

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SUBLEASE

8278 Georgetown Rd, Indianapolis, IN 46268

\$6.00/SF NNN



215,000 SF | 32.85 ACRES | RAIL ACCESS | 22 DOCK DOORS | HEAVY POWER

CONTACTS

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OFFERING MEMORANDUM

8278 GEORGETOWN RD

Indianapolis, IN 46268

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential.

Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information.

Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.



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EXECUTIVE SUMMARY

8278 GEORGETOWN RD

Indianapolis, IN 46268

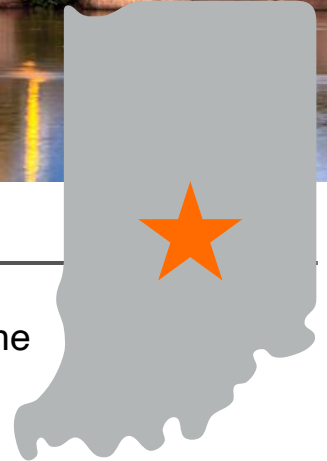
Former IndyStar printing plant available for sublease. Facility is equipped heavy industrial use and features heavy power, 20+ dock and overhead doors, rail access, and a 32.85-acre lot with room for building expansion. Sublease base term runs through December of 2036. Building occupancy available Q3 of 2024.



MARKET OVERVIEW

Indianapolis, Indiana

Indianapolis is the largest city in Indiana and its capital. It's located in the central part of the state and serves as a major economic, cultural, and transportation hub. Indianapolis boasts a diverse economy with strengths in industries such as manufacturing, healthcare, finance, and technology. The city has a rich cultural scene, with numerous museums, art galleries, theaters, and music venues. The Indianapolis Museum of Art, the Children's Museum of Indianapolis, and the Eiteljorg Museum of American Indians and Western Art are notable attractions. Sports play a significant role in Indianapolis culture. The city is famous for hosting major sporting events, including the Indianapolis 500, one of the world's most prestigious auto races, held annually at the Indianapolis Motor Speedway. The city also hosts the Brickyard 400 and the Big Ten Football Championship Game. The city also has a well-developed transportation infrastructure, including highways, public transit (operated by IndyGo), and the Indianapolis International Airport, which serves as a major air travel hub for the region.



DEMOGRAPHIC SUMMARY

INDIANAPOLIS, IN

POPULATION

City: Indianapolis

1,903,000

State: Indiana 6.833 Million

MEDIAN AGE

City: Indianapolis

34.3 years

State: Indiana 37.4 Years

AVERAGE HOUSEHOLD INCOME

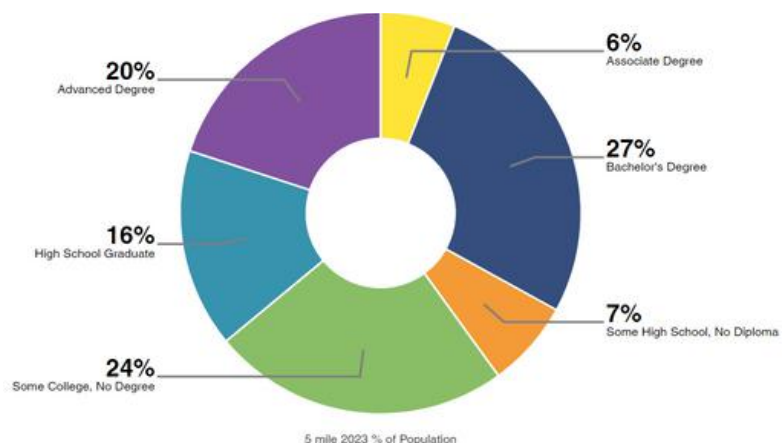
City: Indianapolis

\$82,697

State: Indiana \$88,805

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Indiana at large.



