



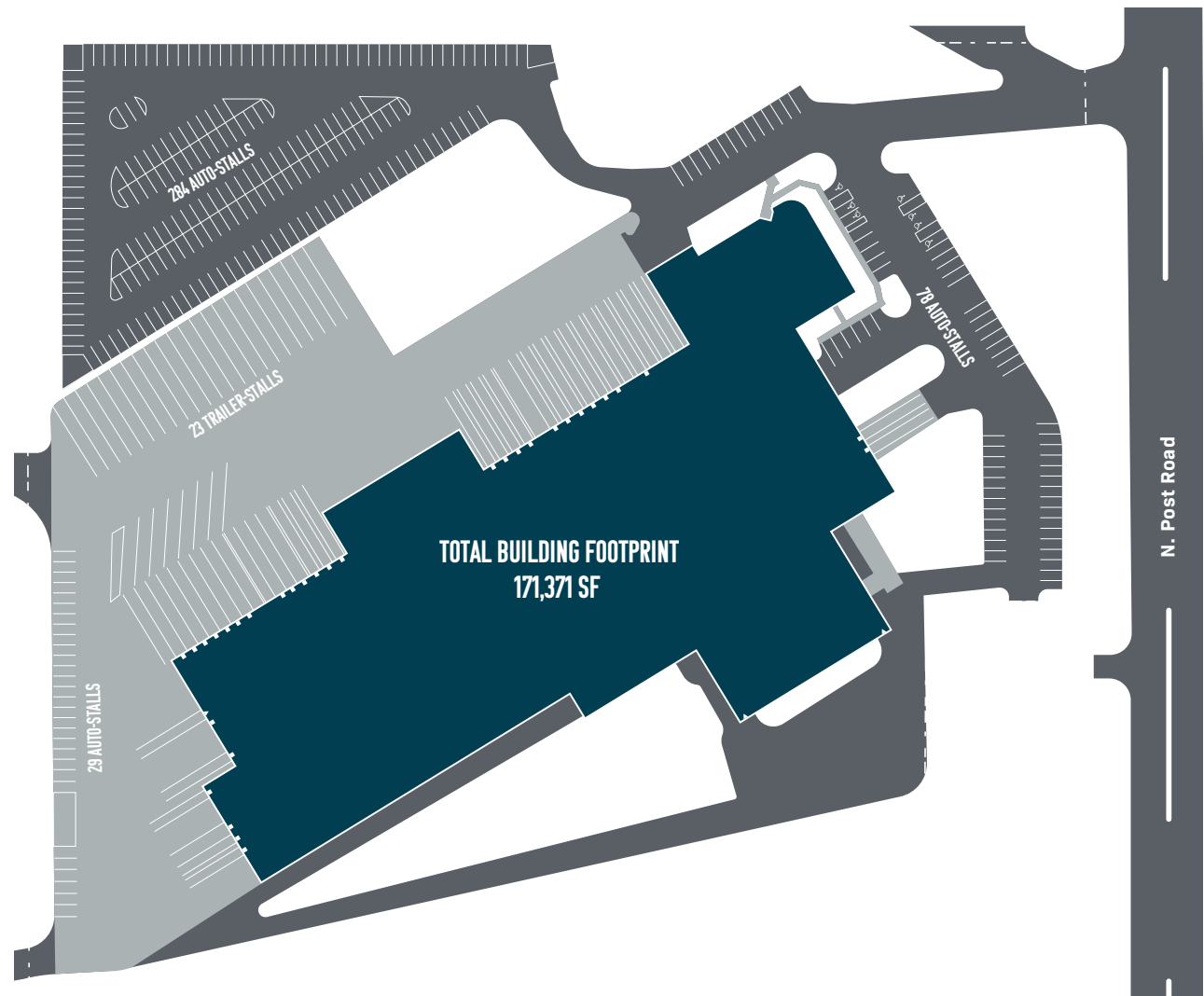
For lease or sale

Food Production Facility - 3120 N Post Road, Indianapolis, IN



Property description

Address	3120 N. Post Road, Indianapolis, IN
Total Square Footage	171,371 SF
Freezer	5,820 SF (3.4%)
Cooler	67,665 SF (39.5%)
Refrigerated Production	26,241 SF (15.3%)
Refrigerated Dock	19,887 SF (11.6%)
Office / Welfare	34,072 SF (19.9%) • 12,344 SF on 2nd floor
Service / Maintenance	17,686 SF (10.3%)
Site Size	17.6 acres
Year Built / Renovated	1990 / 2013 / 2023
Clear Height	17' - 25'
Dock Doors	35 (portion currently covered)
Drive-In Doors	2
Auto Stalls	391
Roof Type	Combination: standing seam metal panel & TPO-membrane
Security	Fully-fenced site with shared build-ings with guard shack-controlled access
Loading Type	Rear / Side Loading
Construction Type	Varies: Steel columns and girders supporting open-web steel roof. Structural tile-up, precast concrete & insulated metal panels
Fire Sprinklers	Wet-Pipe
HVAC	Building cooled by rooftop-mount-ed packaged units, as well as split-systems with roof-mounted condensing units. The HVAC units provide heat via natural gas. The refrigerated warehouse is cooled by four (4) ammonia compressors and a series of evaporators which are ceiling-hung in the coolers and freezers.
Power	2,000-Amp, 3-phase, 277/480 volts; 2,500-Amp, 3-phase, 120/208 volts; 3,000-Amp, 3-phase, 120/208 volts



