


Scout Cold Logistics – Indianapolis

1401 S Keystone Avenue, Indianapolis, IN 46203



 **JLL** SEE A BRIGHTER WAY

 **Scout**



Refrigerated Warehouse

Lease Opportunity



About the Owners

Scout Cold Logistics is a real estate investment and development firm dedicated to temperature-controlled infrastructure. The company invests in grocery distribution, food production, and non-food perishable facilities throughout the United States.

Scout has successfully developed millions of square feet of tri-temperature warehousing across the country, representing billions of dollars in investments.

Our team possesses extensive expertise in development and maintains strong relationships with architects, engineers, and other industry experts. We are committed to delivering projects on time and within budget. Total investments exceed \$1.6 billion and 10 million square feet of industrial and temperature-controlled warehouses, globally.

Available (Divisible) Space Information

BUILDING AREA

Cooler/Cold Dock: 134,364 SF
Office: 5,000 SF
Total: ±139,364 SF

BUILDING DIMENSIONS

430' X 340'

SITE AREA

±4.28 acres

CLEAR HEIGHT

29' clear

DOCK DOORS

25

YEAR BUILT

1962

BUILDING CONFIGURATION CONSTRUCTION TYPE

Front-load

Steel frame/IMP

ROOF

EPDM with & w/o ballast roofing

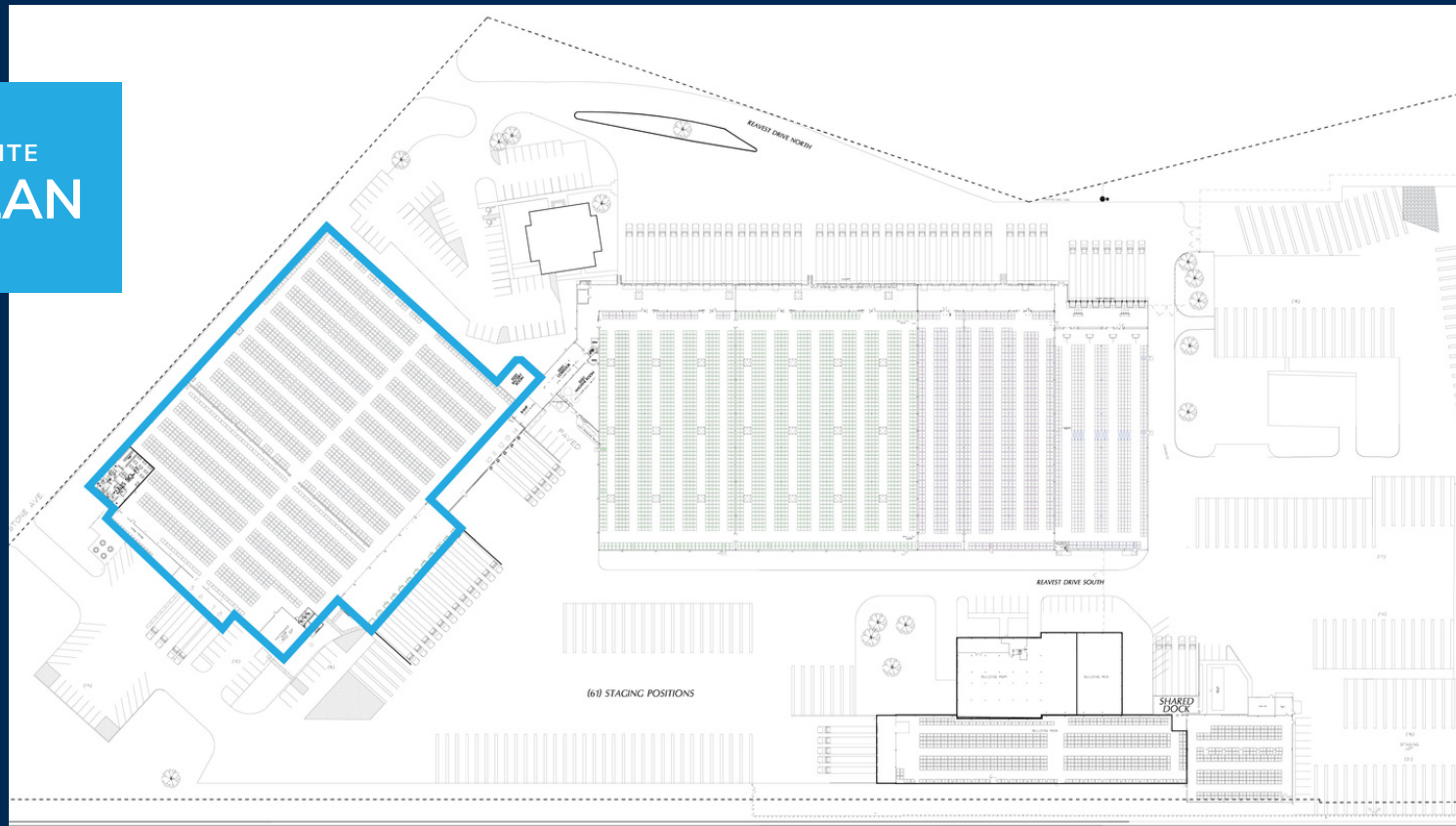
COLD SYSTEMS

Ammonia cold system

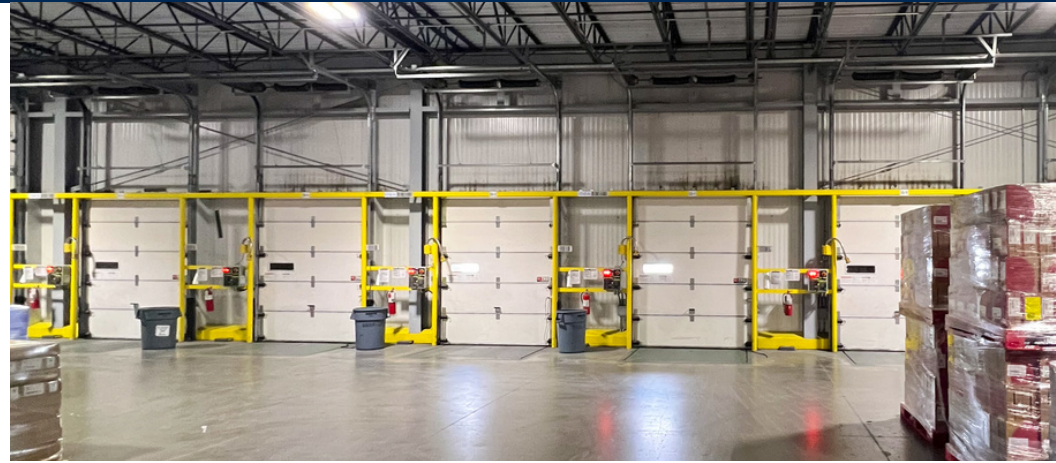
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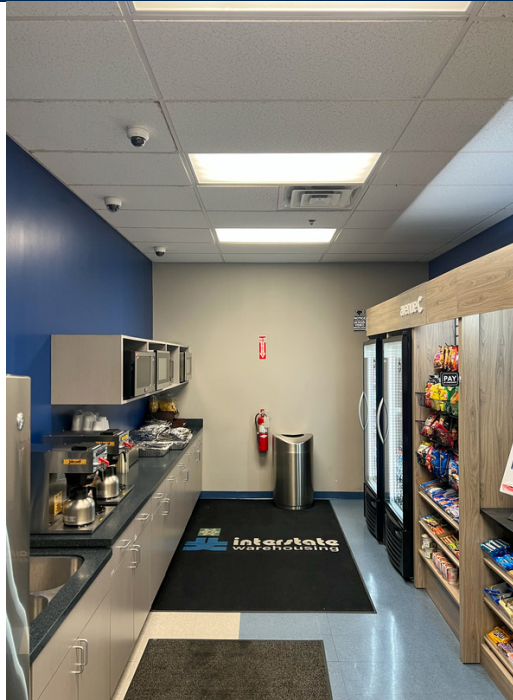
SITE PLAN



