



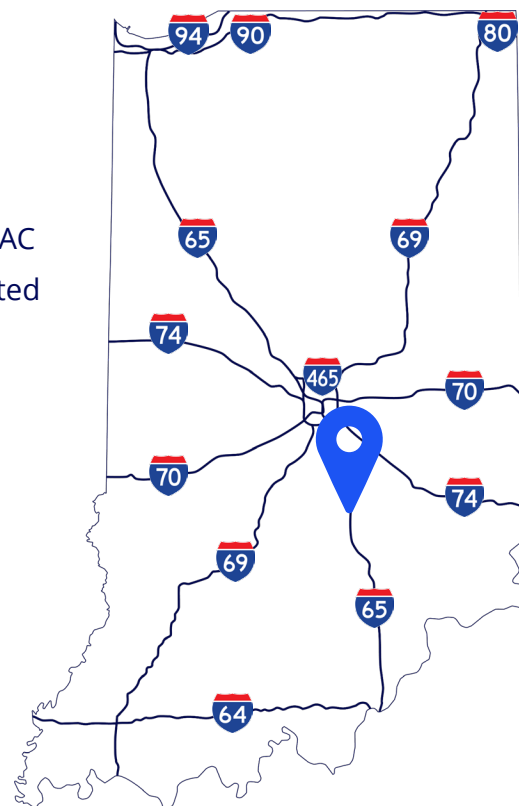
FOR SALE OR LEASE

1751 Arcadia Dr

Columbus, IN

Property Highlights

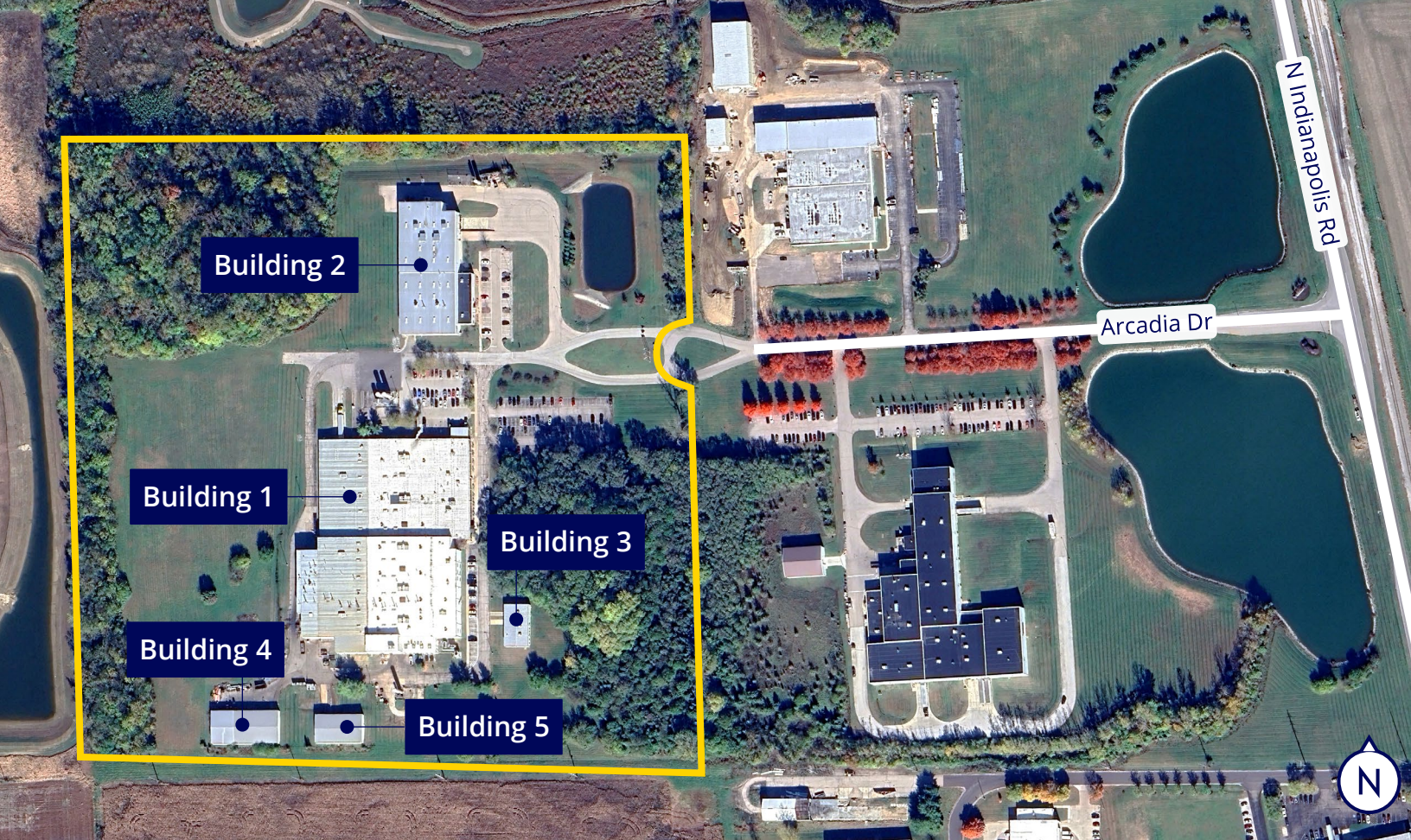
- ±201,156 SF industrial manufacturing campus situated on ±40.72 AC
- Total Campus Power: ~12.5 MVA / 12.5 MW across five pad-mounted utility transformers (12.47 kV primary service)
- Five-building campus anchored by two principal manufacturing facilities
- Clear Height ranging from 16.6' to 45.2'
- 4 Dock doors and 2 Drive-in doors across Buildings 1 and 2
- 255 on-site parking spaces
- Zoned I-3 – Heavy Industrial
- Property Taxes - \$0.85 PSF
- Property Insurance - \$0.77 PSF



