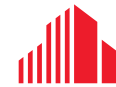


1100 Whitaker Road  
Plainfield, Indiana 46168

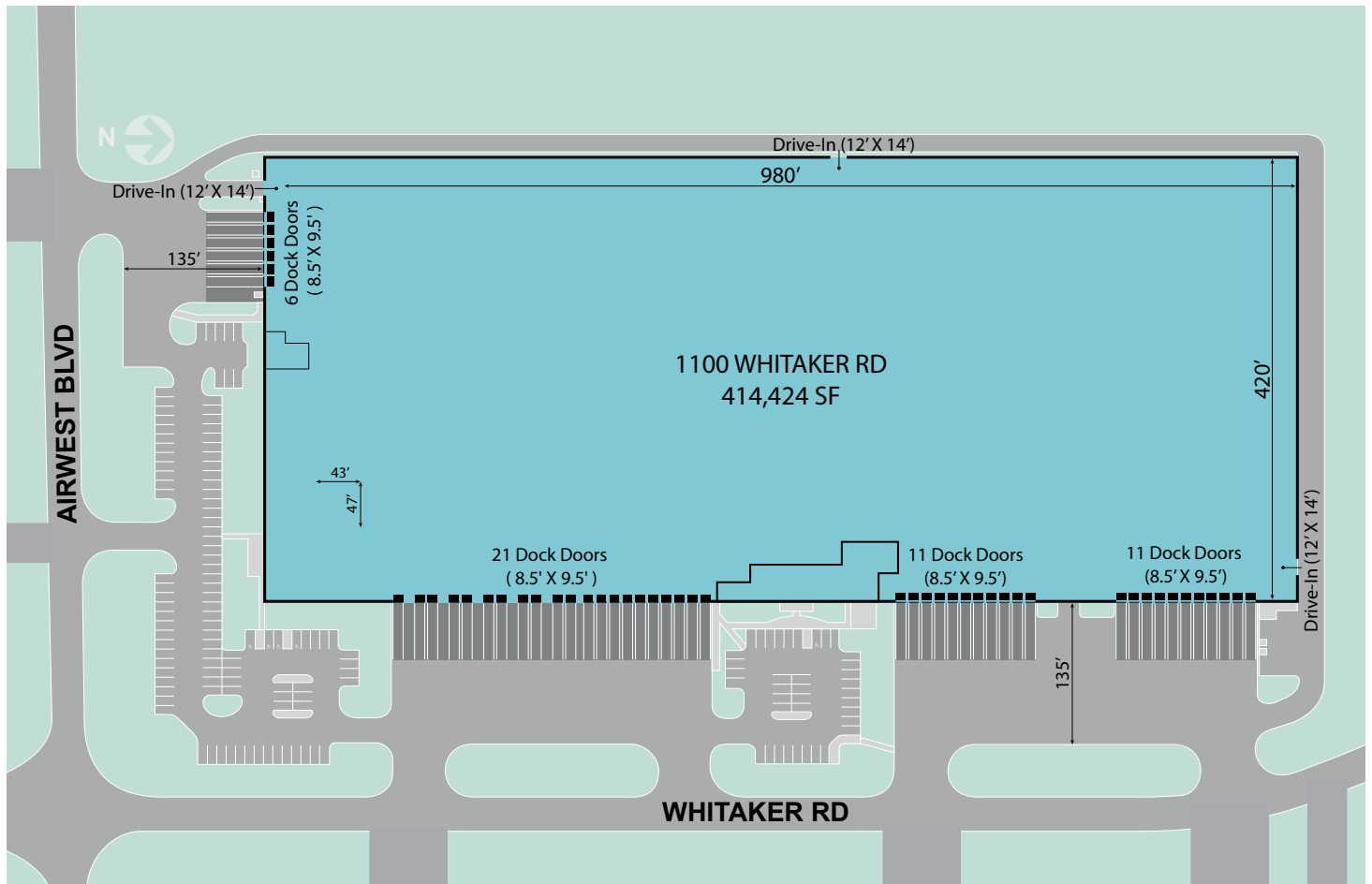
**AVAILABLE 6/1/2025**

A map of the Indianapolis area with a red pin marking the location of the Indianapolis International Airport. The airport is located near the intersection of I-70 and I-465. The map shows surrounding cities and towns, including Brownsburg, Avon, Plainfield, Mooresville, and Indianapolis. Major highways are labeled with their route numbers: 136, 267, 36, 40, 465, 70, 74, and 65. The airport is situated near the intersection of I-70 and I-465, just south of the city of Indianapolis. The map also shows the location of the Indianapolis International Airport, which is marked with a red pin. The airport is located near the intersection of I-70 and I-465, just south of the city of Indianapolis. The map also shows the location of the Indianapolis International Airport, which is marked with a red pin. The airport is located near the intersection of I-70 and I-465, just south of the city of Indianapolis.

