



FOR LEASE

85,232 SF AVAILABLE 9/1/25

KEY FEATURES

Available Space: 85,232 SF

- Office Area: 2,119 SF

Rear-load Configuration

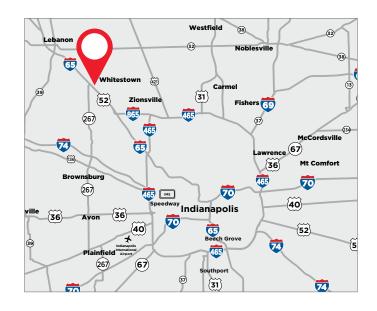
Clear Height: 32'

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



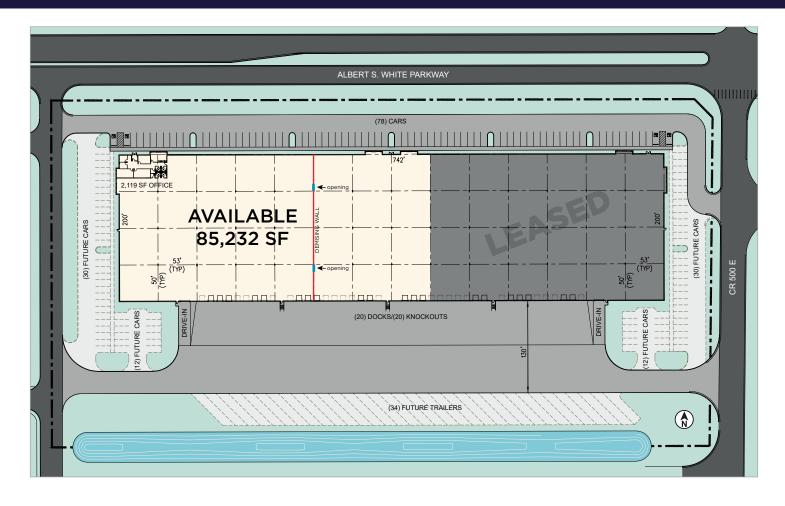
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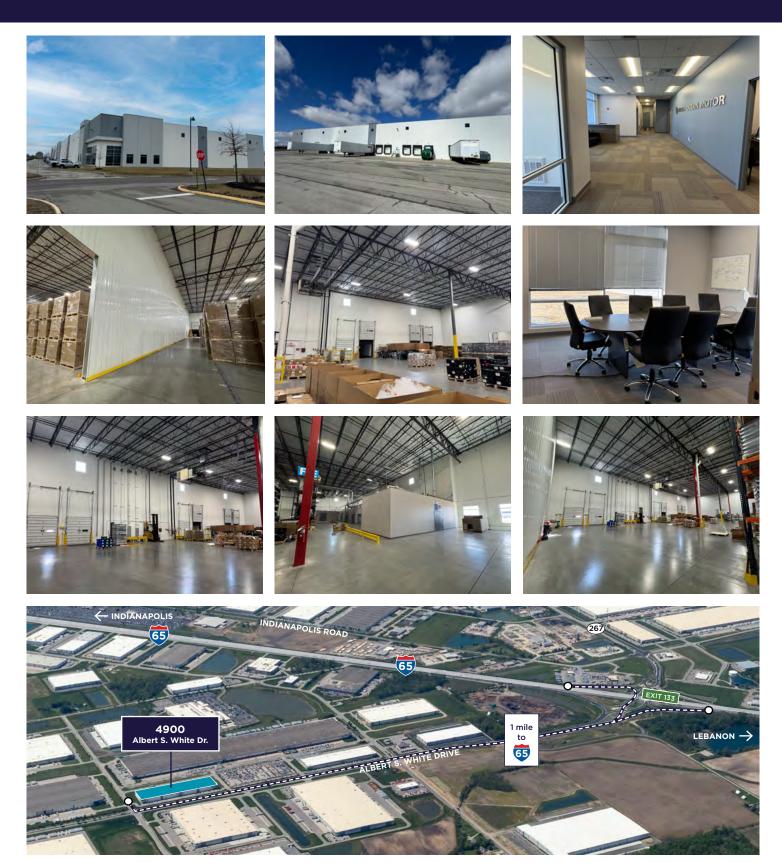


SPACE HIGHLIGHTS

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





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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

#5In the U.S.

#3
INFRASTRUCTURE

America's Top States for Business 1 in 5

Work in Advanced Manufacturing #2 in u.s. for

Worldwide lifesciences exports

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