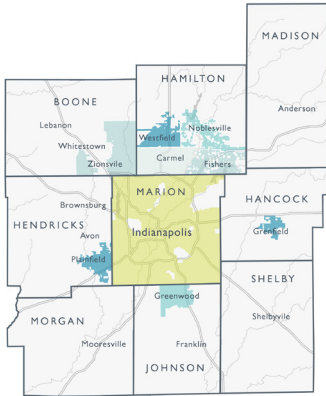


CENTRAL INDIANA

Q1 2022 - INDUSTRIAL



Central Indiana is comprised of a 9-county region. Indianapolis is the state capital and the largest city in Indiana. Over the past decade, Central Indiana has experienced solid growth and is now home to approximately 2 million residents.

The interconnected interstates, highways and railroads around the Indianapolis metro earned it the motto "The Crossroads of America." The Indianapolis International Airport is the second largest FedEx air hub in the world and handles over 5.3 million pounds of cargo annually.

INDUSTRIAL TRENDS

- The Industrial sector stays white hot through the first quarter of 2022, over 10.5 million square feet currently in the pipeline to be delivered in the year.
- Mount Comfort and Noblesville continue to attract the newest developments in Central Indiana, with approximately 4 million square feet under construction in Mount Comfort and .5 million in Noblesville.
- Net absorption was over 4 million square feet for the 4th quarter in a row but has been on the decline since Q2 2021 when it was 5.5 million.

LARGEST SALE TRANSACTIONS

Address	City	Sale Price	Square Feet	Date
187 Bartram Parkway	Franklin	\$31,100,000	300,015	February 2022
12001 Exit 5 Parkway	Fishers	\$9,625,000	133,504	January 18, 2022
6438 Saguaro Court	Indianapolis	\$8,425,985	114,608	March 7, 2022

LARGEST LEASE TRANSACTIONS

Address	City	Square Feet	Date	Tenant
2450 W Fuson Rd	Muncie	200,000	February 2022	Living Greens Farm
8119 Zionsville Rd	Indianapolis	51,200	January 2022	Apco Inc
6321 E 30th St	Indianapolis	27,174	January 2022	CY Wholesale

Population
2,054,380



Households
796,233



Median HH
Income
\$62,947



Education

High School 28%
Some College 27%
Bach/ Grad+ 36%



Total Businesses
64,895

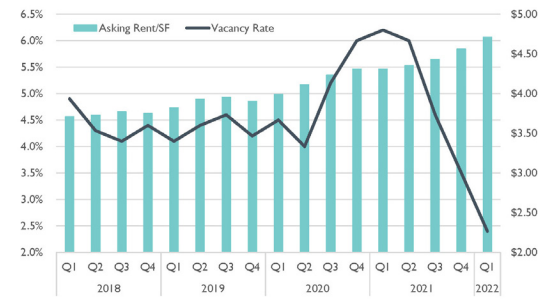


Total Employees
1,038,259



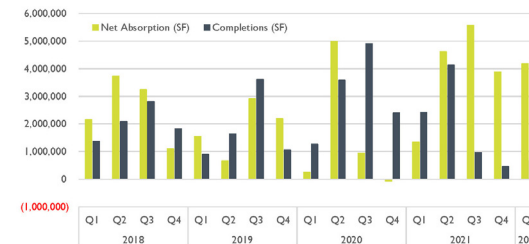
Source: Esri 2021

CENTRAL INDIANA
INDUSTRIAL ASKING RENT & VACANCY



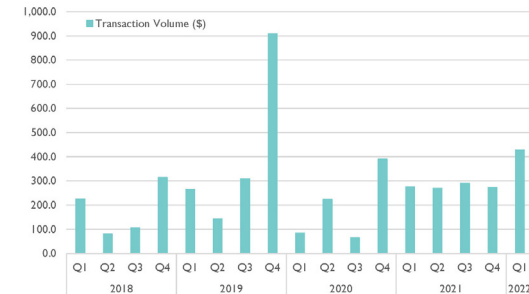
Source: CoStar

CENTRAL INDIANA
INDUSTRIAL ABSORPTION TRENDS



Source: CoStar

CENTRAL INDIANA
INDUSTRIAL SALES VOLUME (\$)