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**FOR LEASE**

**1100 Whitaker Road**  
Plainfield, Indiana 46168



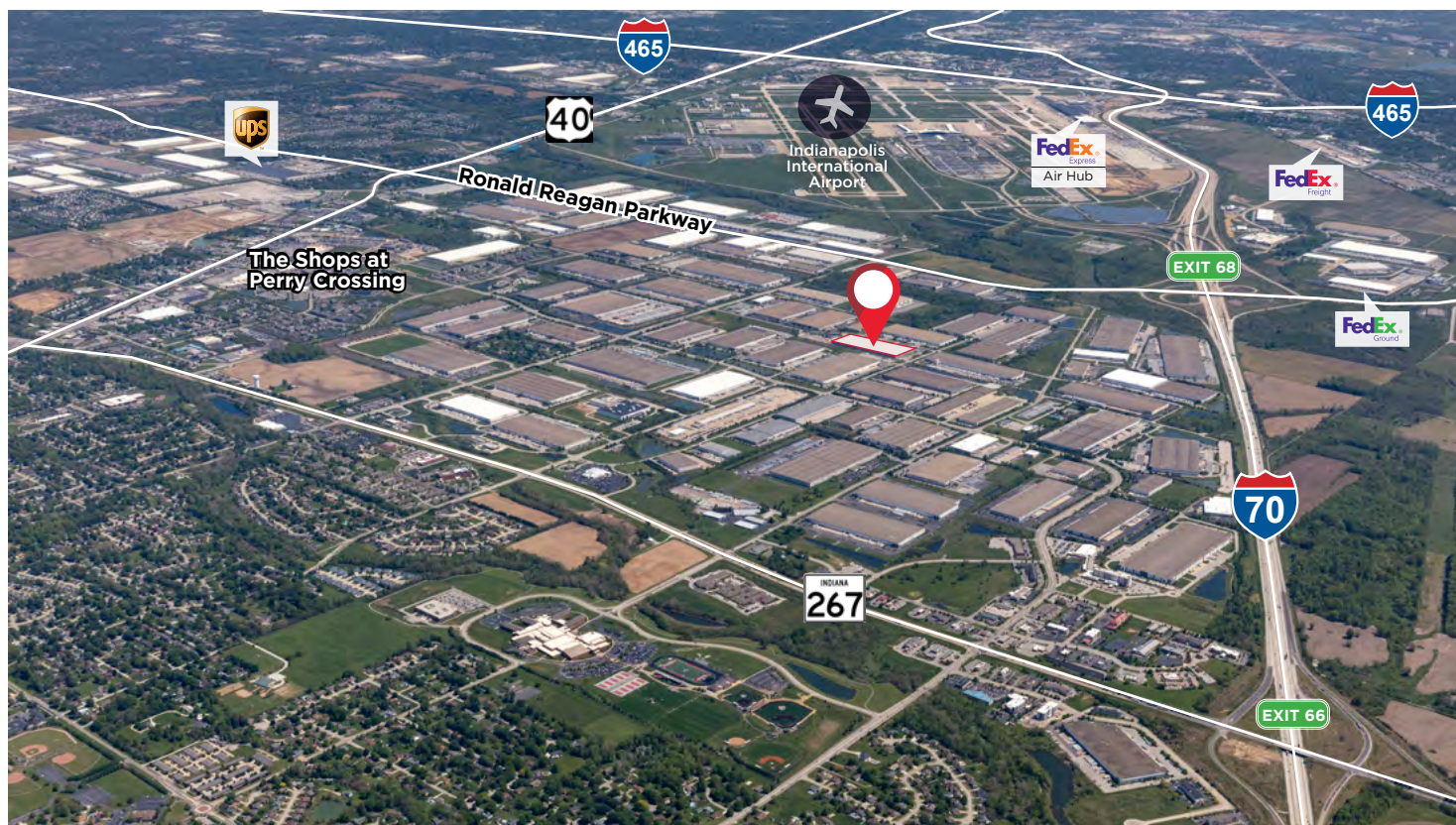
## Building Specifications

Address:	1100 Whitaker Road Plainfield, IN 46168	Fire Protection:	ESFR
Year Built:	1996/1997	Dock Doors:	49 (8.5' x 9.5')
Building SF:	414,424 SF	Drive-in Doors:	3 (12' x 14')
Available SF:	414,424 SF	Parking:	± 138 car parking spaces
Structure Exterior:	Pre-cast panels	HVAC:	Fully air-conditioned Big Ass fan units
Land Area:	16.96 acres	Zoning:	Industrial I-2
Office Area:	±8,700 SF	Electrical:	6,000 amps, 480 volt, 3-phase
Clear Height:	32'	Specialty	Food-grade components in warehouse
Lighting:	LED and T5		



FOR LEASE

1100 Whitaker Road  
Plainfield, Indiana 46168



Building entry



Warehouse racking



Breakroom



Office area



Exterior dock area





