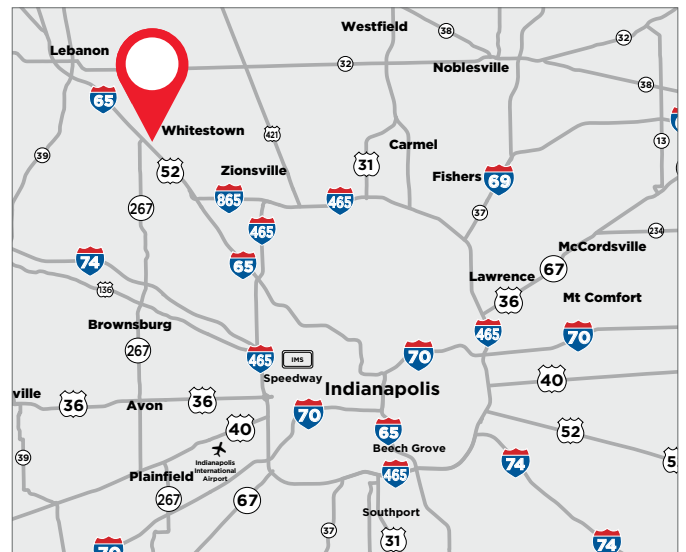


**FOR LEASE**

85,232 SF AVAILABLE 9/1/25

KEY FEATURES

- Available Space: 85,232 SF
 - Office Area: 2,119 SF
- Rear-load Configuration
- Clear Height: 32'
- Dock Doors: 13 (9' x 10'); 10 KOs
- Drive-in Doors: 1 (12' x 14')
- One mile from I-65 interchange
- Highly visible along Albert S. White Drive



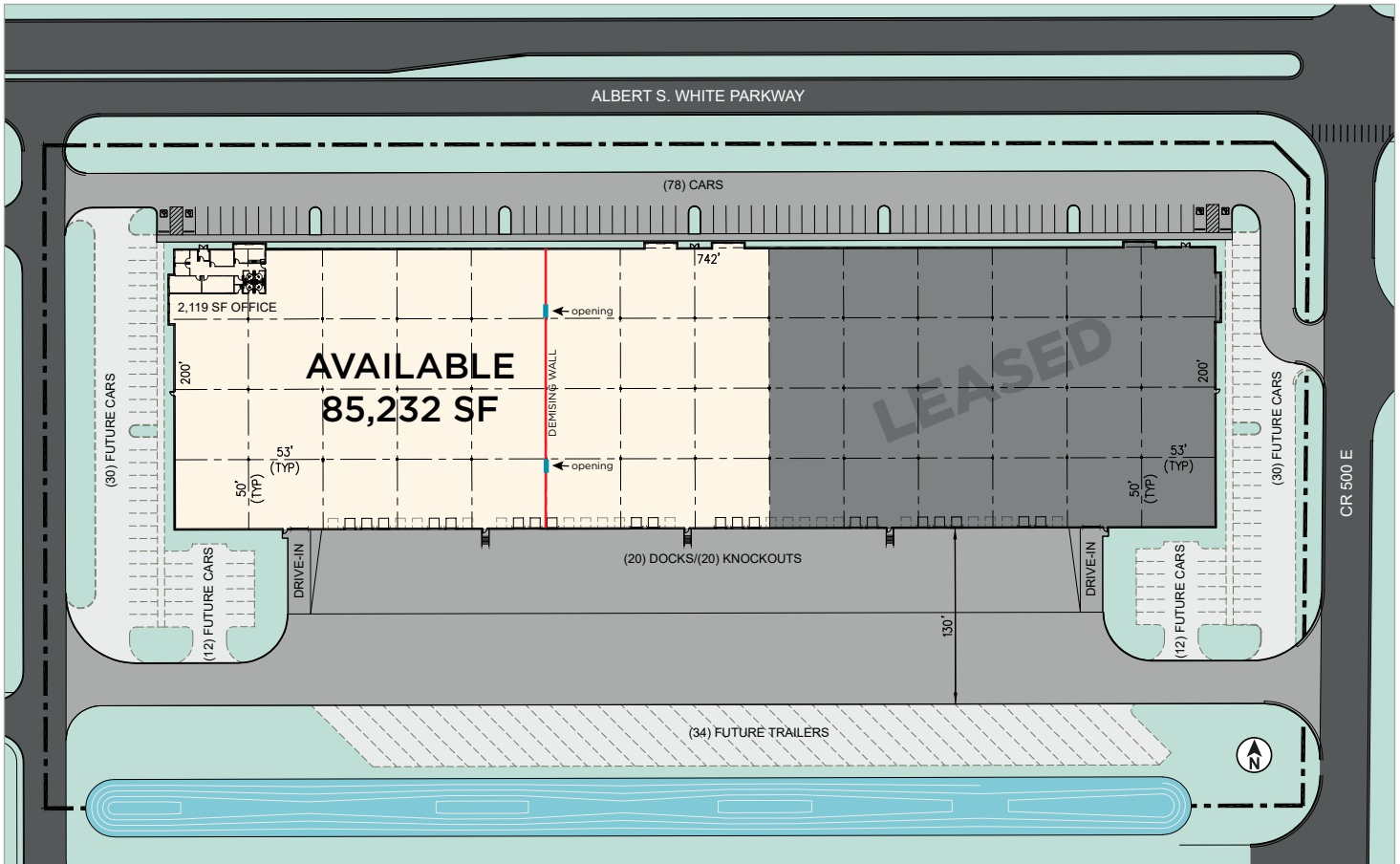
FOR MORE INFORMATION, CONTACT:

