

For lease or sale

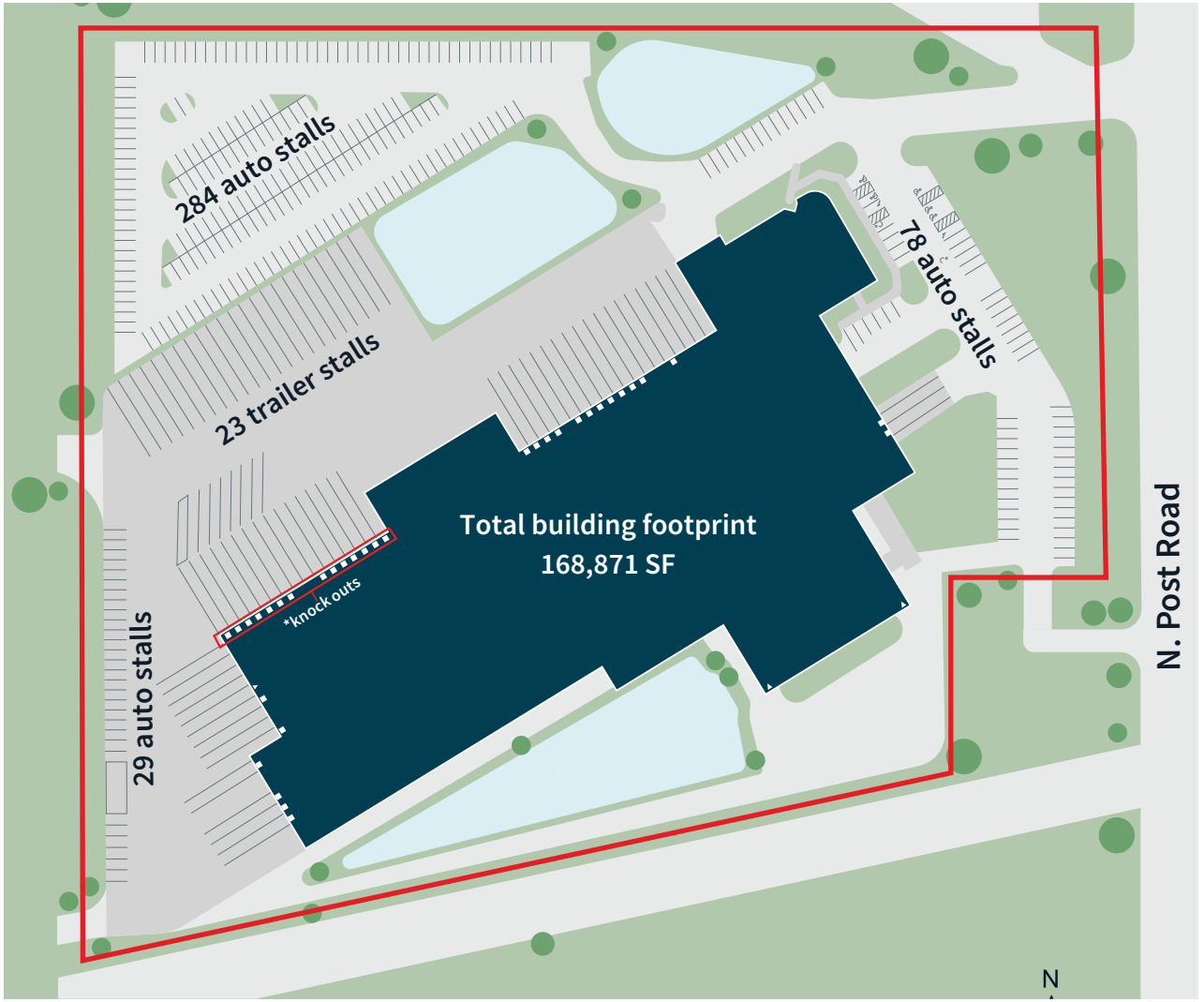
Food Production Facility - 3120 N Post Road, Indianapolis,