2023 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2023	15,675	138,877	613,304
Total Households	7,105	57,014	250,173
Avg Household Size	2.2	2.4	2.4
Avg Household Income	\$70,397	\$98,573	\$93,454

ECONOMIC INDICATORS

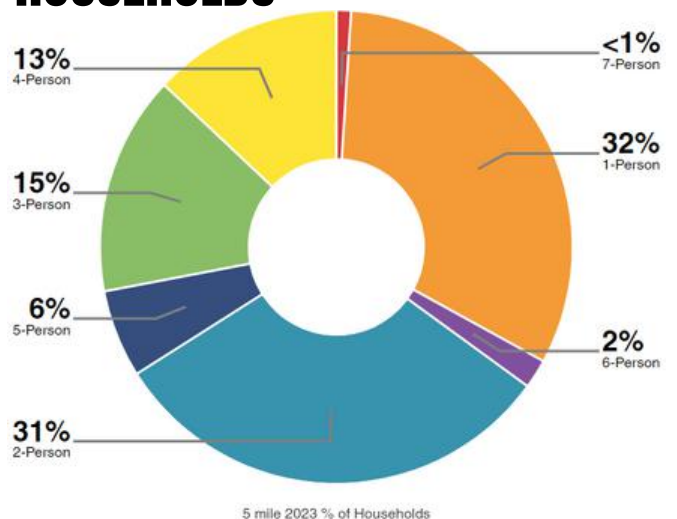
4%

Indianapolis
Unemployment Rate

3.7%

U.S.
Unemployment Rate

HOUSEHOLDS



City: Indianapolis

356,357

State: Indiana 2.654 M



Average
Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 65 (I-65): This north-south interstate runs through the western part of Indianapolis. It connects the city to major cities like Chicago to the northwest and Louisville, Kentucky, to the south.

Interstate 70 (I-70): Running east-west, I-70 traverses through the southern part of downtown Indianapolis. It provides connections to cities such as St. Louis, Missouri, to the west, and Columbus, Ohio, to the east.

Interstate 74 (I-74): This interstate provides access to Indianapolis from the northwest. It connects the city to cities like Peoria, Illinois, and Cincinnati, Ohio.

Interstate 465 (I-465): Known as the "Indianapolis Beltway," I-465 forms a loop around the city, connecting the various suburbs and providing access to different parts of Indianapolis. It intersects with all major highways entering the city.

Interstate 865 (I-865): This short interstate serves as a connector between I-465 and I-65 on the northwest side of Indianapolis, providing an alternative route for travelers heading north or south.



AIRPORT PROXIMITY

Indianapolis International Airport (IND): Located just southwest of downtown Indianapolis, Indianapolis International Airport is the primary airport serving the city and the surrounding region. It offers domestic and international flights, serving as a hub for several major airlines. The airport has modern facilities, amenities, and services for travelers.

Eagle Creek Airpark (EYE): Eagle Creek Airpark is a public airport located on the northwest side of Indianapolis, approximately 5 miles northwest of downtown. It primarily serves general aviation, private, and charter flights.

Indianapolis Executive Airport (TYQ): Indianapolis Executive Airport is a public airport situated in the northern suburb of Zionsville, approximately 13 miles northwest of downtown Indianapolis. It serves general aviation, corporate, and charter flights.

Anderson Municipal Airport (AID): Located in Anderson, Indiana, approximately 40 miles northeast of Indianapolis, Anderson Municipal Airport is a public airport serving general aviation and private aircraft.

