

Scout Cold Logistics – Indianapolis

1401 S Keystone Avenue, Indianapolis, IN 46203



 **JLL** SEE A BRIGHTER WAY

 **Scout**



Refrigerated Warehouse

Lease Opportunity



About the Owners

Scout Cold Logistics is a real estate investment and development firm dedicated to temperature-controlled infrastructure. The company invests in grocery distribution, food production, and non-food perishable facilities throughout the United States.

Scout has successfully developed millions of square feet of tri-temperature warehousing across the country, representing billions of dollars in investments.

Our team possesses extensive expertise in development and maintains strong relationships with architects, engineers, and other industry experts. We are committed to delivering projects on time and within budget. Total investments exceed \$1.6 billion and 10 million square feet of industrial and temperature-controlled warehouses, globally.

www.scoutcold.com

Available (Divisiabile) Space Information

BUILDING AREA

Cooler/Cold Dock: 134,364 SF
Office: 5,000 SF
Total: $\pm 139,364$ SF
430' X 340'

BUILDING DIMENSIONS

SITE AREA

± 4.28 acres

CLEAR HEIGHT

22' at perimeter, 26' at center

DOCK DOORS

25

YEAR BUILT

1962

BUILDING

Front-load

CONFIGURATION

CONSTRUCTION TYPE

Steel frame/IMP

ROOF

EPDM with & w/o ballast roofing

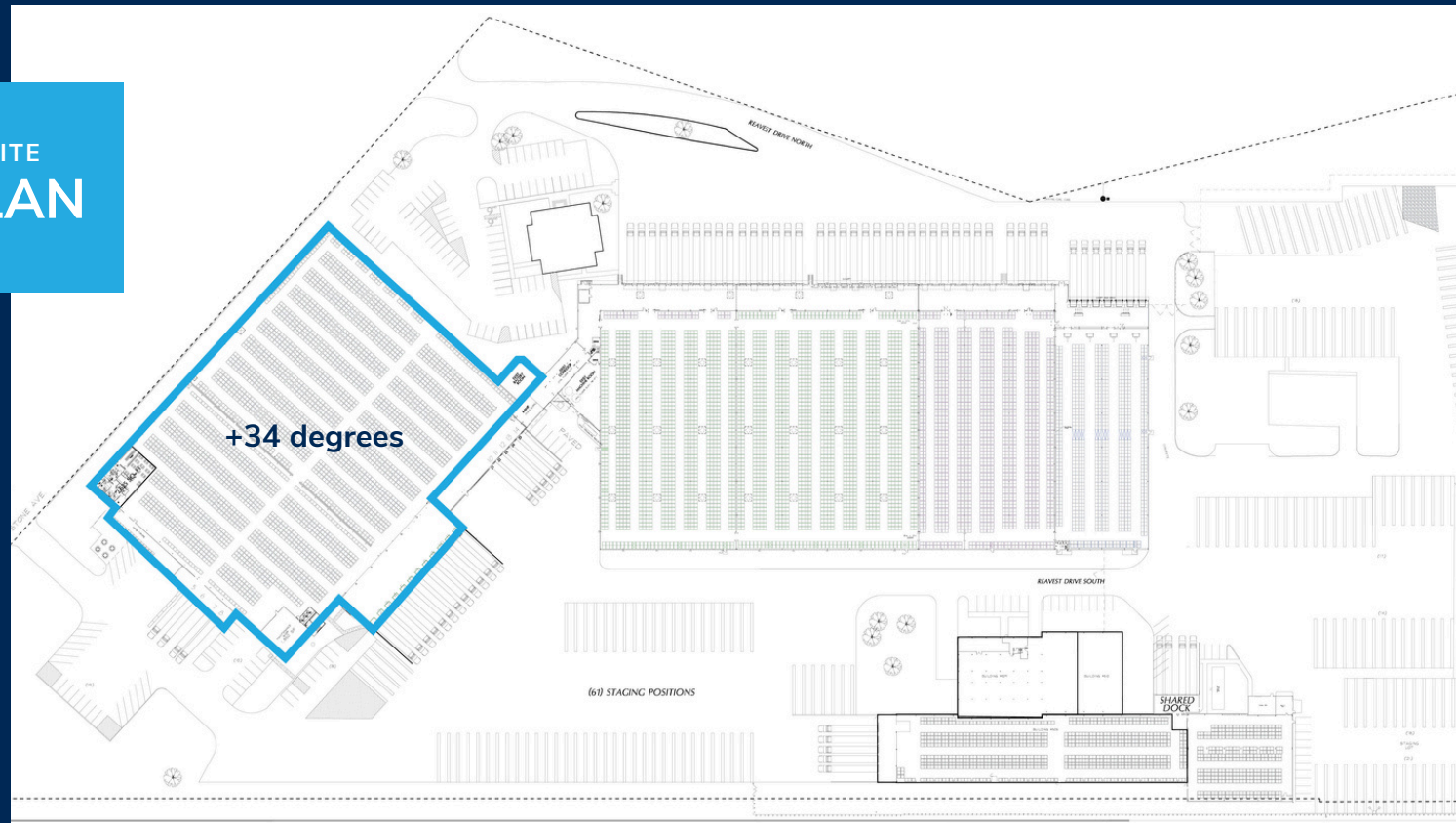
COLD SYSTEMS

Ammonia cold system

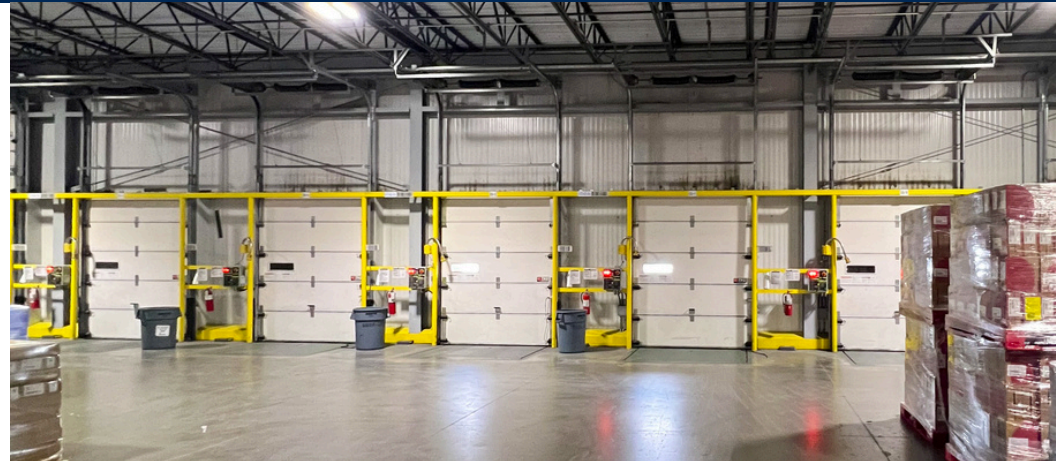
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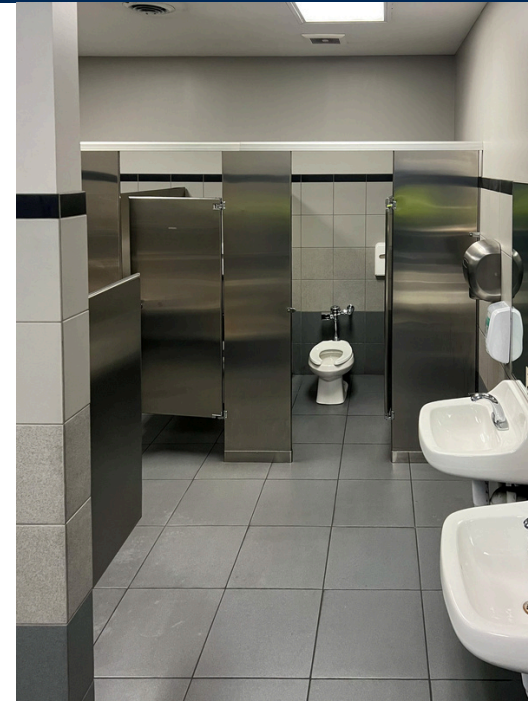
SITE PLAN



