



For Sale

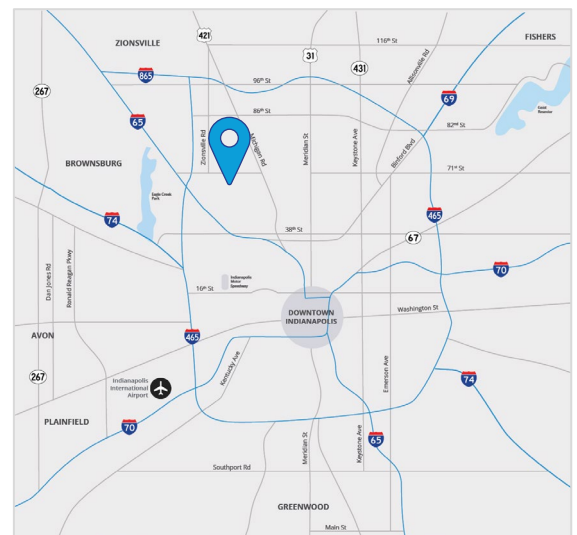
## Industrial Opportunity

# 4040 Championship Dr Indianapolis, IN

Fully air-conditioned manufacturing facility

### Property Highlights

- 25,260 SF freestanding building
  - 3,200 SF of office consisting of breakroom, conference room & 6 private offices
- Situated on 3.55 acres
- Zoned I-2
- Heavy power
- Air lines + electrical drops in place
- 2 docks + 1 drive-in
- 21' – 25' clear height
- Building and / or parking expandable
- Located on the northwest side near Park 100



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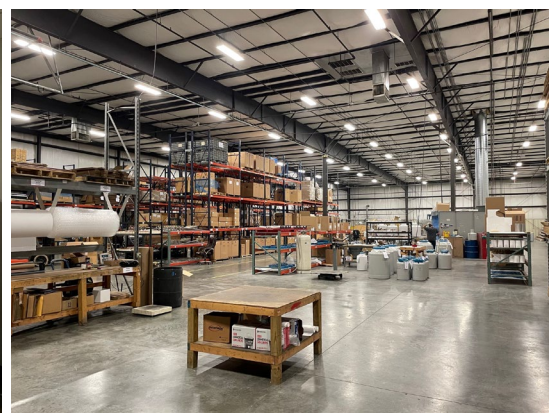
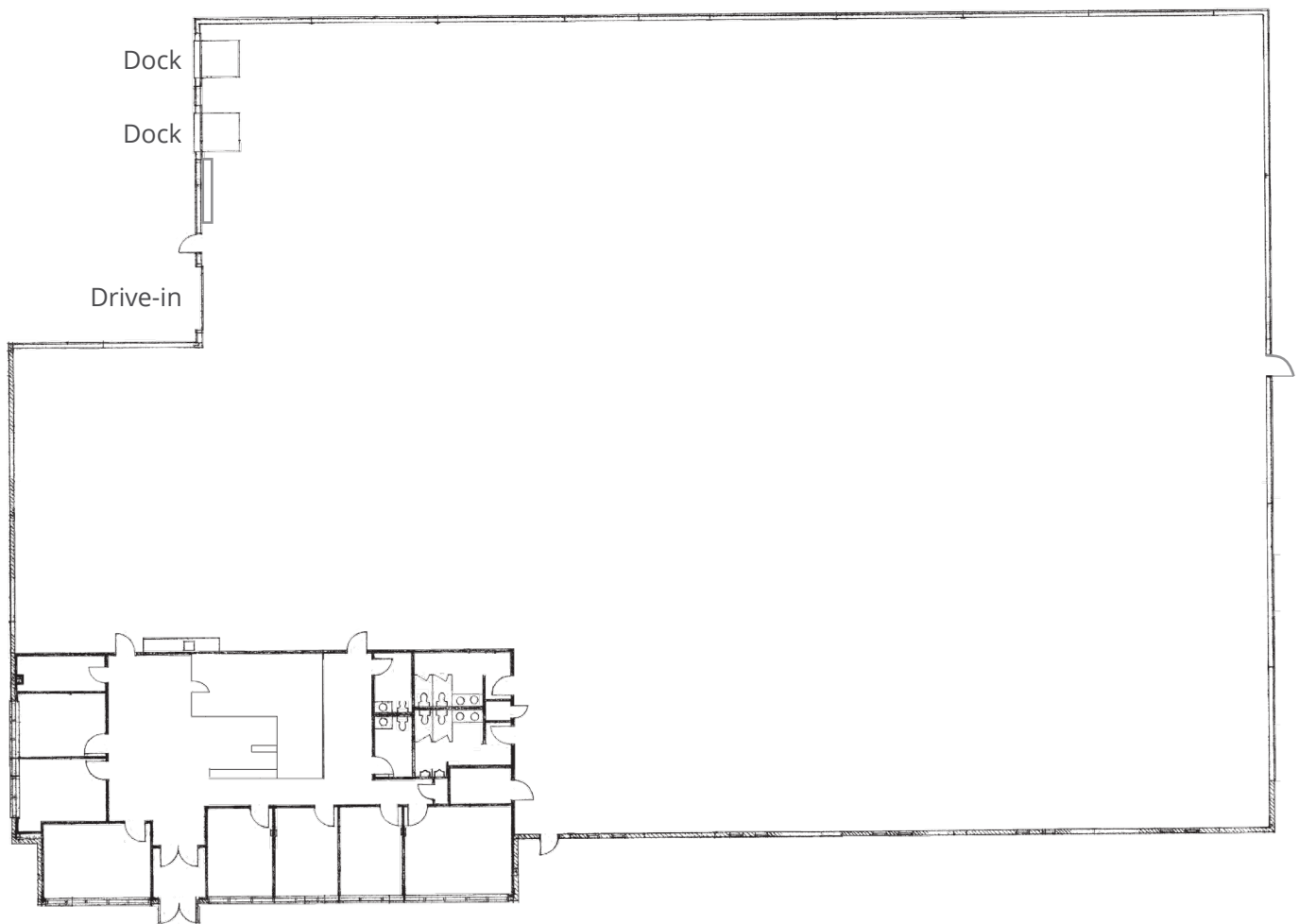