SITE OVERVIEW

SITE

Property Type:	Industrial
Zoning:	I-2
Year Built:	1995
Total SF:	215,000
Total Acreage:	32.85
Parking:	165 Surface Spaces
Construction:	Reinforced Concrete
Power:	TBD
Clear Height:	65' in pressroom 20'-30' in mailroom & print storage
Dock Doors:	22
Overhead Grade-Level Doors:	3
Rail Access:	Spur Connects to CSX Line





PARCEL OVERVIEW

BUILDING SPECIFICATIONS

Building: 215,000 SF

Acreage: 32.85 acres

Year Built: 1995

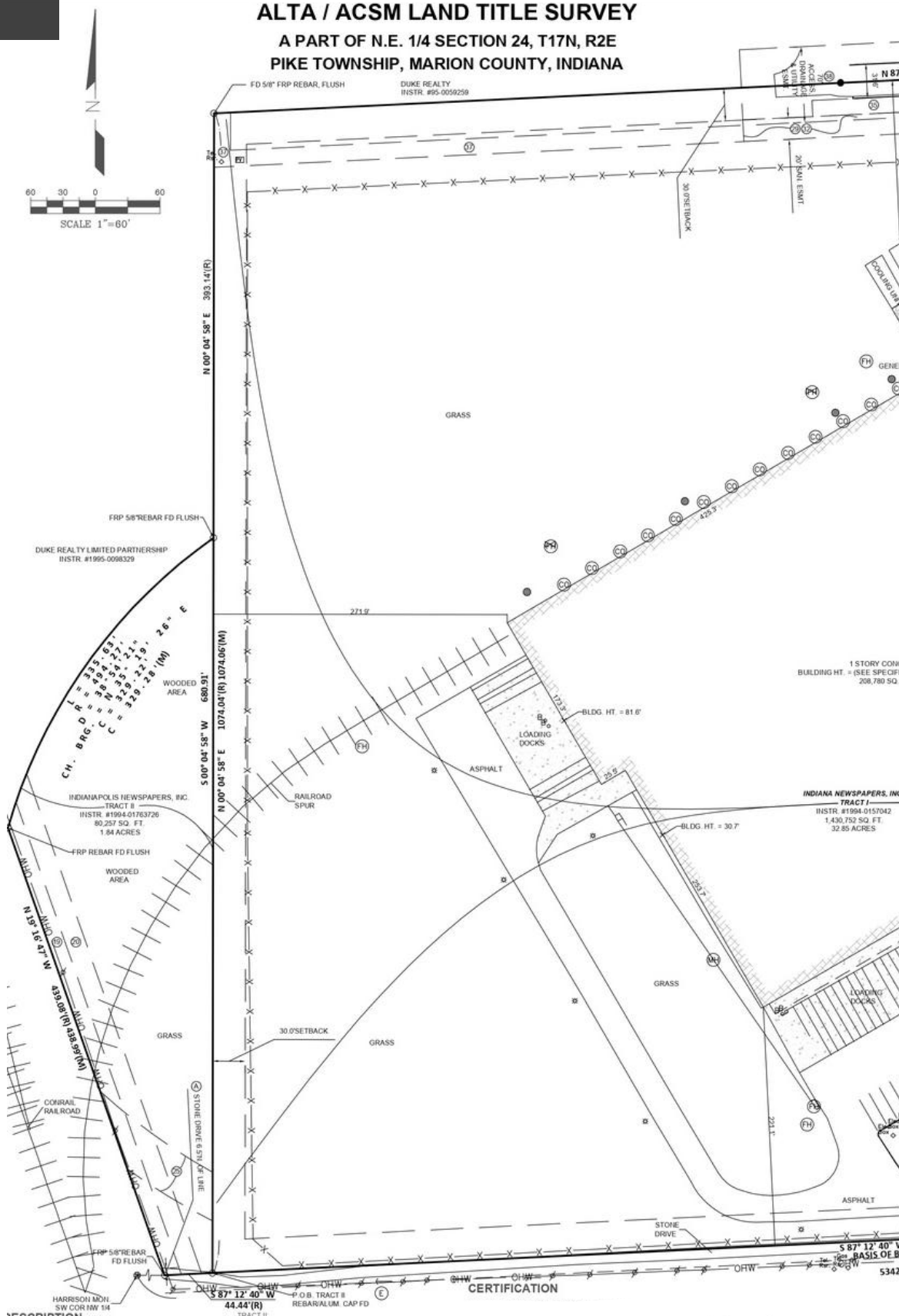
ZONE I-2: LIGHT, ASSEMBLY, PACKAGING

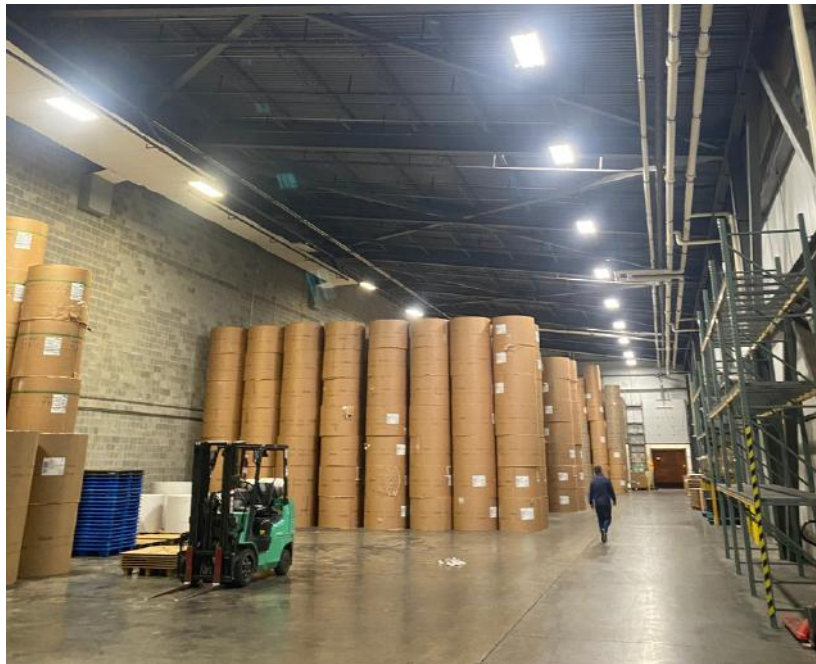
The I-2 district is designed to encourage the development of a coordinated and related light industrial complex. Permitted uses include any use permitted in Zone I-1, bottling, communications, construction companies, food products, manufacturing, printing, and upholstery. Further information available upon request.

