



2nd Annual Summit on Transportation, Distribution and Logistics



Purdue University and the
Ports of Indiana
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Helping

logistics companies compete in the 21st century by providing essential real estate solutions across the United States.

Transportation, Distribution, & Logistics



Largest U.S. Distribution Markets

	<u>Square Feet</u> <u>in Millions</u>
1. Northern New Jersey	561
2. Chicago	518
3. Los Angeles	487
4. Atlanta	428
5. Dallas	384
6. Houston	323
7. Philadelphia	321
8. Minneapolis	233
9. Boston	227
10. Detroit	209
17. Indianapolis	159

Source: Torto Wheaton, June 2004

Largest Midwestern Distribution Markets

	Square Feet <u>in Millions</u>
1.Chicago	517
2.Cincinnati	174
3.Columbus	172
4.St. Louis	159
5 . Indianapolis	159

Source: Torto Wheaton, June 2004

Largest Industrial Owners in the U.S.

	<u>Square Feet in Millions</u>
1. ProLogis	181
2. RREEF	129
3. AMB Property Corp.	85
4. Duke Realty Corp.	81
5. First Industrial	65

Source: National Real Estate Investor, June 2004



Duke Realty Corporation Industrial Square Footage

		In-Service
	<u>Square Feet</u> <u>in Thousands</u>	<u>Occupancy at</u> <u>June 30, 2004</u>
1. Indianapolis	22,567	95.7%
2. Atlanta	12,106	88.3
3. Cincinnati	9,619	90.6
4. Dallas	7,780	91.4
5. Minneapolis	5,680	90.1
6. Chicago	5,445	83.0
7. Nashville	4,620	86.5
8. St. Louis	4,253	88.8
9. Columbus	4,031	91.0
10. Cleveland	3,683	89.5
11. Central Florida	3,020	90.3
12. Raleigh	<u>2,177</u>	<u>82.7</u>
TOTAL	84,981	90.5%

Indianapolis Advantages

- Location, Location, Location
- Low Cost of Land –
Lower Rental Rates
- Air Freight Capabilities – FedEx Hub

Indianapolis Disadvantages

- Tax Issues (perceived or real)
- Lack of Intermodal Facilities
- Lower Incentives
- Time Zone Confusion

Indianapolis Future Challenges/Opportunities

- Marketing Location Advantage
- Being Competitive on Tax/Governmental Incentives
- Coordinate State and Municipal Incentive Process
- Keep Bureaucracy at a Minimum – Speed to Market
- Road System Improvements and Capabilities
- Airport Expansion and Capabilities