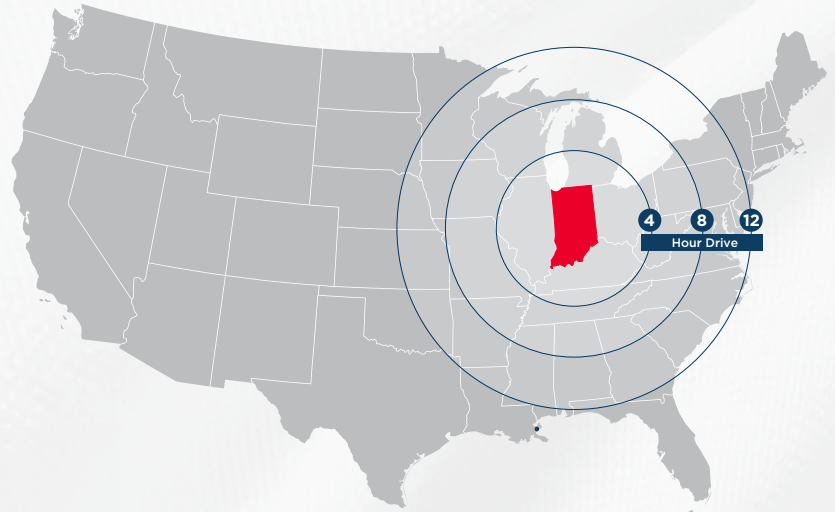
FOR LEASE

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# THE INDIANA ADVANTAGE

Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the **CROSSROADS OF AMERICA**, more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.



## STRONG FUNDAMENTALS

- AAA bond rating
- Right to Work State
- 4.9% Corporate Income Tax Rate
- 1-3% Capped Property Taxes
- No Inventory Tax
- No Manufacturing Equipment Sales Tax

**#1**

In pass through highways

Located at the **MEDIAN CENTER** of the **U.S. POPULATION**

**#1**

In Midwest

**BUSINESS TAX CLIMATE**

**#9**

In the U.S.

**#1**

In Midwest

**BEST STATE FOR BUSINESS**

**#5**

In the U.S.

**#3**

**INFRASTRUCTURE**

America's Top States for Business

**1 in 5**

**HOOSIERS**

Work in Advanced Manufacturing

**#2**

**IN U.S. FOR**

Worldwide life-sciences exports