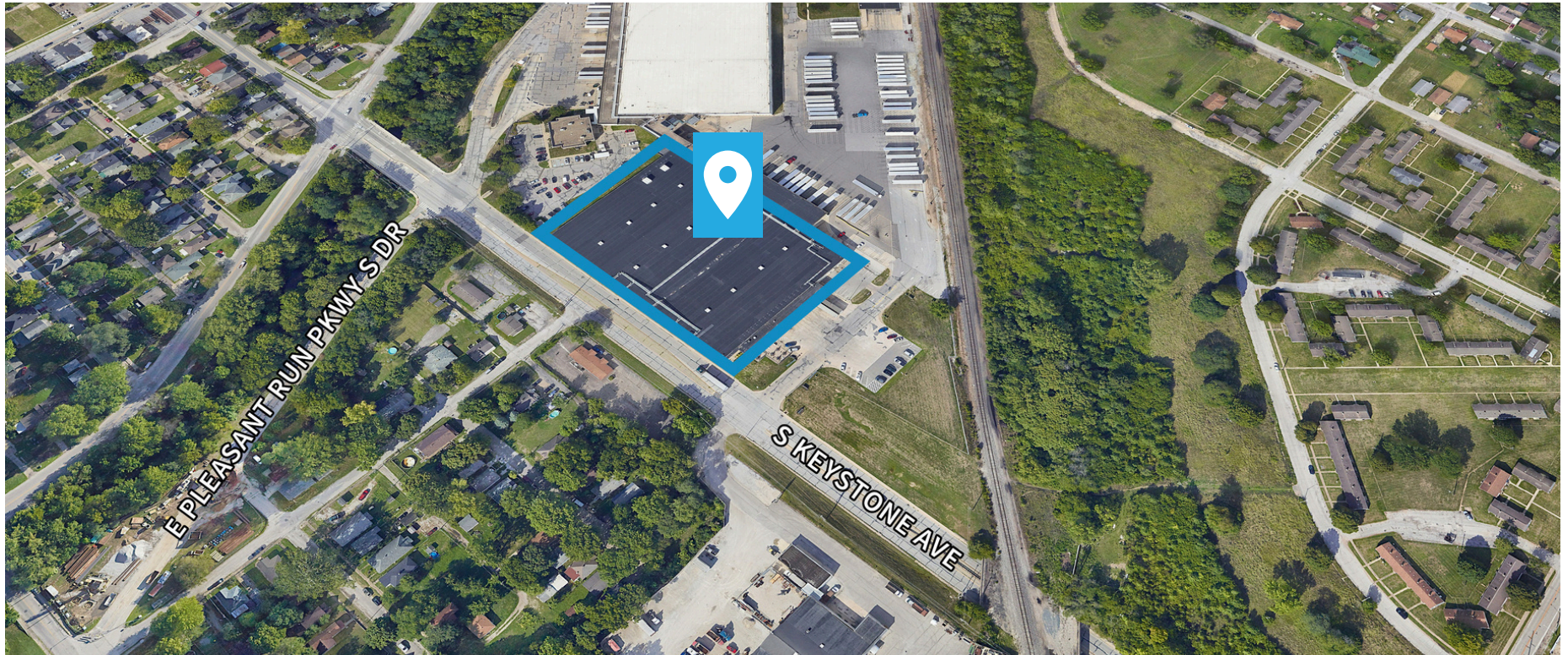
Scout Cold Logistics Center S Keystone, Indianapolis



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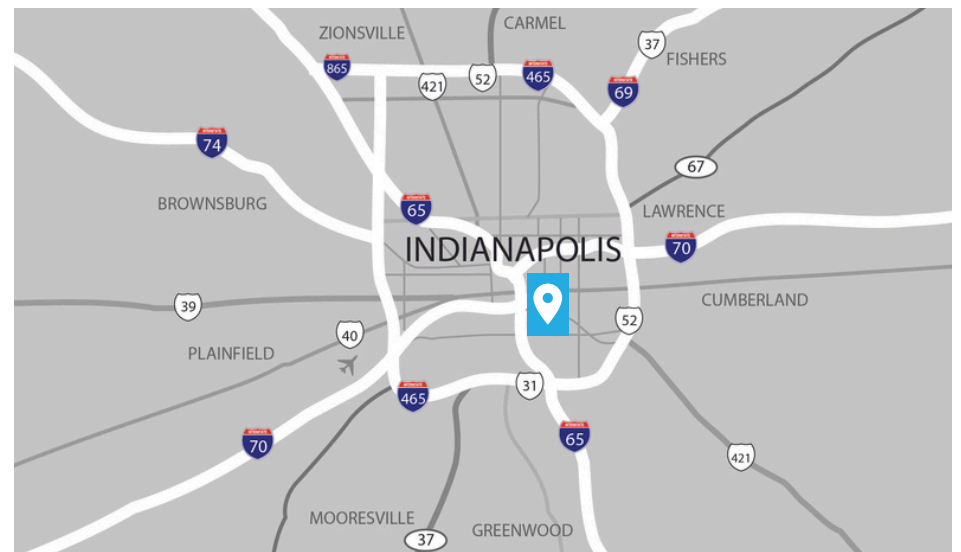


Scout Cold Logistics Center S Keystone, Indianapolis



Location Advantages

- Easy access to I-65 & I-70
- Near several major interstates
- Manufacturing zoning
- 15.5 miles to Indianapolis International Airport





Leasing Contacts

BRIAN SEITZ, SIOR, EXECUTIVE MANAGING DIRECTOR
+1 317 810 7184 || brian.seitz@jll.com

JAKE STURMAN, SIOR, EXECUTIVE MANAGING DIRECTOR
+1 317 810 7183 || jake.sturman@jll.com

RYAN SONDLER, ASSOCIATE
+1 317 810 6413 || ryan.sondler@jll.com

KEVIN GRIFFITHS, SENIOR VICE PRESIDENT
+1 610 955 7502 || kevin.griffiths@jll.com

TIM O'ROURKE, SENIOR MANAGING DIRECTOR
+1 213 239 6231 || tim.orourke@jll.com



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