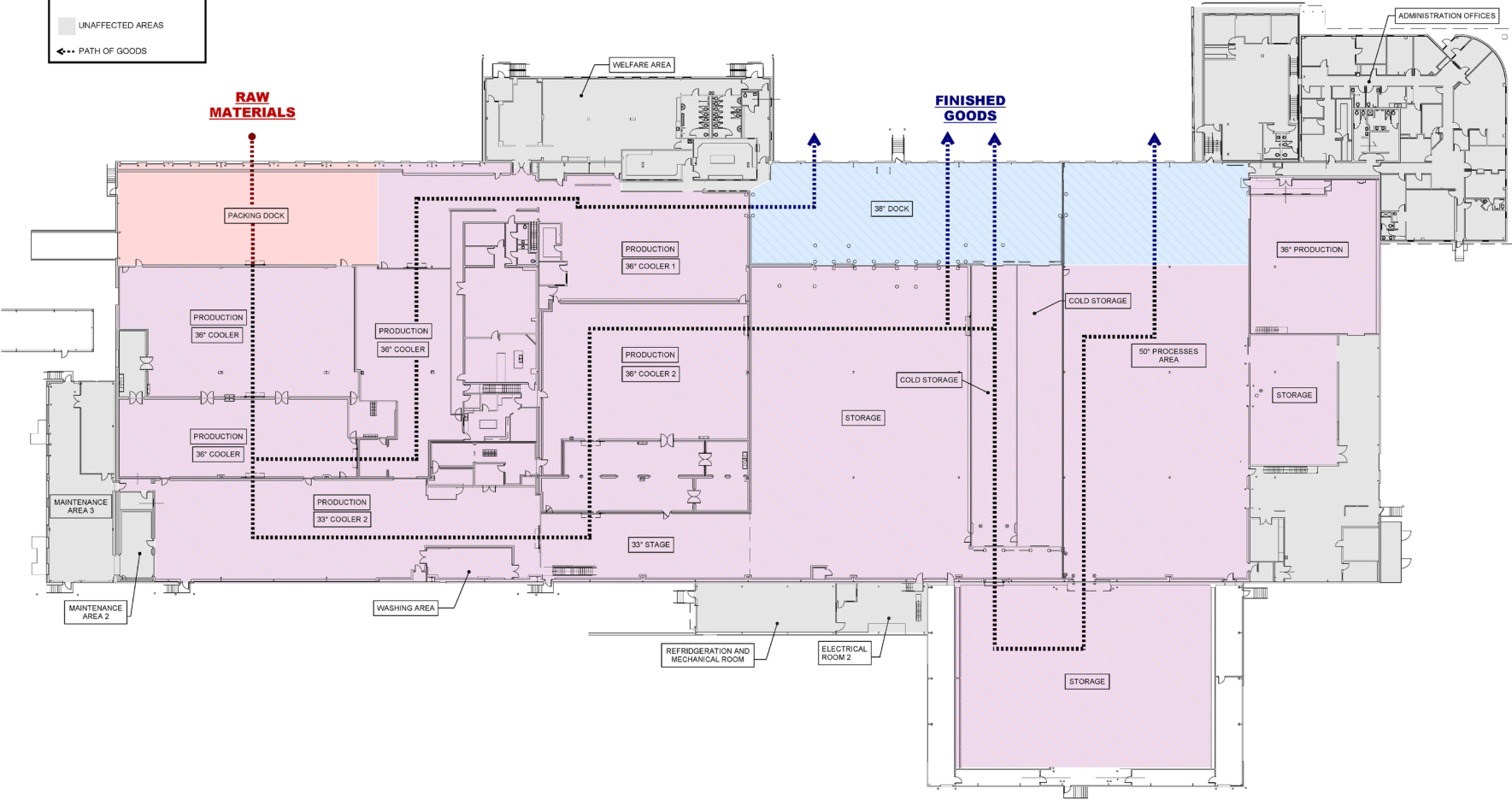
HIGHLY-FUNCTIONAL FROZEN & REFRIGERATED PRODUCTION FACILITY

- This 171,371 SF, 90's vintage frozen and refrigerated production facility is almost entirely built to serve the food production / cold storage industry with over 60% temperature controlled space including specialized processing areas and refrigerated interior dock bays for the import and export of perishable goods.
- Owned and operated by a best-in-class frozen and refrigerated operator, the asset has been well-maintained with over \$2M invested in the past two years, including significant building improvements (demolition of office, HVAC upgrades, utility separation, etc.) and external asphalt/concrete repairs.
- The site offers 23 designated trailer spaces and nearly 400 auto stalls, allowing high-volume frozen and refrigerated production 3PL users to hold trailer fleets and house a deep employee base.