JLL SEE A BRIGHTER WAY

FOOD PROPERTIES GROUP

Property description

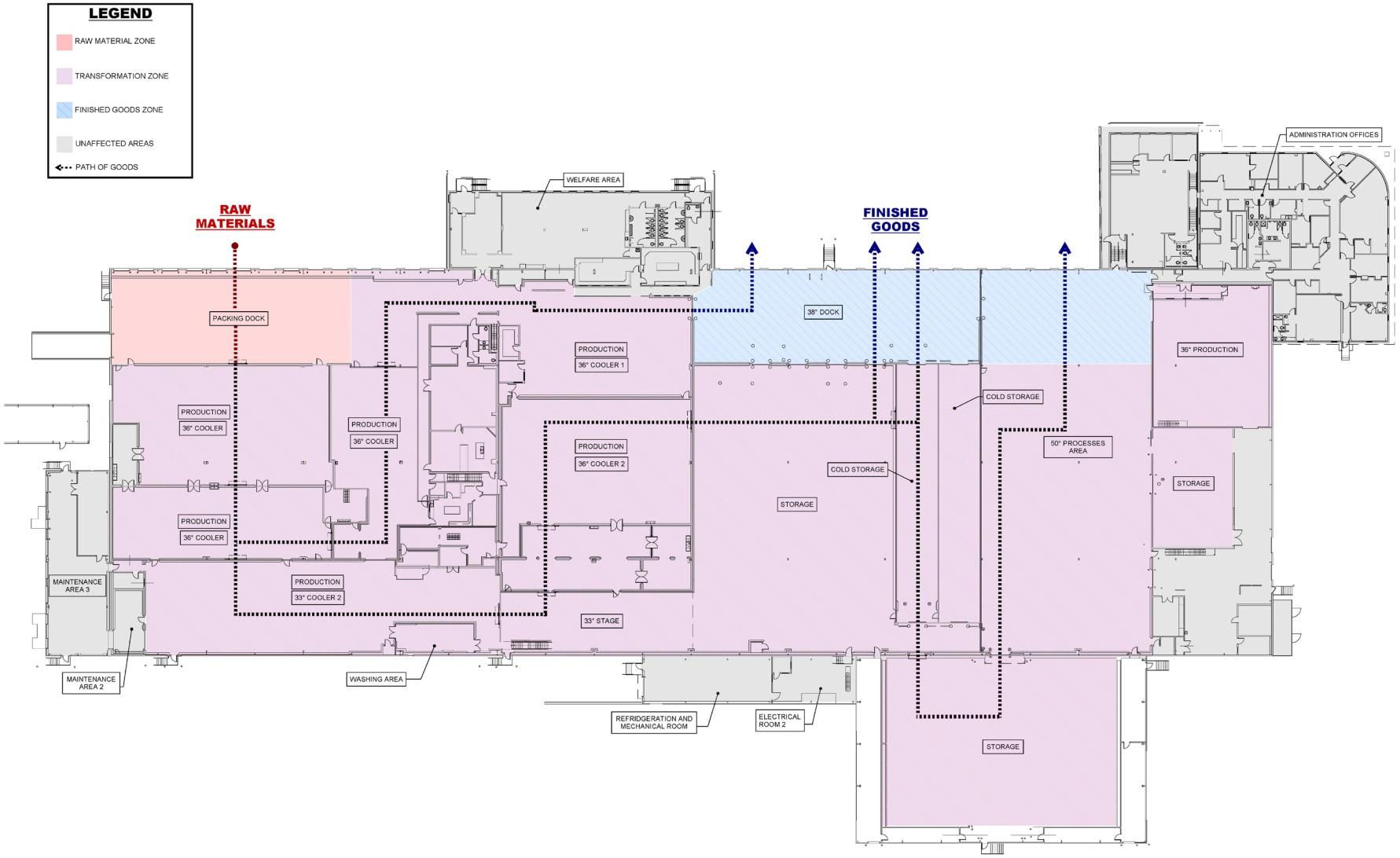
Address	3120 N. Post Road, Indianapolis, IN
Total Square Footage	168,871 SF
Freezer	5,820 SF (3.4%)
Cooler	48,733 SF (28.9%)
Ambient Storage	20,979 SF (12.4%)
Refrigerated Production	30,614 SF (18.1%)
Refrigerated Dock	19,887 SF (11.8%)
Office / Welfare	29,998 SF (17.8%) • *6,567 SF on 2nd floor*
Service / Maintenance	12,840 SF (7.6%)
Site Size	17.6 acres
Year Built / Renovated	1990 / 2013 / 2023 / 2026
Clear Height	13' - 25'
Dock Doors	22 with 13 additional knock outs
Drive-In Doors	2
Auto Stalls	391
Roof Type	Combination: standing seam metal panel & TPO-membrane
Security	Fully-fenced site 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 and Dry Pipe System
HVAC	Building cooled by rooftop-mounted 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