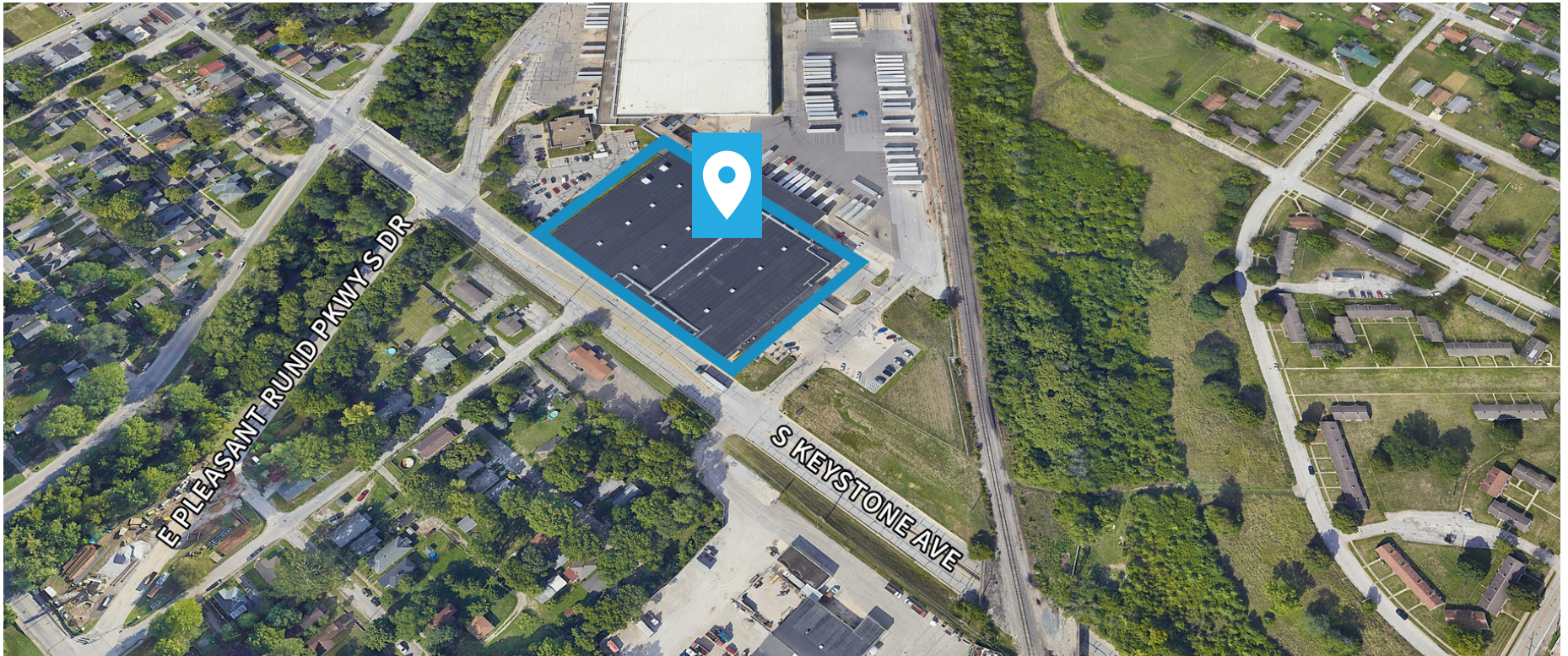
Scout Cold Logistics Center S Keystone, Indianapolis



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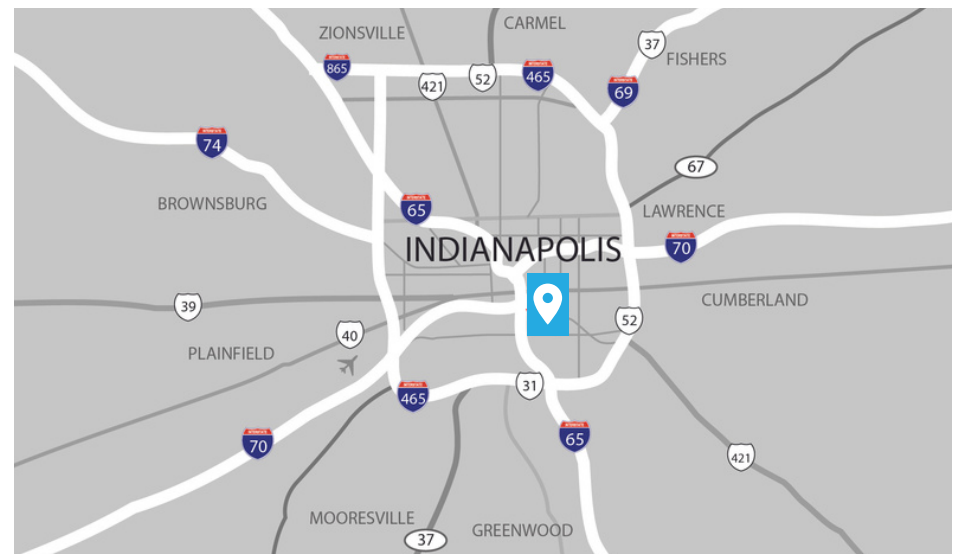


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Location Advantages

- Easy access to I-65 & I-70
- Near several major interstates
- Manufacturing zoning
- 15.5 miles to Indianapolis International Airport





Leasing Contacts

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