

# For lease or sale

189,965 SF Refrigeration & Cold Storage

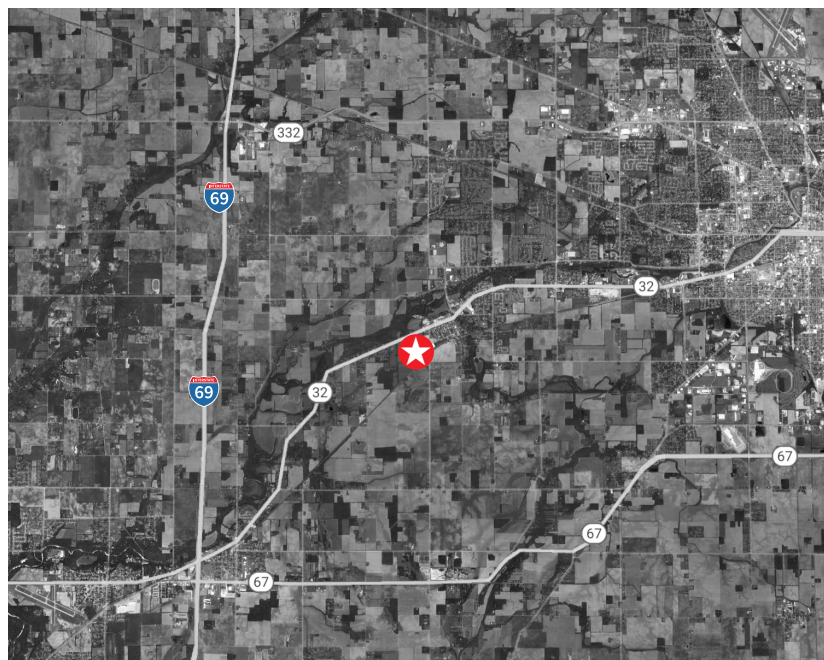
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2801 S Marsh Avenue  
Yorktown, IN 47396

## Location

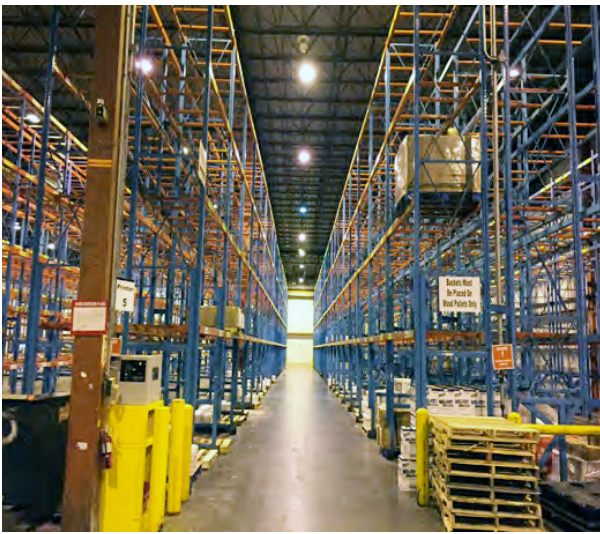
- Located north of Indianapolis off of SR 32
- Immediate access to SR 32
- 5.9 miles to I-69
- Indiana is centrally located in the United States and within a one day's drive of 51% of the U.S. population