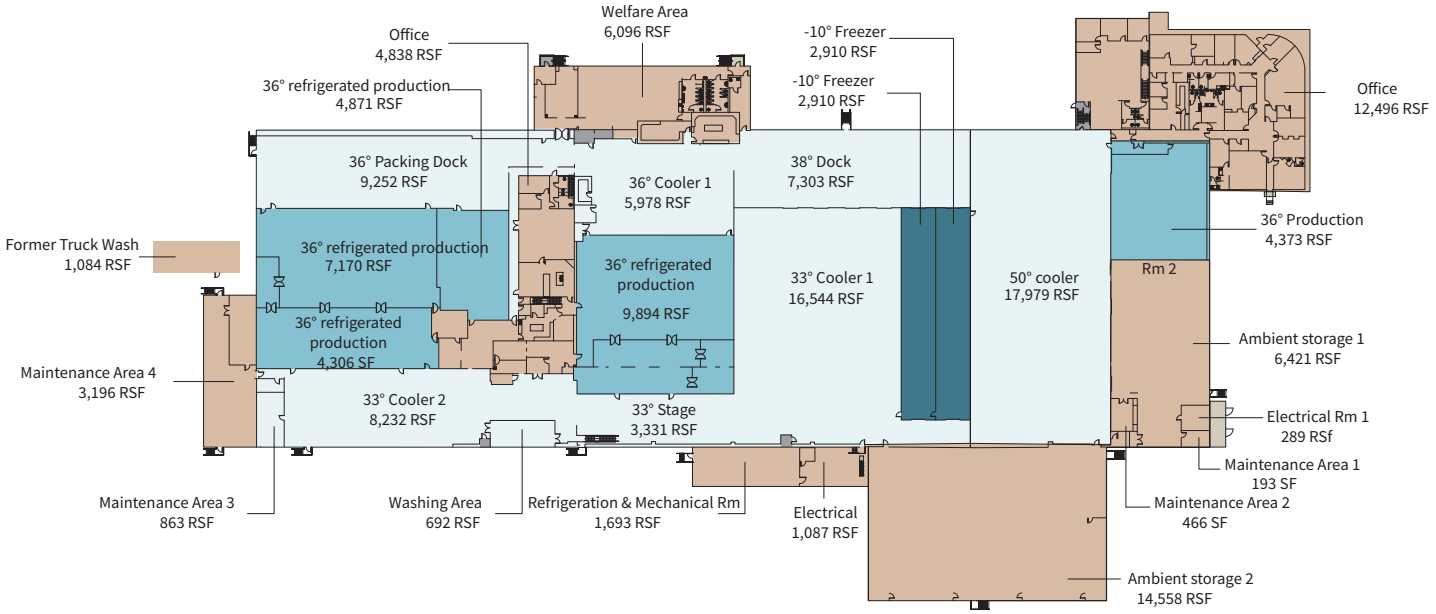
- This 168,871 SF, 90's vintage frozen and refrigerated production facility is almost entirely built to serve the food production / cold storage industry with over 60% temperature controlled space including specialized processing areas and refrigerated interior dock bays for the import and export of 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