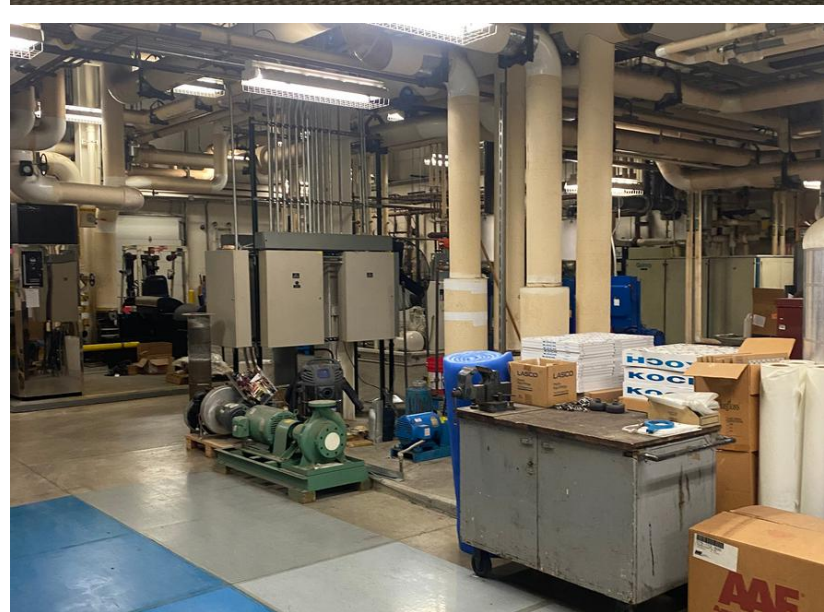
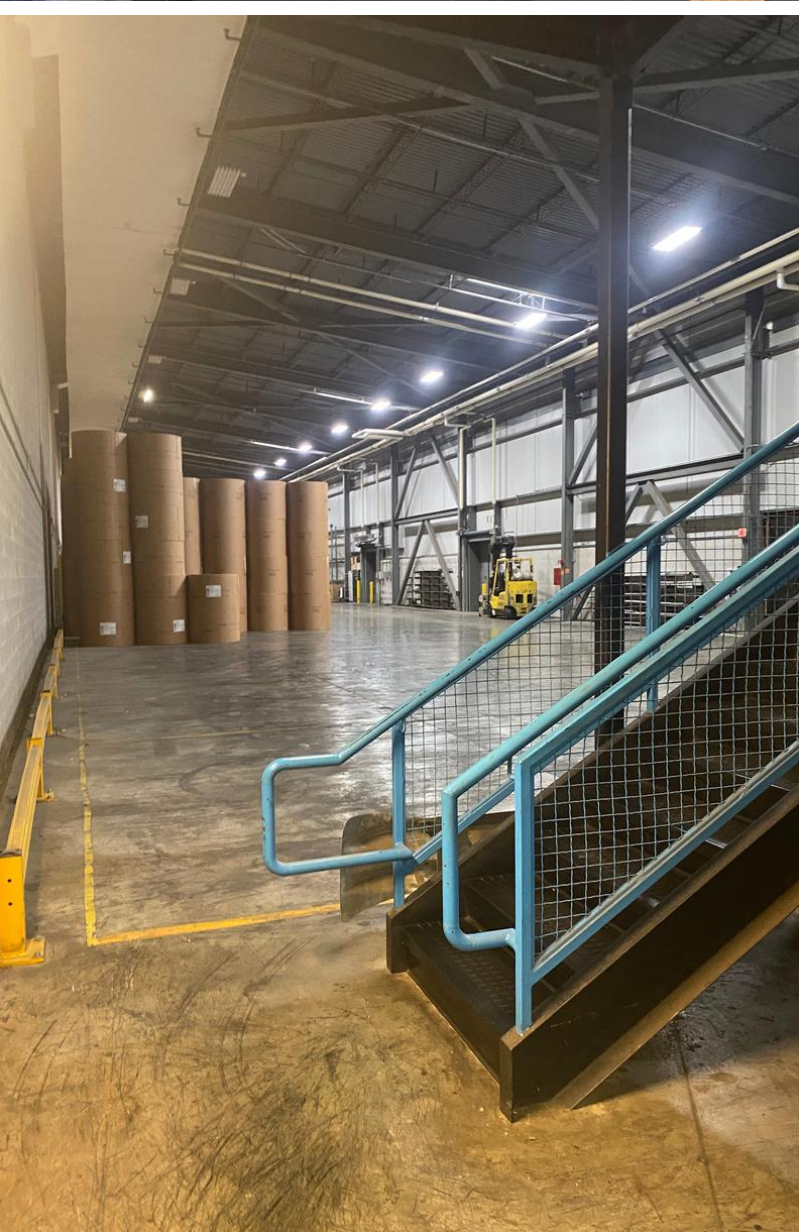
SITE MAP