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BUILDING 1 SPECS

Total Building	±144,100 SF
Office Space	±15,024 SF
Clear Height	45.2'
Loading Doors	1 Drive-in 2 Docks
Power	~7.5 MW ~9,000+ amps, 480V, 3-phase
Year Built	1989

BUILDING 2 SPECS

Total Building	±36,376 SF
Office Space	±3,240 SF
Clear Height	29.5'
Loading Doors	1 Drive-in 2 Docks
Power	~5.0 MW ~6,000 amps, 480V, 3-phase
Year Built	2014

BUILDING 3 SPECS

Total Building	±4,521 SF
Clear Height	17.7'

BUILDING 4 SPECS

Total Building	±10,121 SF
Clear Height	17.1'

BUILDING 5 SPECS

Total Building	±6,038 SF
Clear Height	16.6'

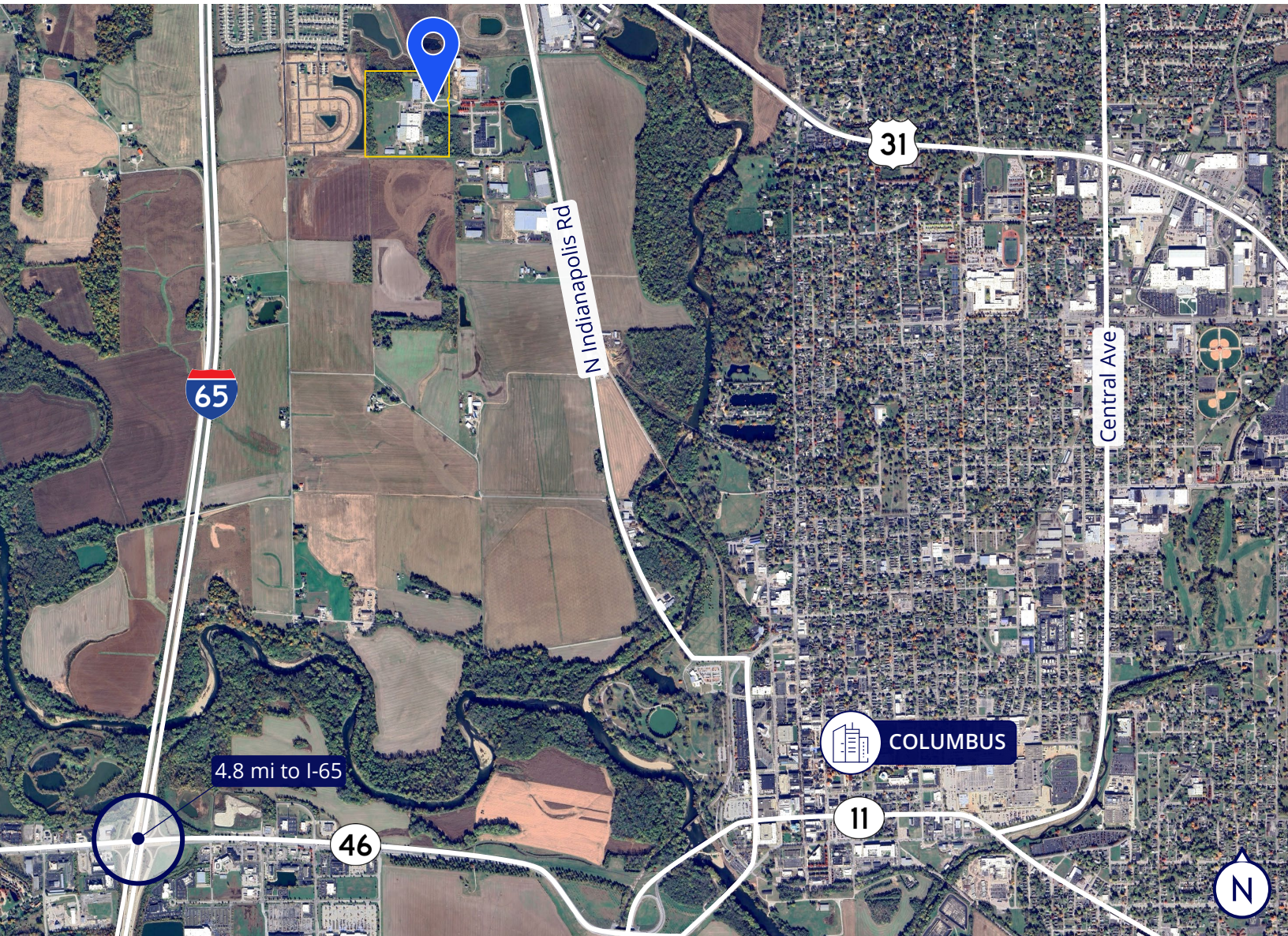
Building 1



Building 2



Local Connectivity



Regional Connectivity



Why Indiana

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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
- 13th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



IND	Indianapolis Int'l Airport
EW	Evansville Regional Airport
FWA	Fort Wayne Int'l Airport
GCIA	Gary/Chicago Int'l Airport
SBN	South Bend Int'l Airport

Indiana's industrial market is more than stable—it's **strategically positioned for long-term growth**, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

in advanced industry specialization



INDIANA ROADS — UNRIVALED LOGISTICS 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
- 4th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 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 gateways



NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

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