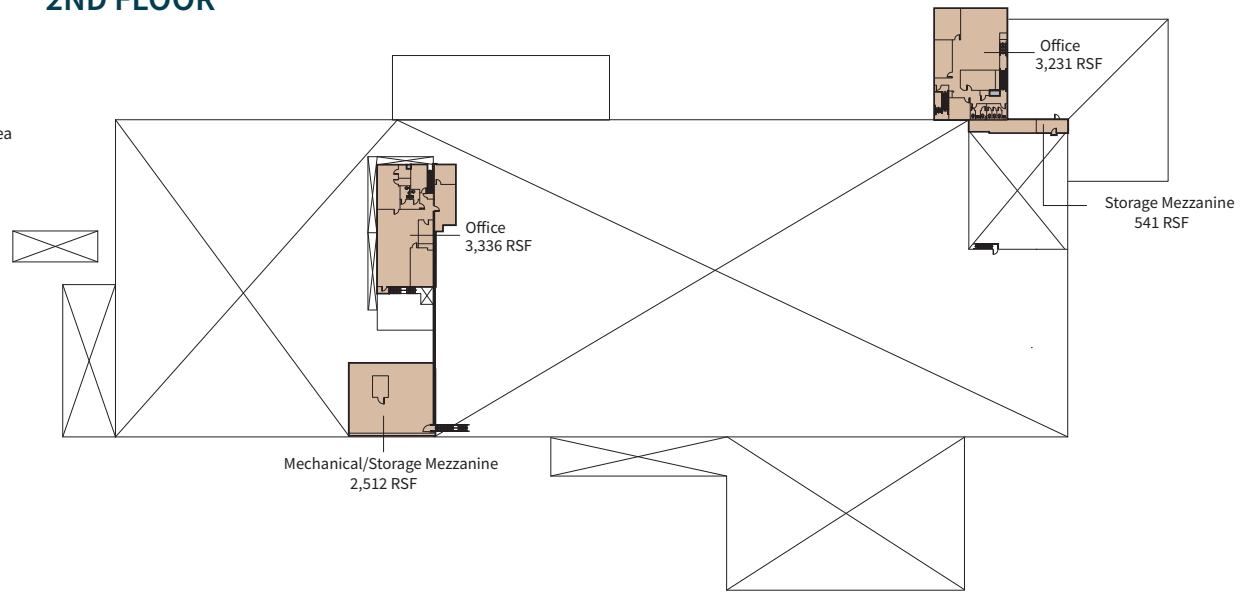
Floor plans

1ST FLOOR



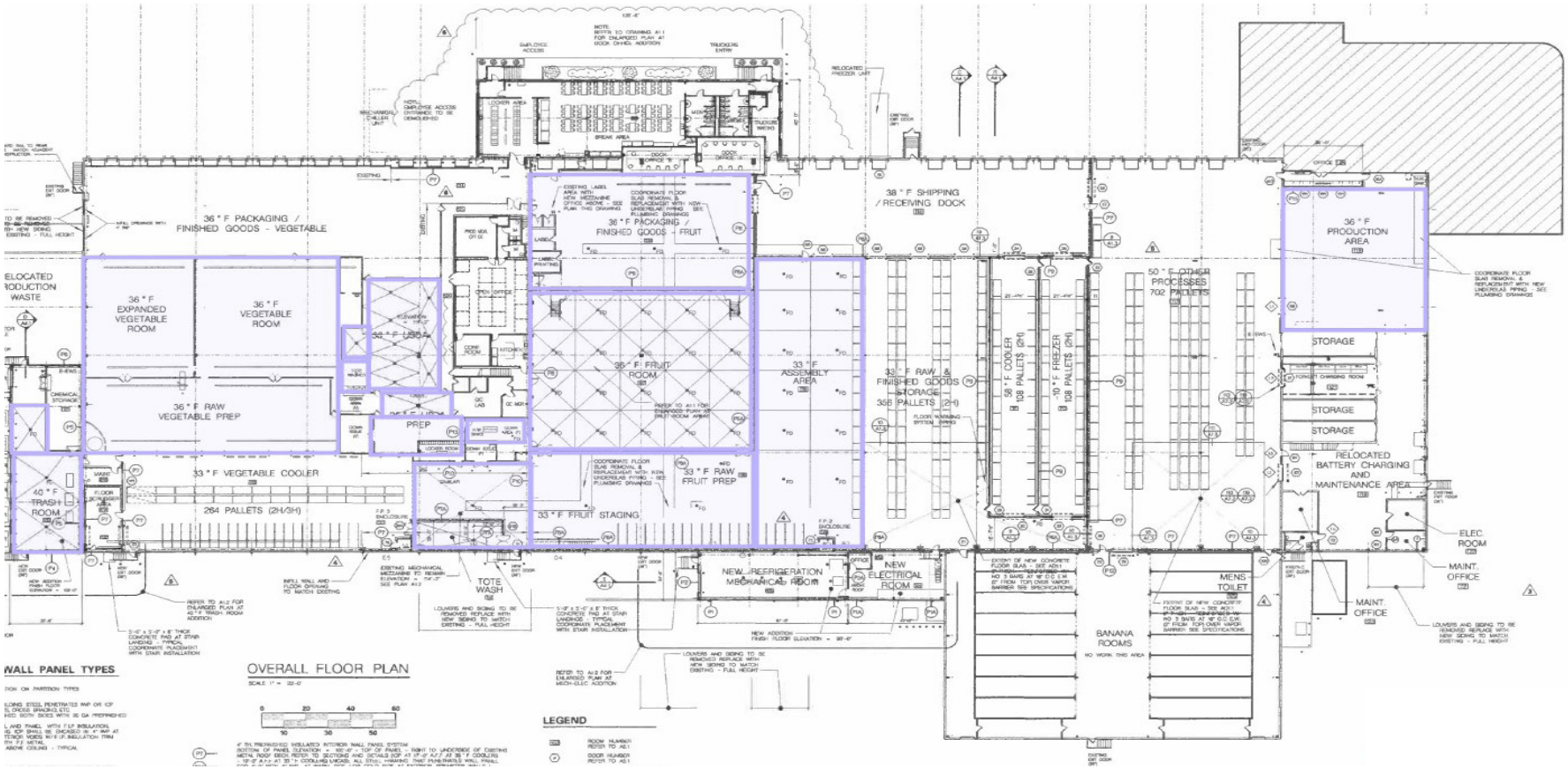
2ND FLOOR

FREEZER area | Refrigerated Production | Refrigerated area | Non refrigerated area