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cushmanwakefield.com



SPACE HIGHLIGHTS

Total Building Size 149,072 SF

Available Space 85,232 SF

Office Area 2,119 SF

Clear Height 32'

Dock Doors 13 (9' x 10'); 10 KOs

Dock Equipment 35,000 lb. mechanical dock levelers with bumpers and seals

Drive-in Doors 1 (12' x 14')

Floors 7" reinforced

Column Spacing 53' x 50'

Auto Parking ±43 spaces

Trailer Parking 34 future spaces total

Truck Court 130' deep

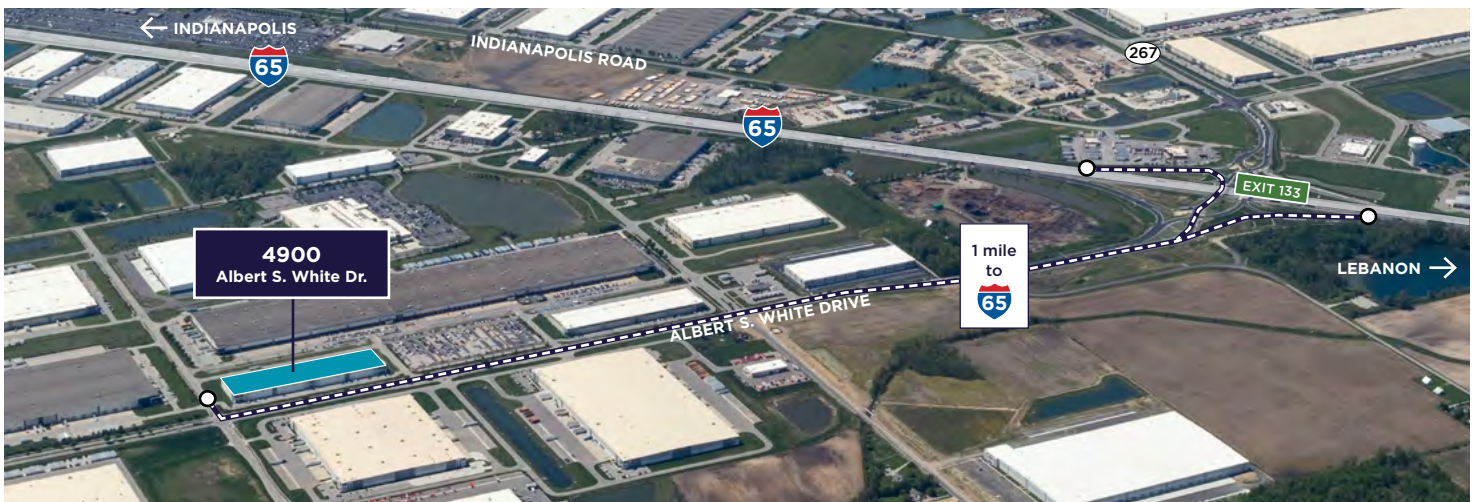
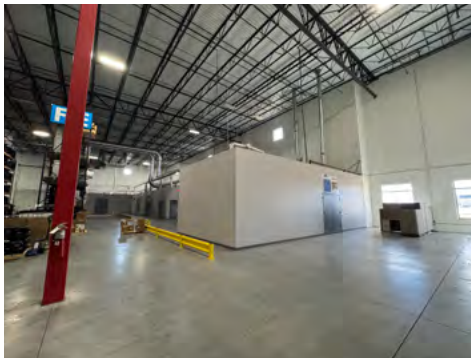
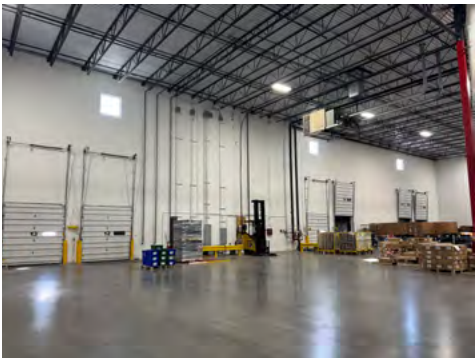
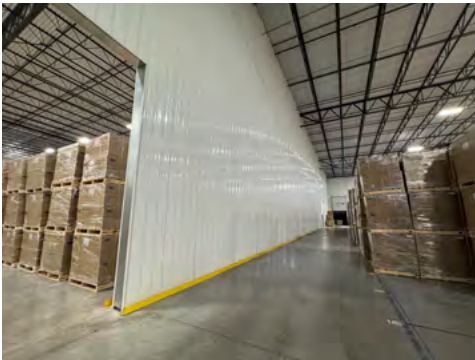
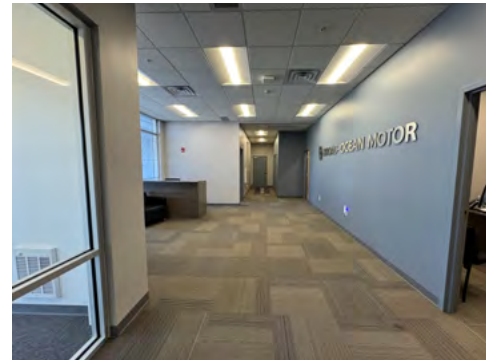
Fire Protection ESFR

