUIPMENT | CONTRACTOR STORAGE
- RARE INFILL IOS CAPABILITY NEAR DOWNTOWN INDIANAPOLIS

[DOWNLOAD PARCEL EXHIBIT](#)





DEMOGRAPHICS

SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	7,903	84,906	247,159
HOUSEHOLDS	2,725	38,120	103,171
FAMILIES	1,635	16,302	52,593
AVERAGE HOUSEHOLD SIZE	2.66	2.12	2.32
MEDIAN AGE	30.0	34.2	34.5
MEDIAN HOUSEHOLD INCOME	\$45,379	\$54,650	\$50,041
AVERAGE HOUSEHOLD INCOME	\$61,889	\$82,711	\$71,029

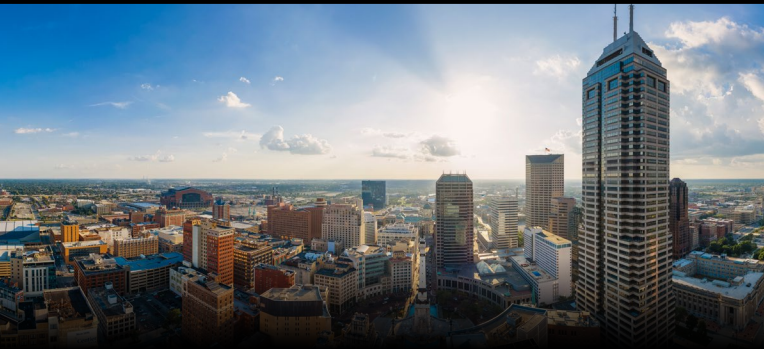
INTERSTATE ACCESS



MAJOR RETAILERS



INDIANAPOLIS INDIANA



INDIANAPOLIS, THE INDUSTRIAL ANCHOR OF INDIANA, IS ALSO RECOGNIZED AS ONE OF THE COUNTRY'S MOST STRUCTURALLY VIABLE BUSINESS HUBS. THE CITY OFFERS NUMEROUS CLASS I RAILWAY INTERSECTIONS, INTERSTATE CORRIDORS, DIRECT ACCESSIBILITY TO INTEGRAL PORT SYSTEMS, AND MULTIPLE CARGO AIRPORTS. THESE TRANSPORTATION RESOURCES MAKE DELIVERING PRODUCTS AND INFORMATION TO CUSTOMERS NATIONWIDE EASY. ACCORDING TO THE GOVERNOR OF INDIANA, ERIC J. HOLCOMB, COMPANIES WNEED A PLACE OF FINANCIAL AFFORDABILITY, STABILITY, AND A REDUCED REGULATORY BURDEN. FOR THESE REASONS, INDIANAPOLIS' INDUSTRIAL ECONOMY CONTINUES TO EXPERIENCE AN UPWARD TREND OF MIGRATING AND EXPANDING COMPANIES. OVER THE YEARS, THE UNYIELDING ADVANCEMENT OF LOGISTICAL INFRASTRUCTURE HAS TRANSFORMED THE CITY INTO AN ADVANTAGEOUS LOCATION FOR SUPPLY DISTRIBUTION, ATTRACTING SOME OF THE NATION'S TOP INTERMODAL CARRIERS LIKE XPO LOGISTICS, FEDEX, AND J.B. HUNT. THESE BUSINESSES HAVE STRATEGICALLY PLACED THEIR OPERATIONS TO EXTEND THEIR MARKET REACH, REDUCE INVENTORY, AND IMPROVE THEIR BOTTOM LINE.



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



INDIANA RAIL - A STRONG TRACK RECORD

- 3 Class I 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



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 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

CONTACT FOR MORE DETAILS

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