



For Sale

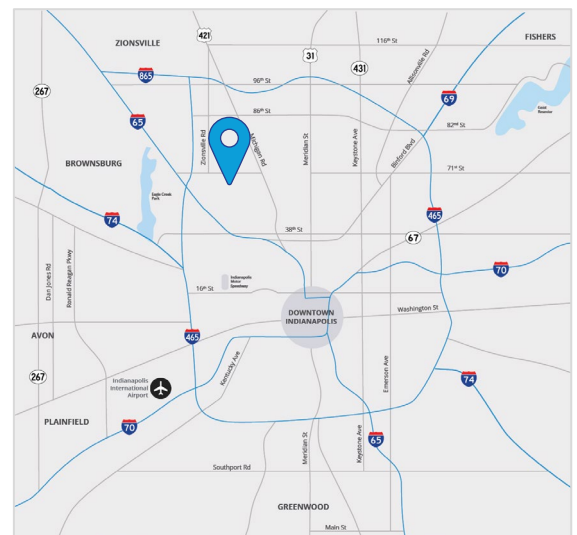
## Industrial Opportunity

# 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



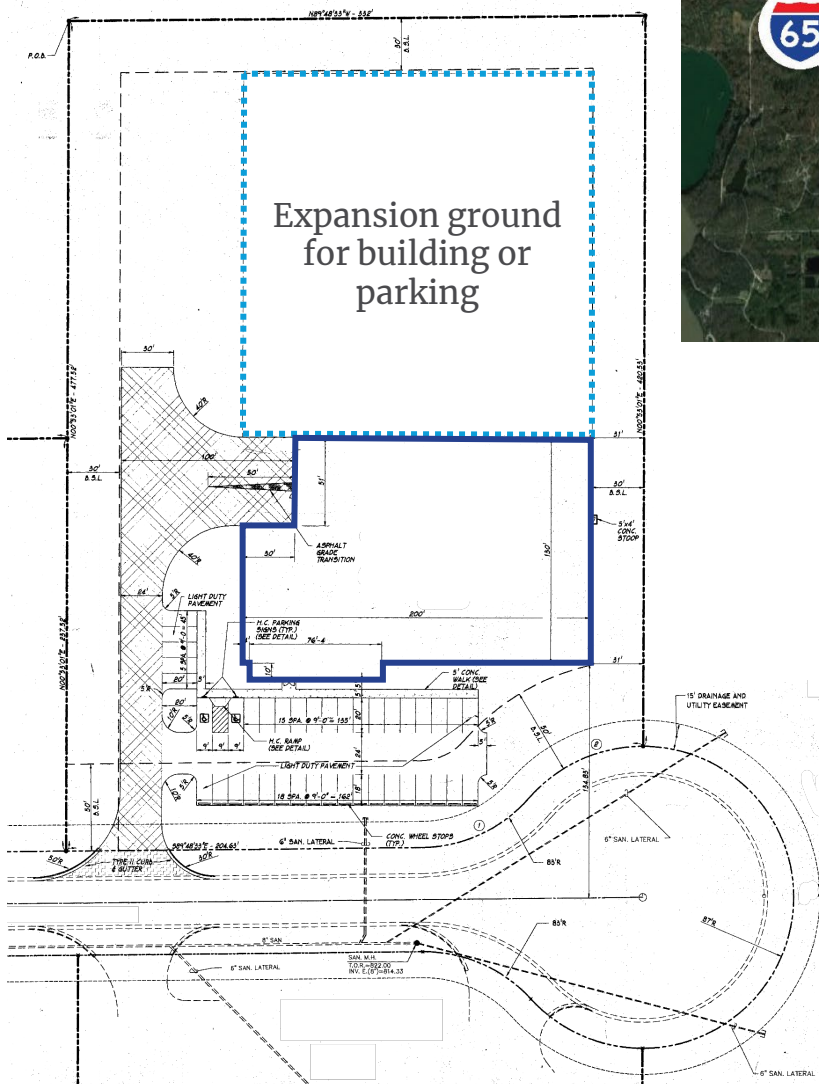
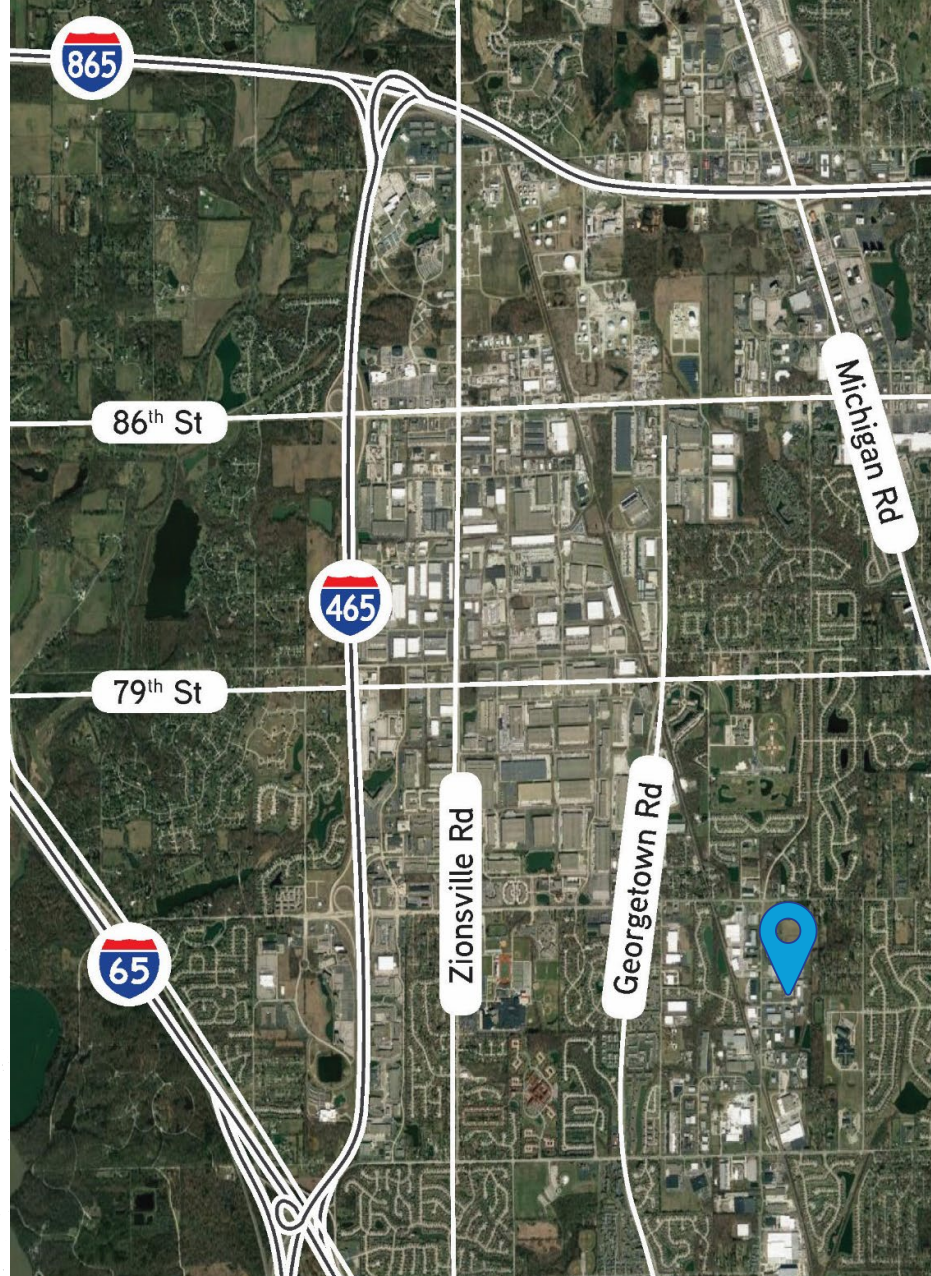
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# Location Site Map Building Specs