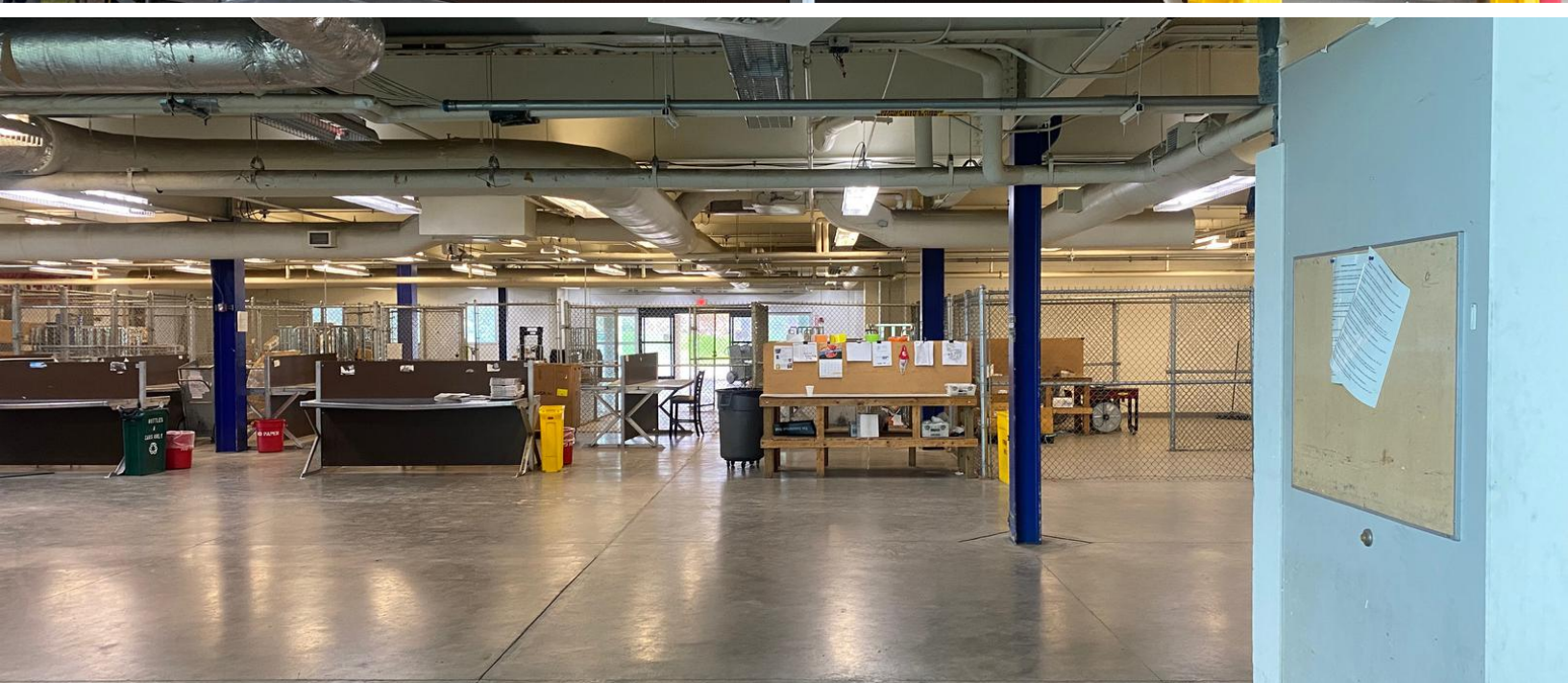
ALTA / ACSM LAND TITLE SURVEY

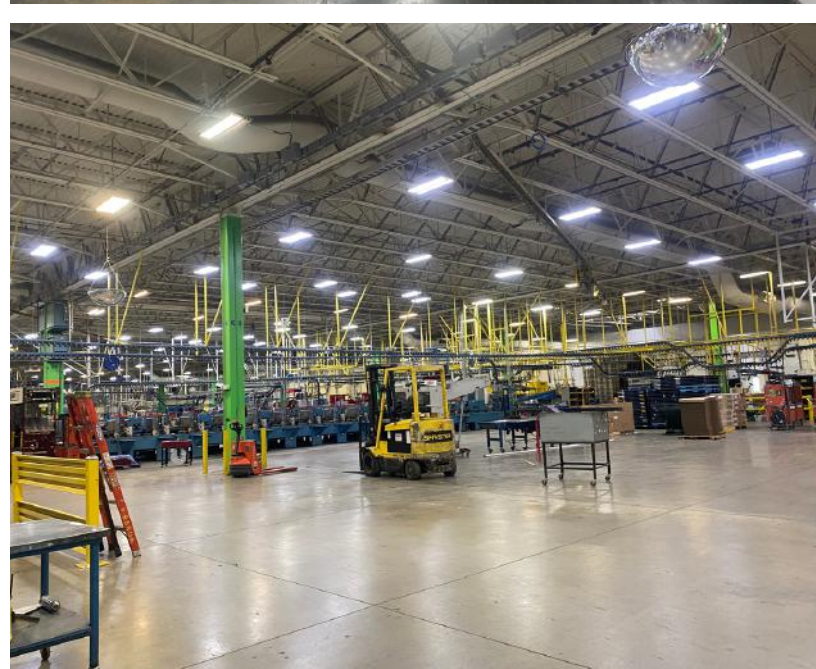
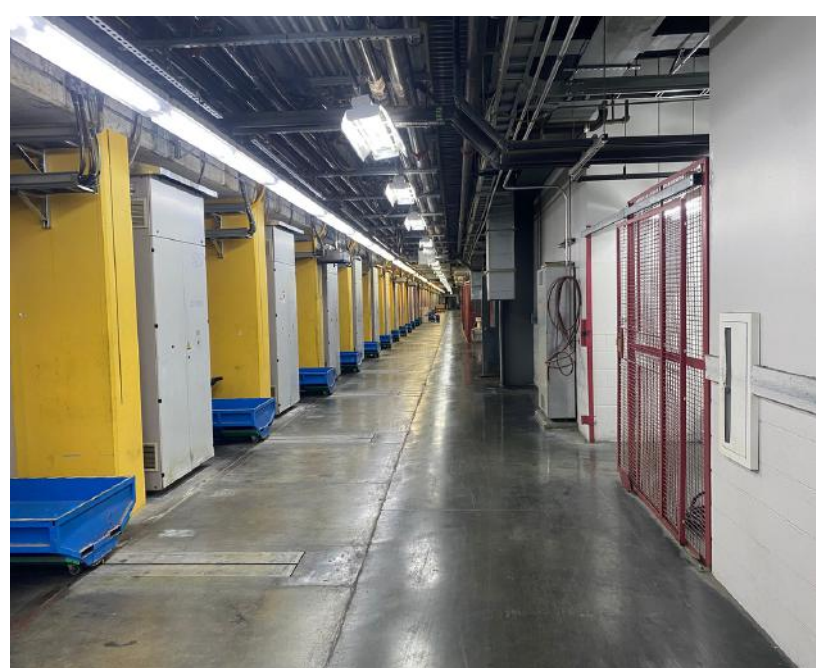