Flow diagram

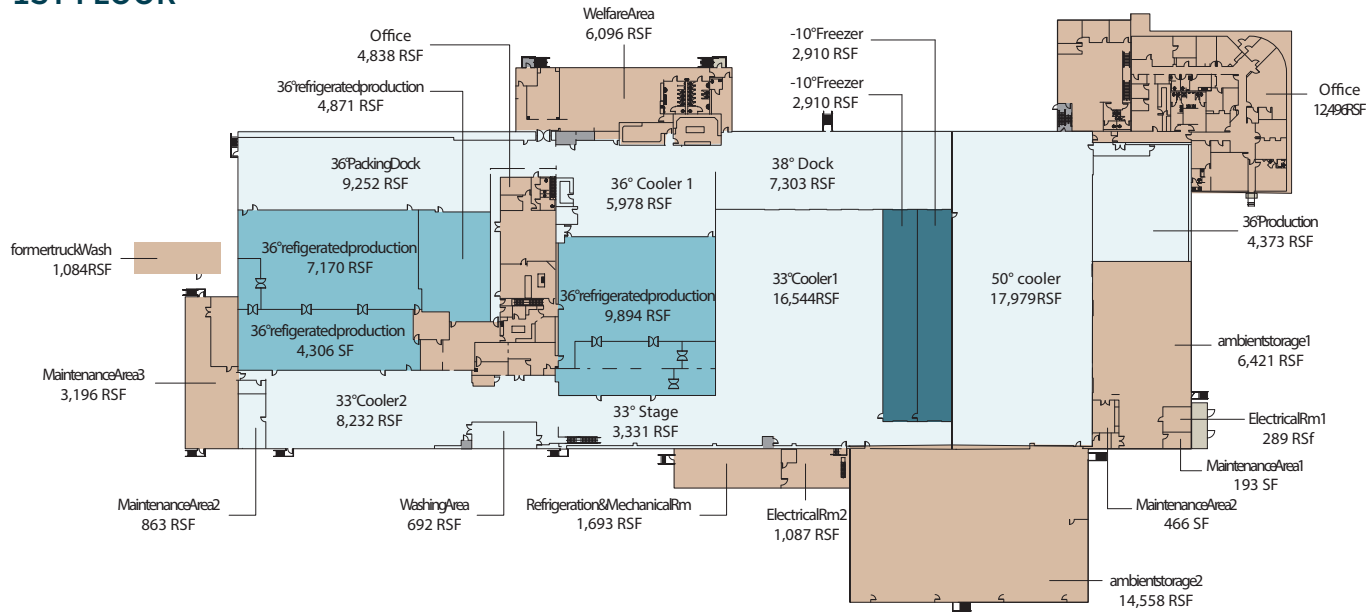
LEGEND

- RAW MATERIAL ZONE
- TRANSFORMATION ZONE
- FINISHED GOODS ZONE
- UNAFFECTED AREAS
- ←→→ PATH OF GOODS

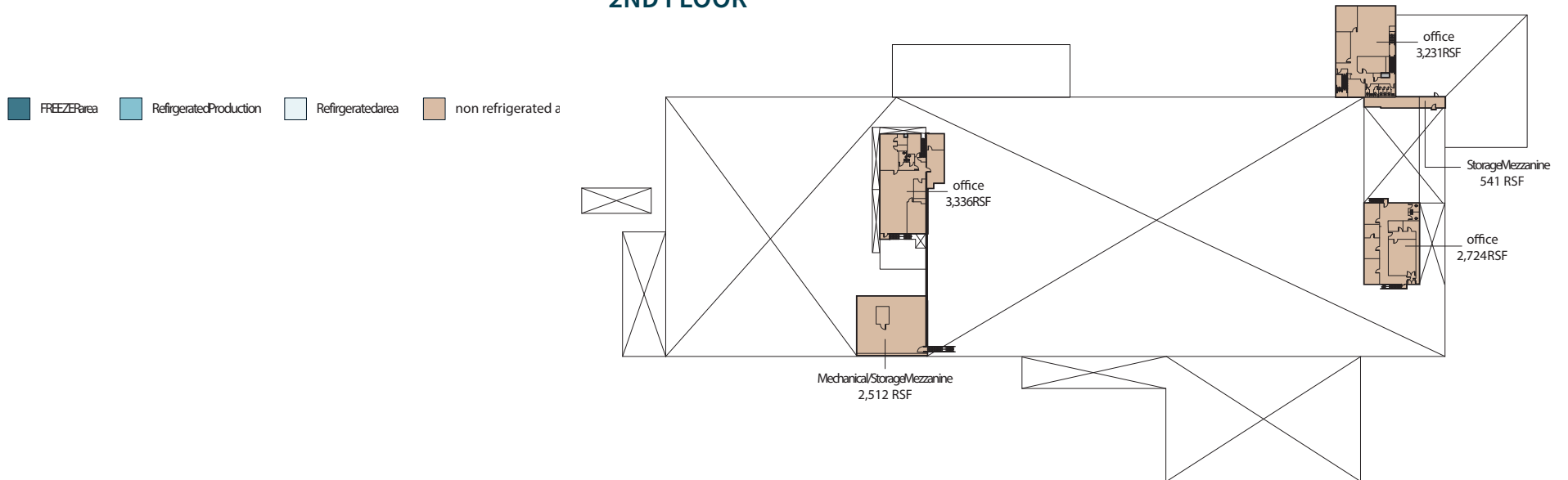


Floor plans

1ST FLOOR



2ND FLOOR



Interior photographs



Interior photographs



Top tier logistics location

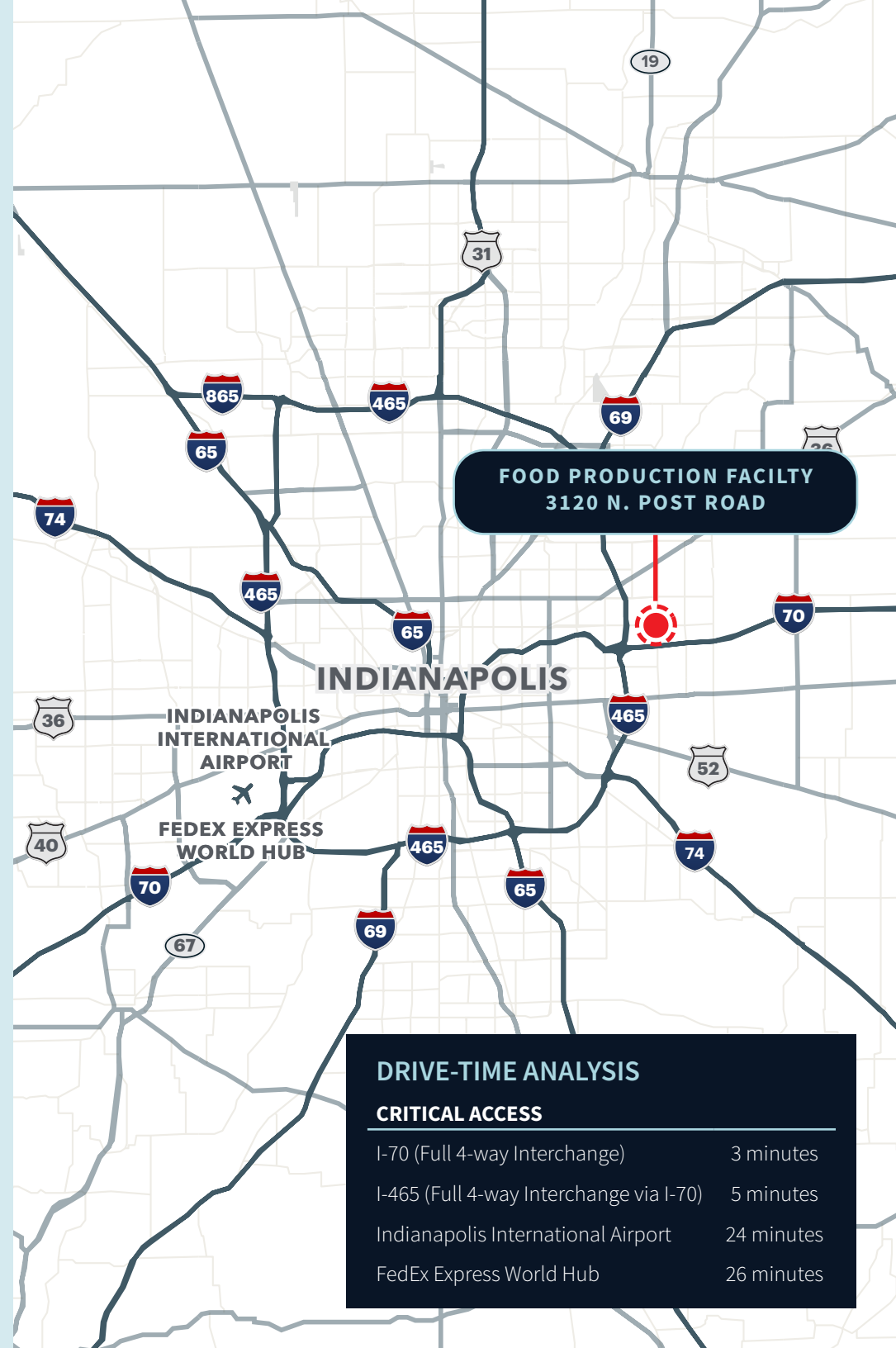
- Proximity to Indianapolis MSA and the Indianapolis International Airport coupled with accessibility to major interstates, namely I-70, I-69, I-74, and I-65.
- 22 miles from the Indianapolis International Airport, the nation's 8th largest air cargo facility by volume.
- The region is home to the world's 2nd largest FedEx Express World Hub and a major United States Postal Service sorting facility, essential to logistics users.
- Directly adjacent to I-70, giving the Property nearly coast-to-coast accessibility within two-day's drive.
- I-70 connects to the I-465 Indianapolis Beltway via a full four-way interchange.
- Within 175 miles from Louisville, Cincinnati, and Columbus and a 16-hour truck travel time to 71.8% of U.S Population.