Lighting LED

Power (3) 400Amp, 480Volt

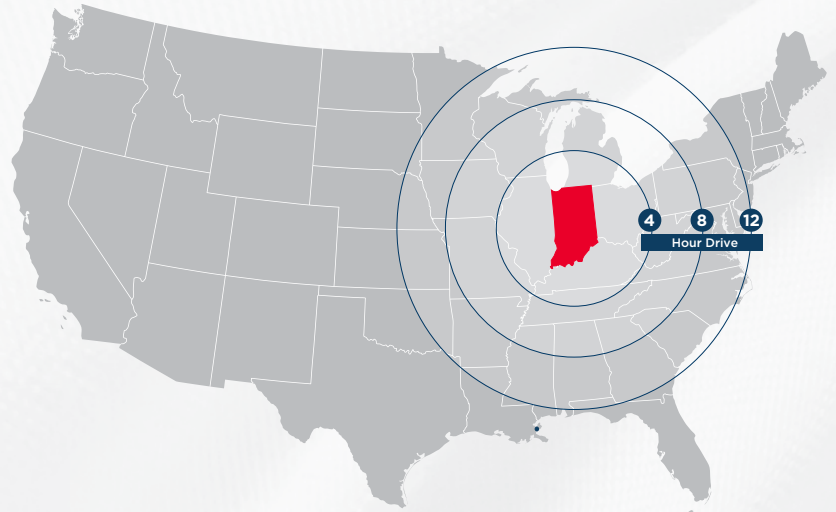
Warehouse Heat Energy Rotation Units/2-RTU's

Roof 45 mil, TPO



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

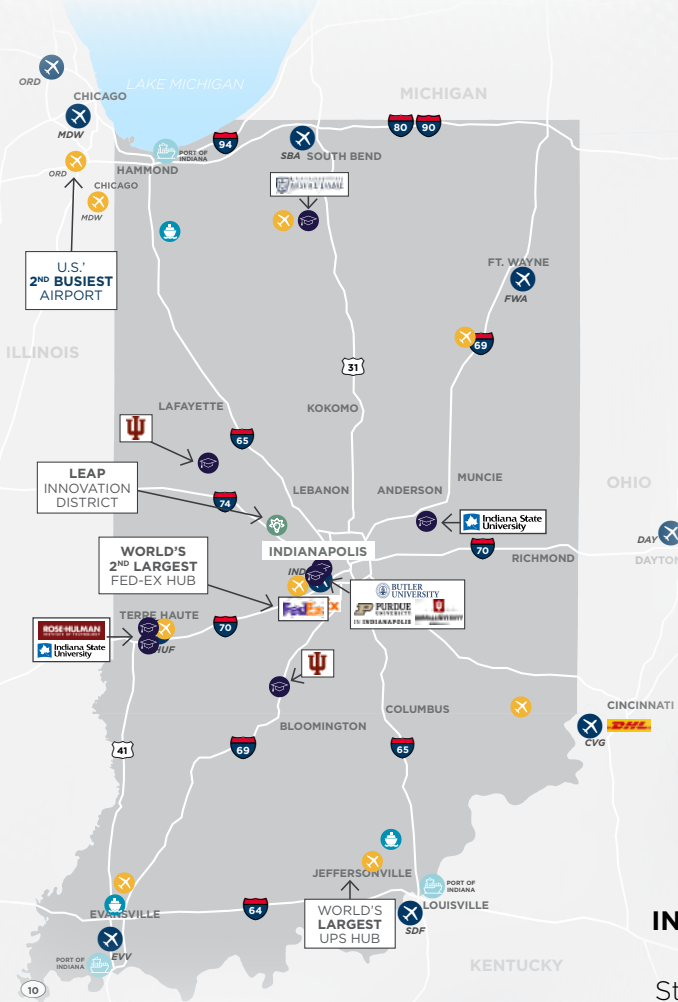
HOOSIERS

Work in Advanced Manufacturing

#2

IN U.S. FOR

Worldwide life-sciences exports



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