## Floor Plan + Photos



# Why Indy

## Top in Transport Accessibility



### Indianapolis International Airport (IND)

Home to **2<sup>nd</sup> largest** FedEx air hub worldwide + **8<sup>th</sup> largest** cargo airport in U.S.

### Gary/Chicago International Airport

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



### Class I Railroads Pass Thru Indiana

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

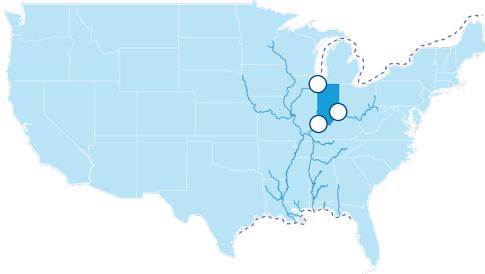
### Intermodals

Served by CSX + Indiana Railroad



### Our Way is the Highway

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



### Ports of the Hoosier State

**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  
- *Condé Nast Traveler*

## On The Right Track

**3<sup>rd</sup>** total freight railroads in U.S.

**5<sup>th</sup>** Class I railroads in U.S.

## Crossroads Of America

**40<sup>+</sup>** 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

**6<sup>th</sup>** waterborne shipping in U.S.

## Strong Business Fundamentals

**1<sup>st</sup>**

cost of doing business\*

**2<sup>nd</sup>**

best state for workforce quality\*

**3%**

business property tax rate cap

**6<sup>th</sup>**

top business climate states\*

**6%**

corporate income tax

**7%**

sales tax rate

**8<sup>th</sup>**

best state tax climate index\*

**YES**

a Right to Work state

\*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation

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