Floor drains

1ST FLOOR

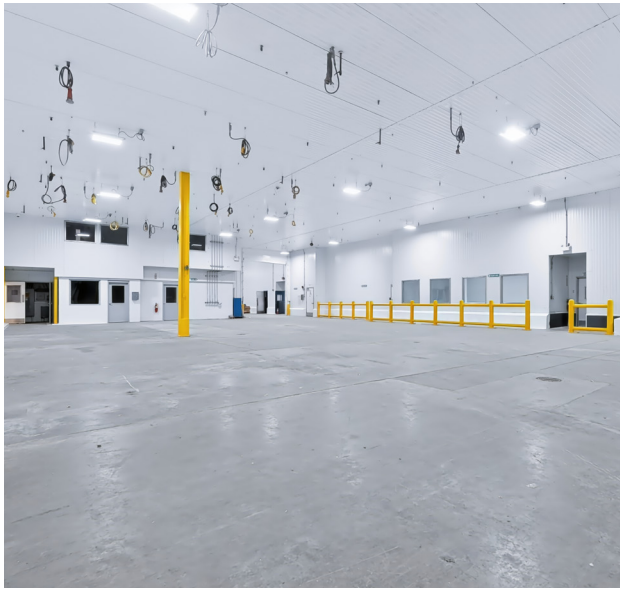


ROOMS WITH FLOOR DRAINS

Interior photographs

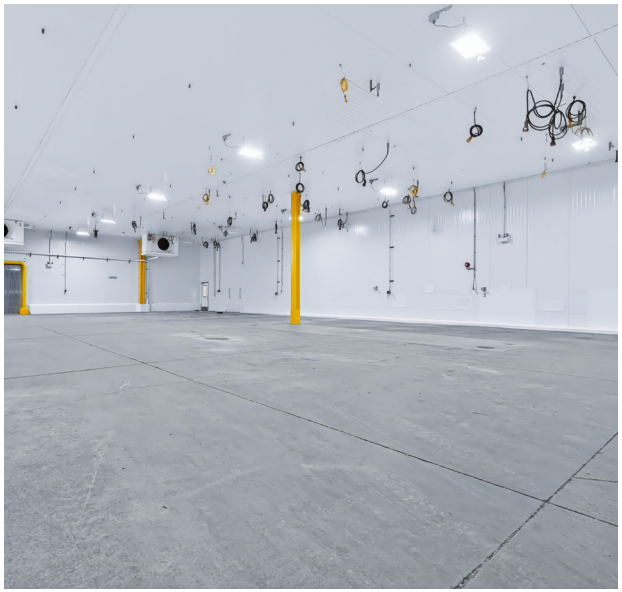






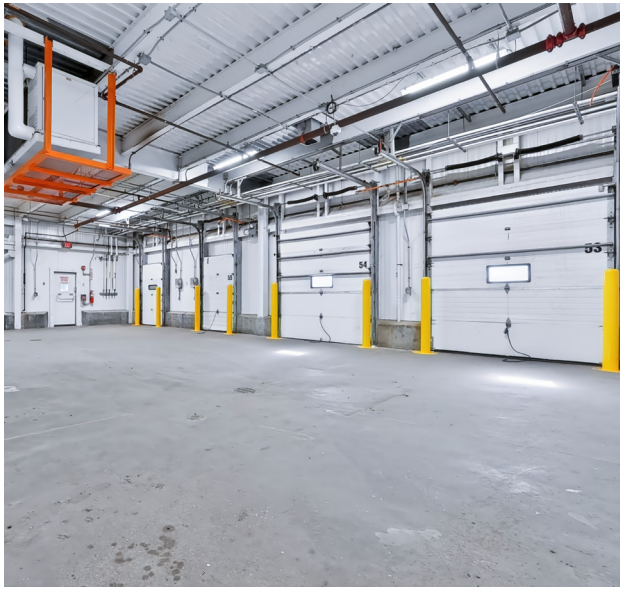


Interior photographs













JLL SEE A BRIGHTER WAY

Top tier logistics location

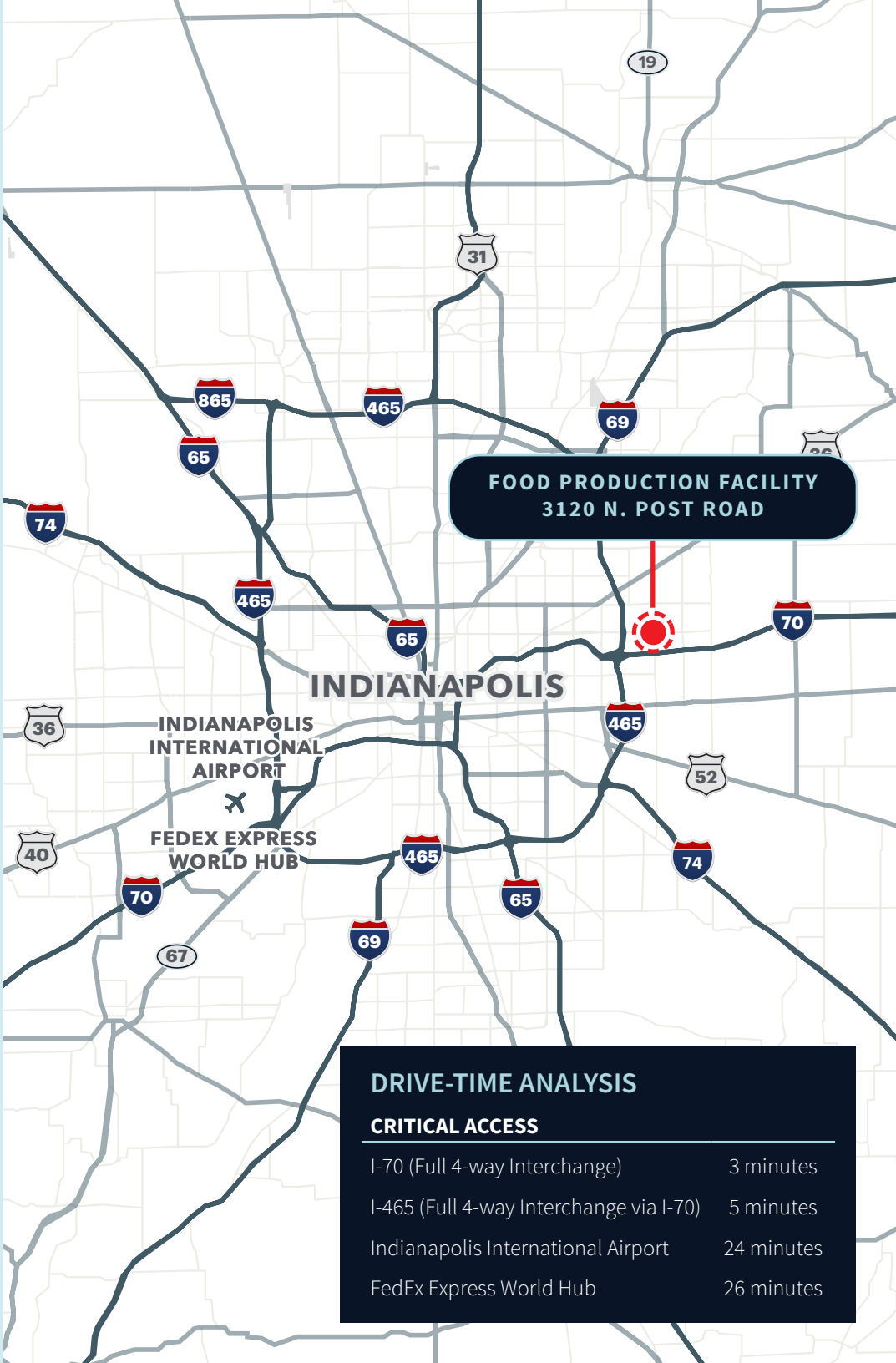
- Proximity to Indianapolis MSA and the Indianapolis International Airport coupled with accessibility to major interstates, namely I-70, I-69,I-74, and I-65.
- 22 miles from the Indianapolis International Airport, the nation's 8th largest air cargo facility by volume.
- The region is home to the world's 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)
465
70
70
465
I-69 INTERCHANGE
(12-MIN VIA I-465)
I-70 INTERCHANGE
(2-MIN VIA N. POST ROAD)
FOOD PRODUCTION FACILITY
3120 N. POST ROAD
LENNOX
GREENLEAF FOODS
CENTRAL SUPPLY
BRENNTAG MID-SOUTH
E-SOLUTIONS
N. POST ROAD
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



Ryan Sondles
JLL
ryan.sondles@jll.com
+1 317 503 3641

Scott Delphey
Food Properties Group
scott.delphey@foodpropertiesgroup.com
+1 626 590 0490

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates U.S.ed are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.