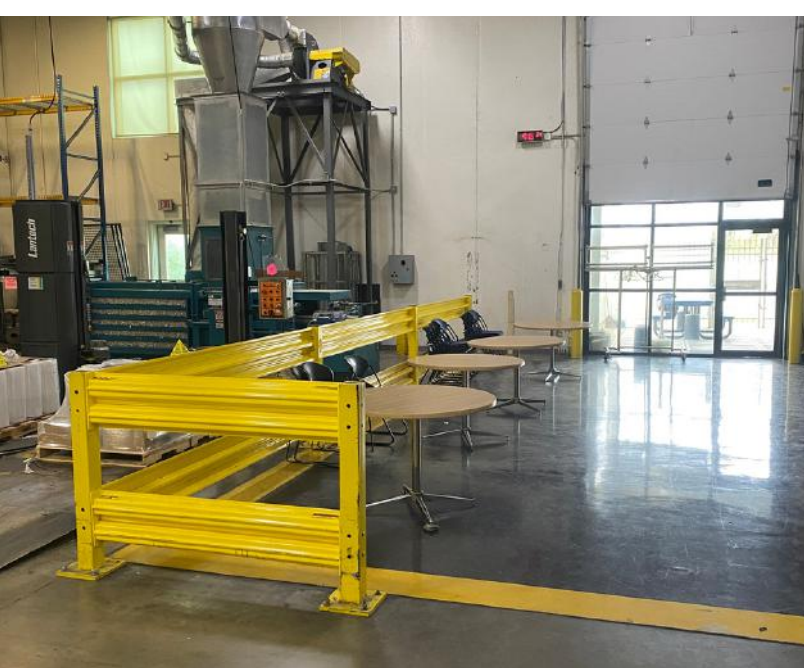
A PART OF N.E. 1/4 SECTION 24, T17N, R2E
PIKE TOWNSHIP, MARION COUNTY, INDIANA