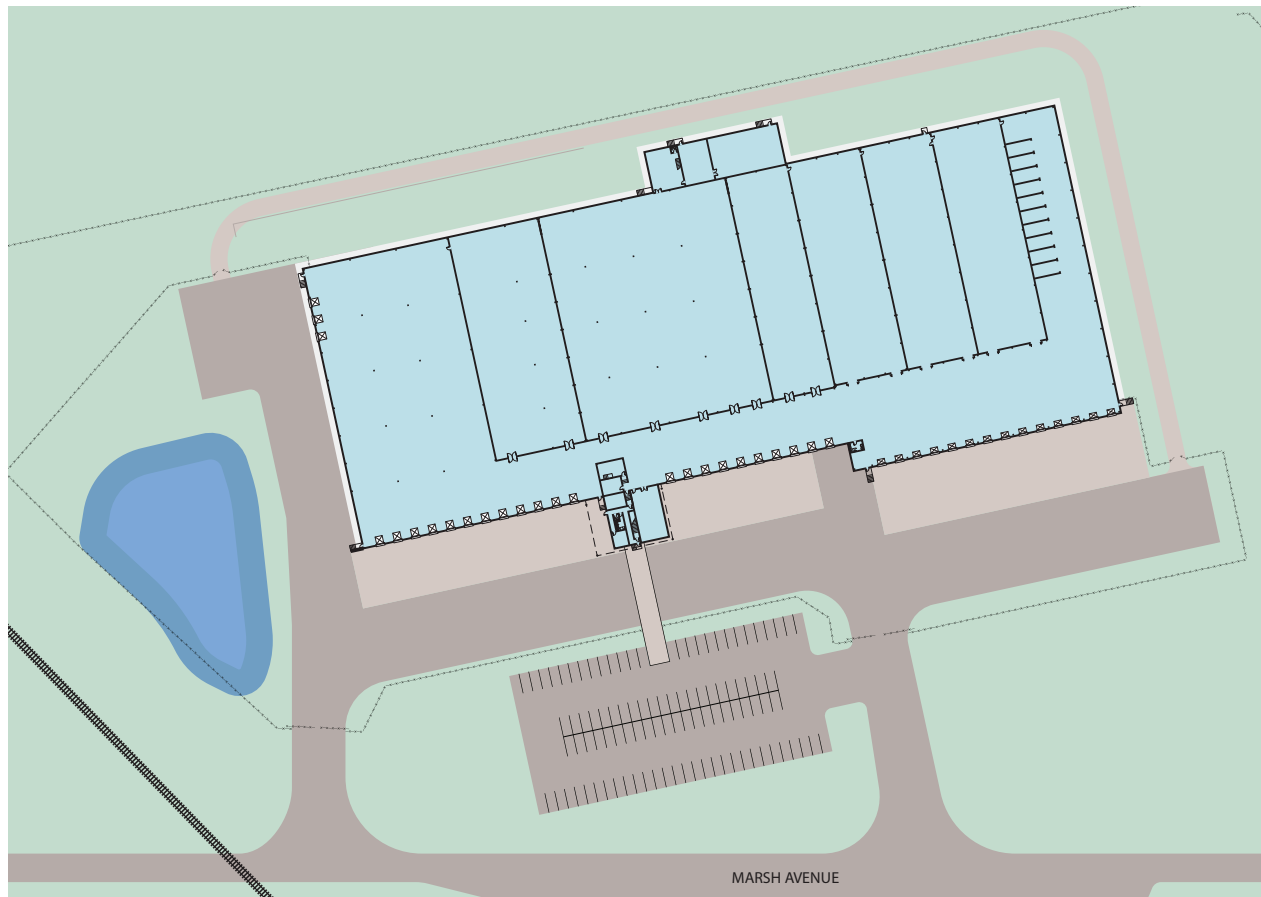


# Property summary

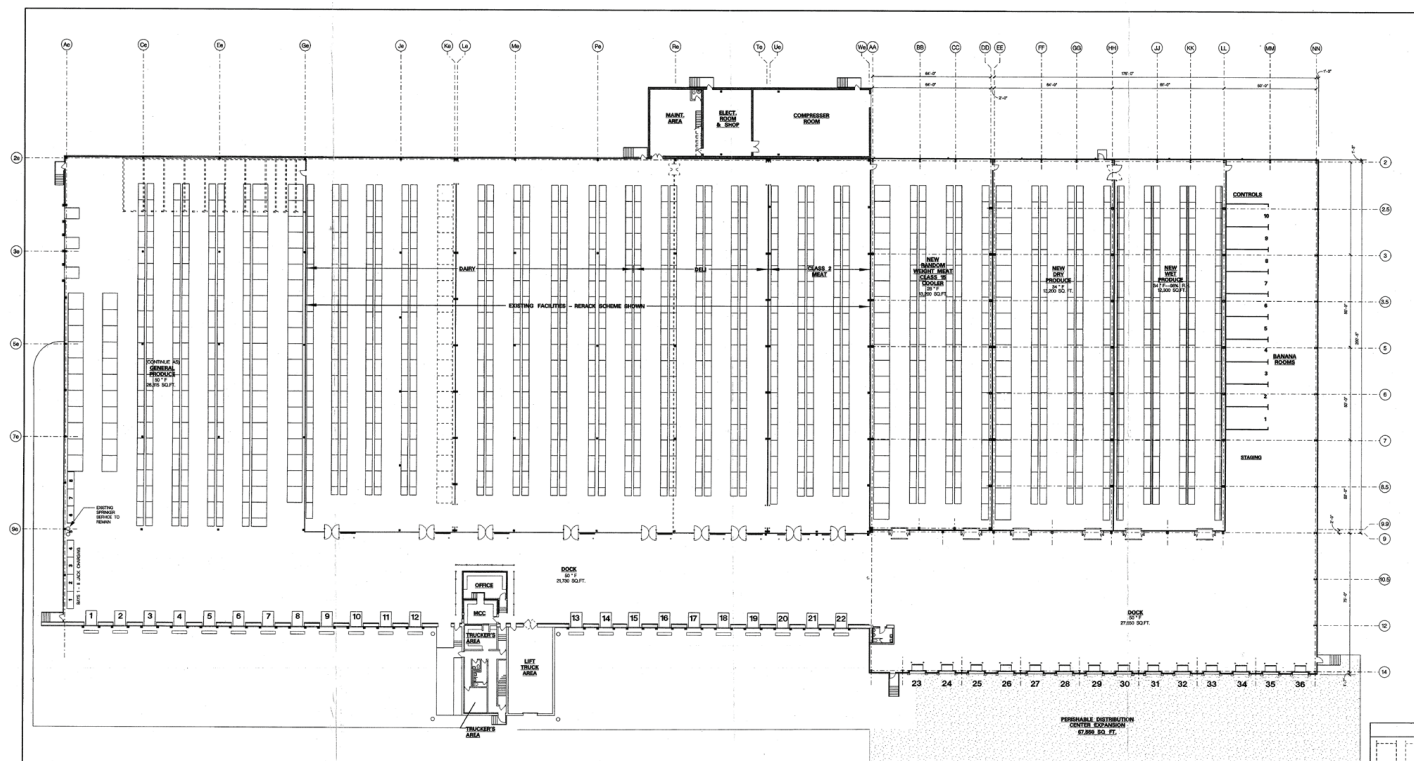
|                          |   |
|--------------------------|---|
| <b>Total building SF</b> | ±189,965  |
| <b>Office</b>            | ±6,846  |
| <b>Cooler spaces</b>     | ±152,840  |
| <b>Dry storage</b>       | ±26,315   |
| <b>Dock area</b>         | ±49,380   |
| <b>Year constructed</b>  | 1982/1986   |
| <b>Ceiling heights</b>   | 31' in freezer/cooler area<br>37' in refrigerated dock area |
| <b>Docks</b>             | 35 with levelers and seals                                  |
| <b>Drive-in</b>          | One 10' x 12'   |
| <b>Land</b>              | 26.8 acres  |
| <b>Electrical</b>        | 2500 Amp, 480/277 volt,<br>3-phase, 4-wire                  |
| <b>Parking</b>           | 100 car spaces  |
| <b>Refrigerant</b>       | Ammonia (±20,000 lbs)                                       |
| <b>Compressors</b>       | Five  |
| <b>Temperature range</b> | 28° to 50° F  |
| <b>Loading dock</b>      | 50° F   |
| <b>Sprinkler</b>         | Dry pipe system: warehouse<br>Wet pipe system: office       |



## Site plan



## Floor plan





## 2801 S Marsh Avenue, Yorktown, IN - Aerial view



### The Crossroads of America: Why Indy

A leader in business fundamentals, accessibility, and labor

#### Top State for Business

**#5** State for Cost of Doing Business  
*CNBC - 2023*

**#3** Best City in America for Jobs  
*Glassdoor - 2020*

**#5** America's Top States for Business Infrastructure  
*CNBC - 2023*

**Top 6** US States for Business  
*Chief Executive - 2018-2023*

#### Ideal location

Indianapolis boasts a central location within the US and offers more interstate coverage than any other metropolitan area in the nation.

**#1** Best Mid-size Airport in North America  
*Airports Council International - North America 2012-2023*

**#1** in Number of Pass-through Highways

**#2** Largest Global FedEx Air Hub

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