

For lease or sale

45,000 - 118,850 SF
Refrigeration & Cold Storage



245 S Franklin Road
Indianapolis, IN 46219

Location

- Located in an Opportunity Zone on Indianapolis East side with immediate access to interstate
- 0.4 miles to I-465
- 2.2 miles to I-70
- 18.9 miles to FedEx
- 21.8 miles to Indianapolis International Airport
- 24.4 miles to UPS

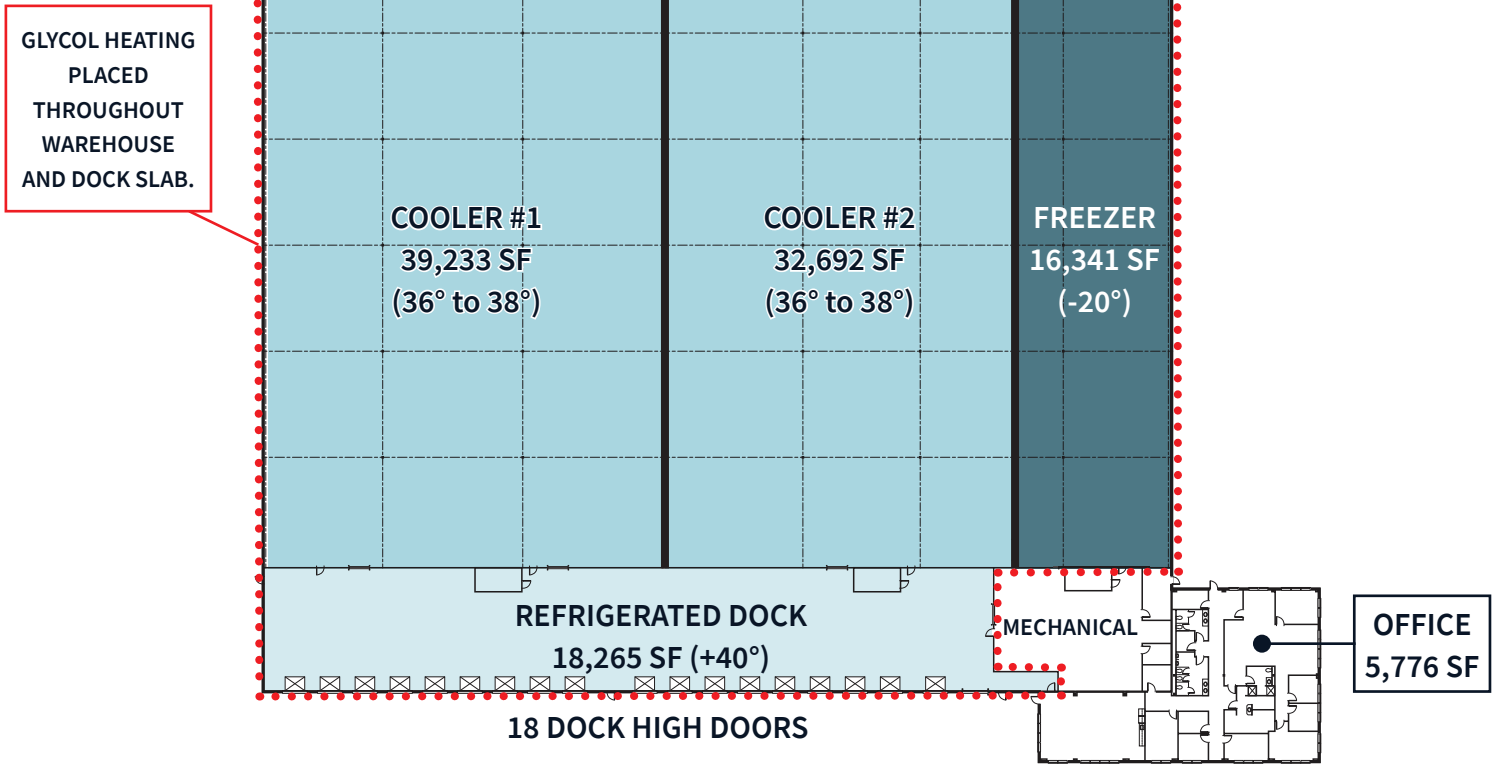


Property summary

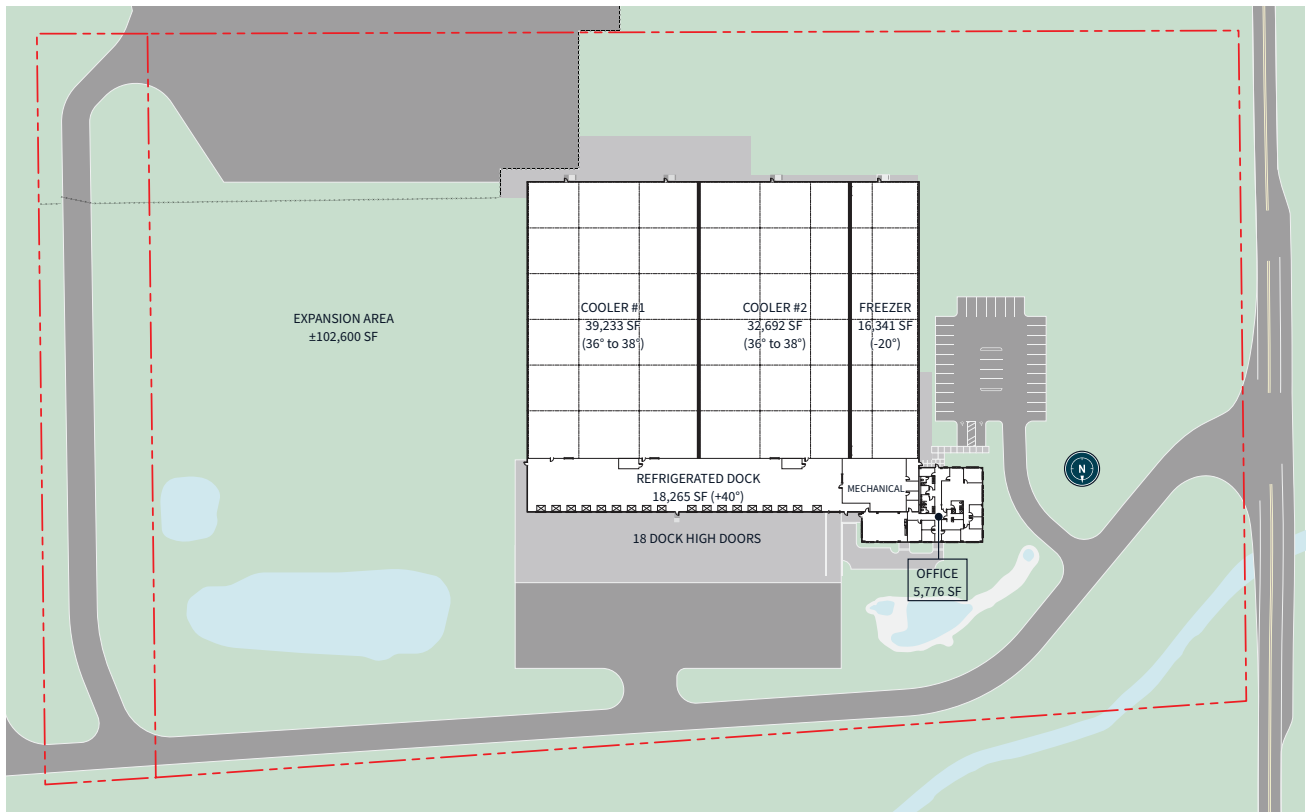
Total building SF	118,850 SF (divisible to 45,000 SF) (expandable by 102,600 SF)
Cold storage total	94,808 (80%)
<ul style="list-style-type: none">• Coolers #1 and #2• Freezer	78,647 SF total: 36° to 38° 16,341 SF: -20°
Refrigerated dock/mechanical	18,265 SF: 40° (15%)
Office	5,776 SF (5%)
Site size	17.92 AC
Zoning	I3
Refrigeration	R 407C Freon
Clear height	37' - 39' in freezer 24' in refrigerated docks
Column spacing	42' 9" x 56' 6" (varies)
Freezer floor	Reinforced concrete with glycol heating system
Building expandable	To the east by 102,600 SF
Dock doors	18 with levelers and seals
Drive-in doors	1 (10' x 12')
Auto parking	35 spaces, expandable to 154
Trailer parking	50 spaces
Electrical	3000 amp, 480/277v, 3p, 4 wire
Fire protection	Wet and dry sprinkler system
Lighting	T-5
Roof type	Rubber membrane roof cover over metal decking
Construction	Masonry/concrete ext. walls & wood/steel roof
Cold storage walls	Metal insulated panel



Floor plan



Site plan



245 S Franklin Road, Indianapolis 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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