



BUILDING 1

HIGHLIGHTS





SITE AREA ±45.06 ACRES



AVAILABLE SF ±201,432 (DIVISIBLE TO 37,563)



LOADING 20 (9'X'10') EXPANDABLE 40,000LB MECHANICALLY OPERATED LEVELERS



DRIVE INS 5 (12'X14') MOTOR OPERATED



CLEAR HEIGHT ±32'



COLUMN SPACING 57.4' X 54'(STANDARD) 59.11' X 54'(STAGING)



CAR PARKING 243 (EXPANDABLE)



TRAILER PARKING 75 (EXPANDABLE)



TRUCK COURT 130'D WITH 60' CONCRETE AND 70' HD ASPHALT



DIMENSIONS +231'-11" X 1,026'-3"



SPRINKLER **ESFR**

FLOOR 4,000 PSI 7" UNREINFORCED



ROOF TPO WITH R-VALVE OF 20



自

POWER 2,400 AMPS EXPANDABLE



LIGHTING LED W/ MOTION SENSORS W/30 FC AVERAGE



ZONING PUD



WATER INDIANA AMERICAN WATER



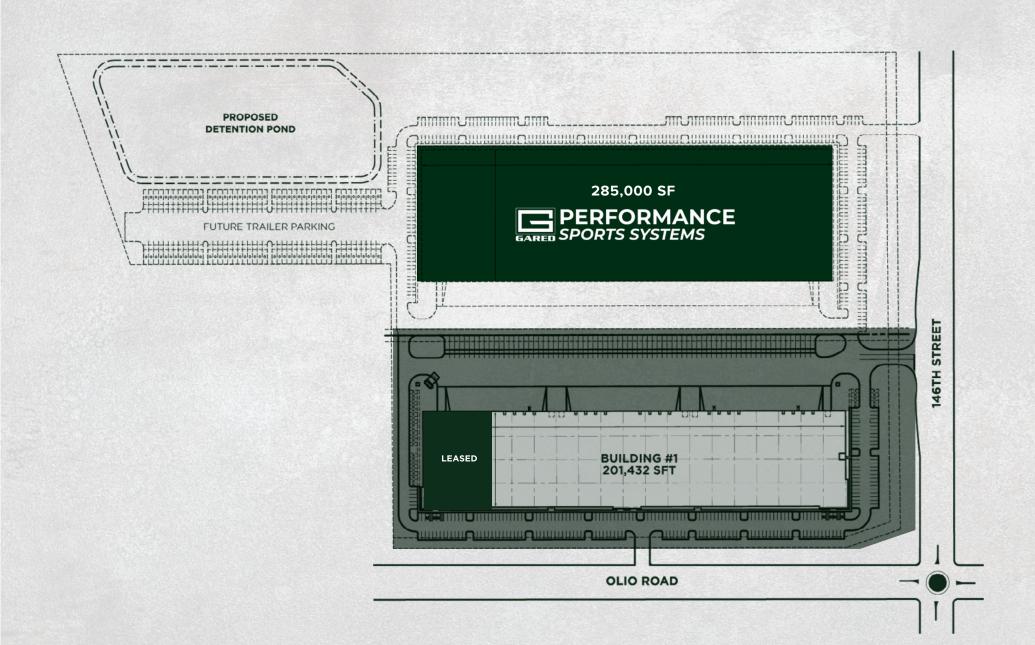
ELECTRIC DUKE ENERGY



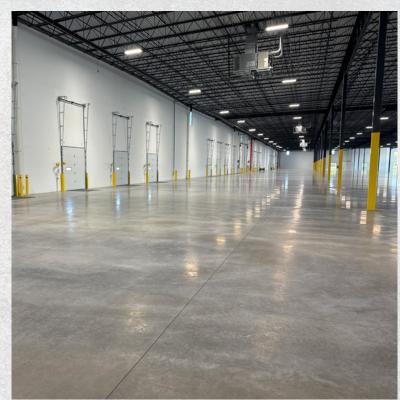
GAS CENTERPOINT



MASTER SITE PLAN











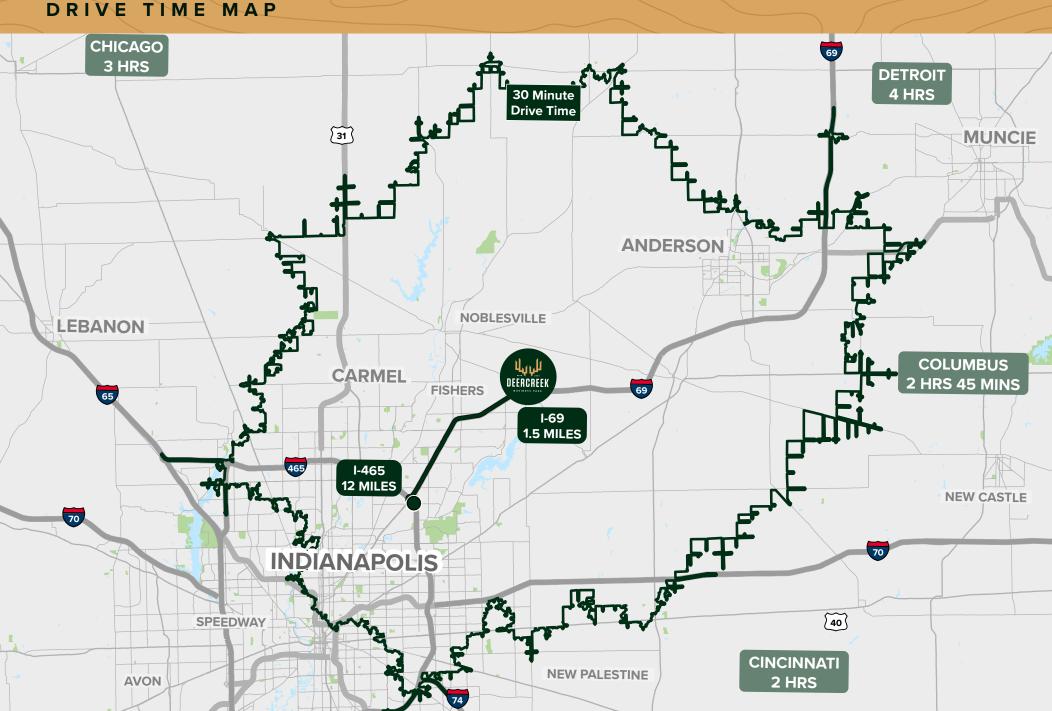
EVERYTHING AT YOUR FINGERTIPS

AMENITIES MAP

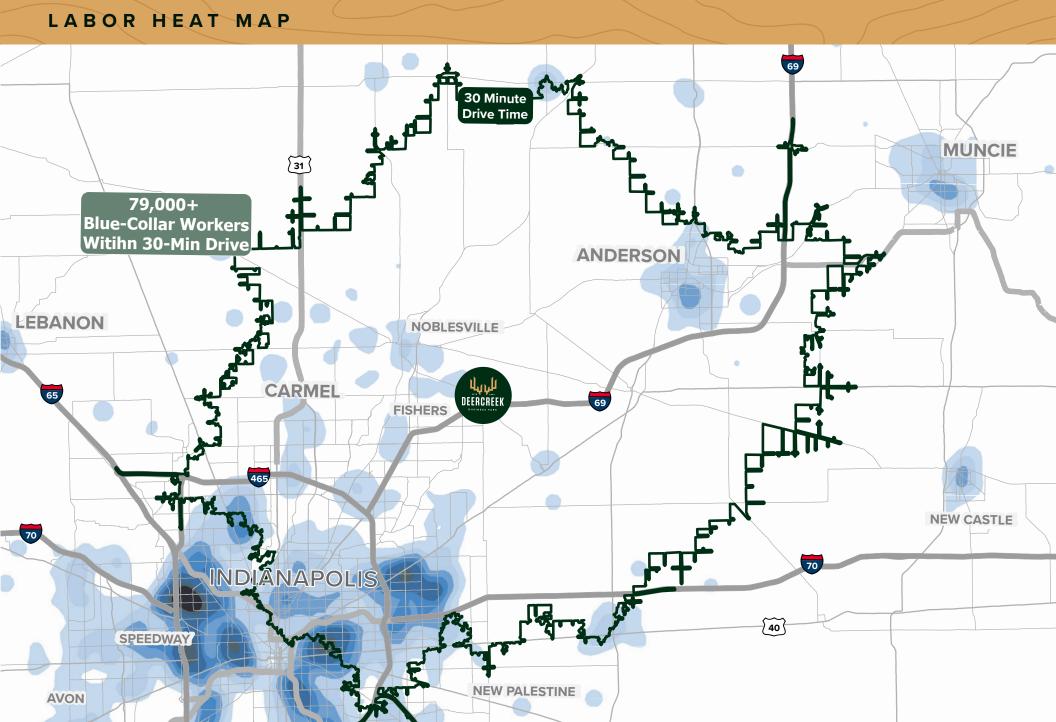


SUPERIOR ACCESSIBILITY

DRIVE TIME MAP



EXCELLENT LABOR ACCESS





without notice, and to any special listing conditions imposed by the property owner(s), any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.