Source: Real Capital Analytics

Market Rents
\$4.71



Vacancy
2.4%



Net Absorption
4,178,749



Under
Construction
10,558,373



Deliveries
677,530



Class A
Vacancy
2.8%



Leasing
Activity
-49

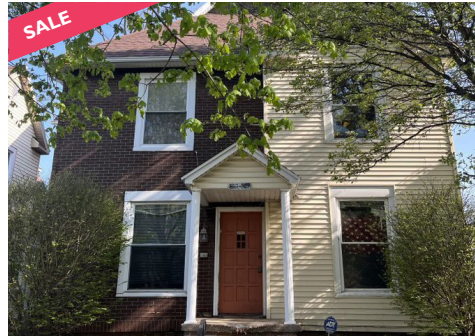


CENTRAL INDIANA



INDUSTRIAL FOR SALE
33321 W. LOGANSPOUT RD. | PERU, IN 46970

- Great maintenance building with a variety of uses siting on 38 acres zoned for outside storage located at major transportation intersection, Highways 31 (N/S) and 24 (E/W).
- Building 1: 11,340 square feet
- Clear Height: 16'
- Drive-in doors: 8 (12'x14')
- Construction: Steel Frame
- Type: Grade Level / Drive Through
- Building 2: 1,500 square feet
- Office Space
- Land: 38+ total acres, 10(+/-) currently compacted gravel/concrete
- No known environmental concerns
- Sale Price: \$475,000



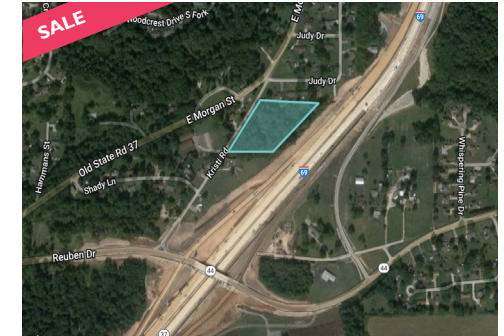
MUNCIE MULTIFAMILY PORTFOLIO
ADDRESS NOT DISCLOSED | MUNCIE, IN

- This portfolio includes a total of 20 units, 14 one bedrooms and 6 two bedrooms, all centrally located in Muncie Indiana. The portfolio is constructed of 5 parcels and 7 buildings and a total of 10,000 s.f.
- Portfolio made up of five properties all within 1.1 miles of each other all centrally located in Muncie Indiana.
- Vacant units are rent ready and allow buyer to pick prospective tenants.
- Majority of properties are separately metered and almost all utilities are covered by the tenants.
- Properties have received a variety of capital expense updates in recent years including 4 new furnaces, a new roof, and new flooring in 5 units.
- Sale price: \$850,000



SOUTH 69 RE-DEVELOPMENT
9502 STATE ROAD 144 | MARTINSVILLE, IN 46151

- Located within Indianapolis' Central Business District, this property offers a unique opportunity within an Opportunity Zone. The property consists of 4 conjoined buildings that include offices, warehouse space and a 2nd floor apartment and dedicated on-site parking for +/- 19 vehicles
- Sale includes generator / UPS / automobile lift / air compressor / central VAC system / all apartment furniture & appliances
- ± 1.3 acre commercial (C-4) prime commercial ground with 4,500 SF building. Excellent opportunity in desirable location!
- Immediate access to I-69 & State Road 144
- \$110,888 median household income in 3-mile radius
- Great visibility - 43,000 VPD and growing!
- Excellent re-development opportunity
- Ideal location for a wide range of commercial uses
- 3-way liquor license available
- Sale price: \$1,300,000



LAND FOR SALE
N. KRISTI RD. | MARTINSVILLE, IN 46151

- Excellent Martinsville development land for sale in area experiencing rapid growth. ± 5.47 acres primed for development.
- ± 5.47 acres prime development land
- Utilities near site
- Quick interstate access in fast-growing area
- Ideally suited for industrial development
- Convenient access to I-69
- Sale price: \$699,000

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