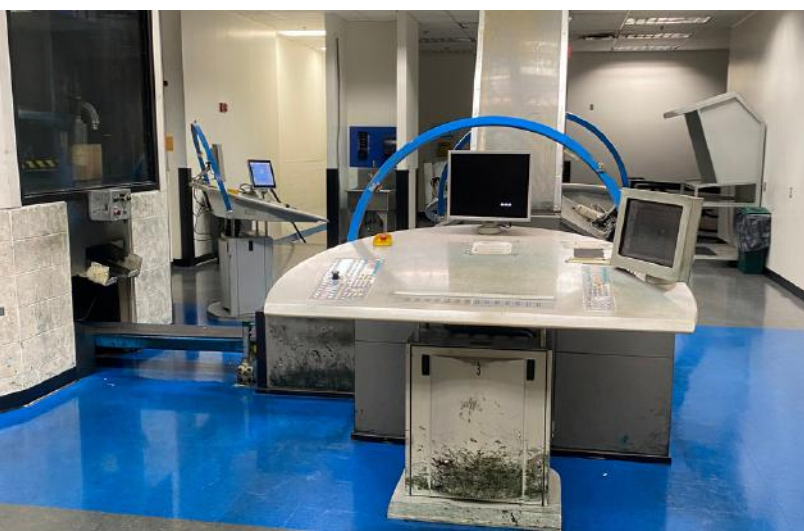


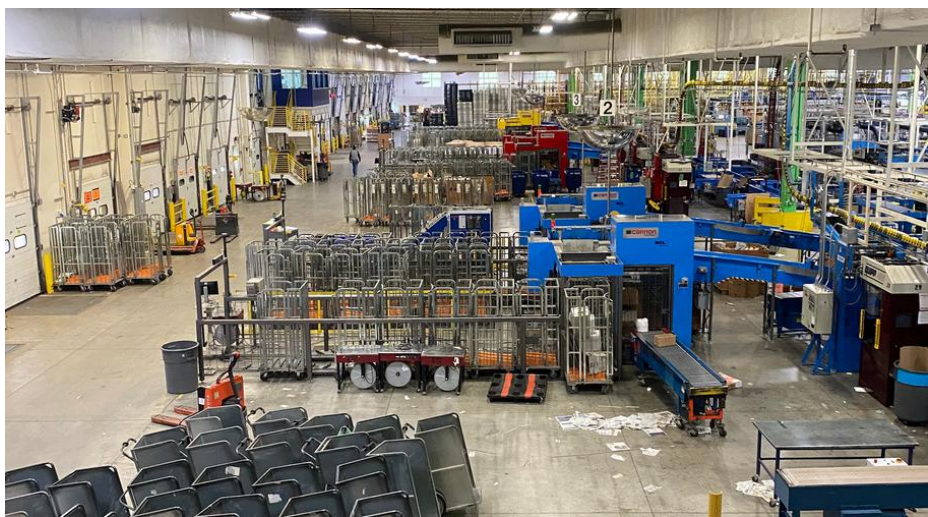














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