MAJOR MSAS WITHIN 250 MILES

MSA	Distance	Drive-time
Cincinnati	104 miles	1.5 hours
Louisville	116 miles	2.0 hours
Columbus	172 miles	2.5 hours
Chicago	190 miles	3.15 hours
St. Louis	250 miles	3.45 hours

DEMOGRAPHIC OVERVIEW

RADIUS	5 miles	10 miles	25 miles
Population	194,294	631,409	1,919,217
Workforce	77,961	445,728	1,051,003
Bluecollar (% of Workforce)	27.4%	20.2%	20.9%



DRIVE-TIME ANALYSIS

CRITICAL ACCESS

I-70 (Full 4-way Interchange)	3 minutes
I-465 (Full 4-way Interchange via I-70)	5 minutes
Indianapolis International Airport	24 minutes
FedEx Express World Hub	26 minutes

DOWNTOWN INDIANAPOLIS
(<20-MIN)

I-74 & I-65 INTERCHANGE
(11 & 14-MIN VIA I-465)

I-70 / I-465 4-WAY INTERCHANGE
(5-MIN)

I-69 INTERCHANGE
(12-MIN VIA I-465)

I-70 INTERCHANGE
(2-MIN VIA N. POST ROAD)

FOOD PRODUCTION FACILITY
3120 N. POST ROAD

CENTRAL SUPPLY

GREENLEAF FOODS

LENNOX

BRENTAG MID-SOUTH

E-SOLUTIONS

IND FIRE DEPARTMENT

HAMILTON





About Provender Partners

Since 2014, **PROVENDER PARTNERS** has been 100% dedicated to FRIB real estate investments. Initially capitalized with \$250 million of equity capital with Apollo Global Real Estate for opportunistic investments, Provender Partners raised a secondary fund in 2020 with Cerberus Capital Management with a focus on building a multi-billion-dollar portfolio of cold storage and food processing facilities in the United States. Additionally, in late 2022, Provender recapitalized the last five properties owned in partnership with Apollo with Stepstone Real Estate Group. In late 2025, Provender recapitalized two separate portfolios of Cerberus assets with Artemis Real Estate Partners and Heitman.

According to CoStar, since our inception, we are:

- #1 REAL ESTATE INVESTOR / OPERATOR OF FRIB
- #1 IN VOLUME OF LEASING with 7.5 million square feet
- #1 seller of assets totaling \$1.3 BILLION



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