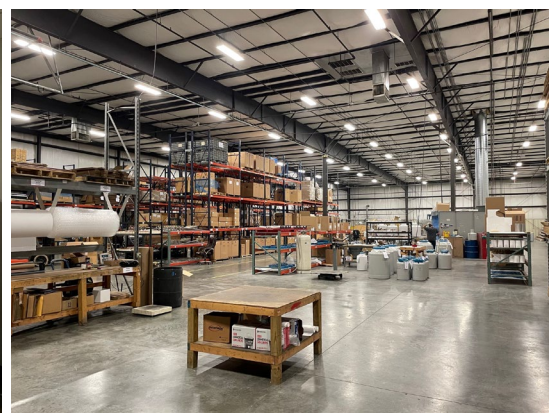
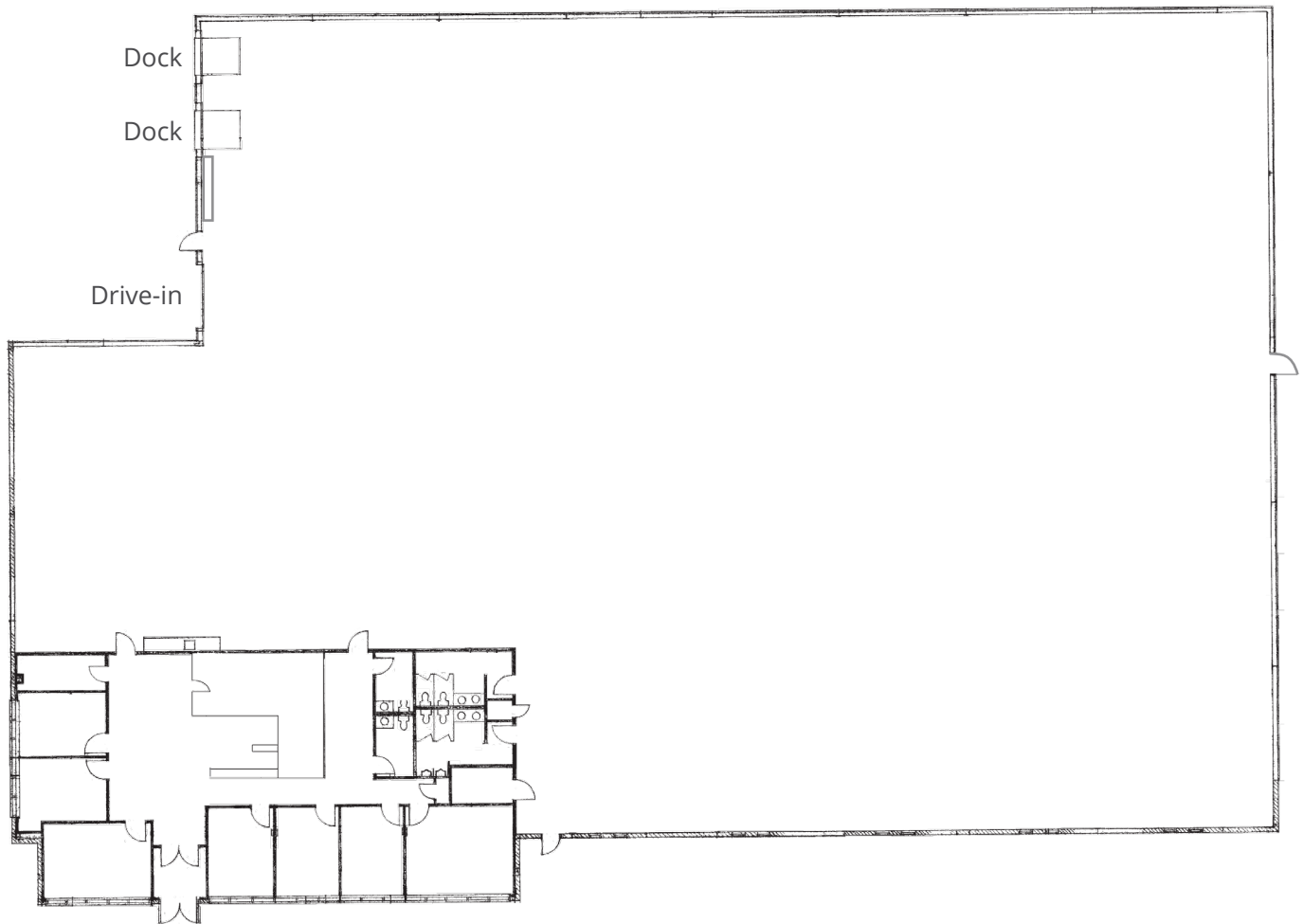
## Building Specs

|                  |                       |
|------------------|-----------------------|
| Total SF         | 25,260                |
| Site Area        | 3.55 acres            |
| Clear Height     | 21' - 25'             |
| Power            | 480/277 volt, 3 phase |
| Docks            | 2 with levelers       |
| Drive-ins        | 1 (10' x 12')         |
| Trailer Parking  | Possible              |
| Car Parking      | Ample & expandable    |
| Office SF        | 3,200 SF              |
| Fire Suppression | Wet sprinkler         |
| Lighting         | LED                   |





## 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

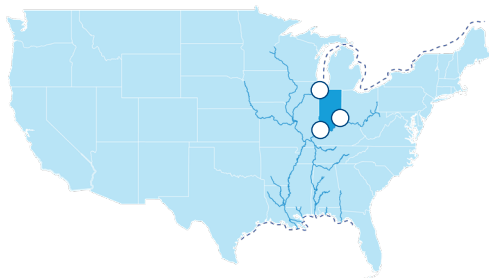
### Intermodals

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  
- Conde 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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