



FLEXIBLE INDUSTRIAL SPACE WITH ADVANCED INFRASTRUCTURE 37,898 SF “FULLY AIR-CONDITIONED”

1301 S. WHITE RIVER PKWY
INDIANAPOLIS, IN 46221

Potential uses include:

- Research & Development
 - Production & Light Assembly
 - Information Technology
 - Life Sciences
-
- Asking Lease Rate: \$8.00 PSF NNN
 - 2025 OPEX Estimate: \$1.78 PSF

PATRICK B. LINDLEY, SIOR
+1 317 639 0457
patrick.lindley@cushwake.com

JACOB SCHACKI
+1 317 352 2440
jacob.schacki@cushwake.com

1301 S White River Parkway Indianapolis, IN 46221

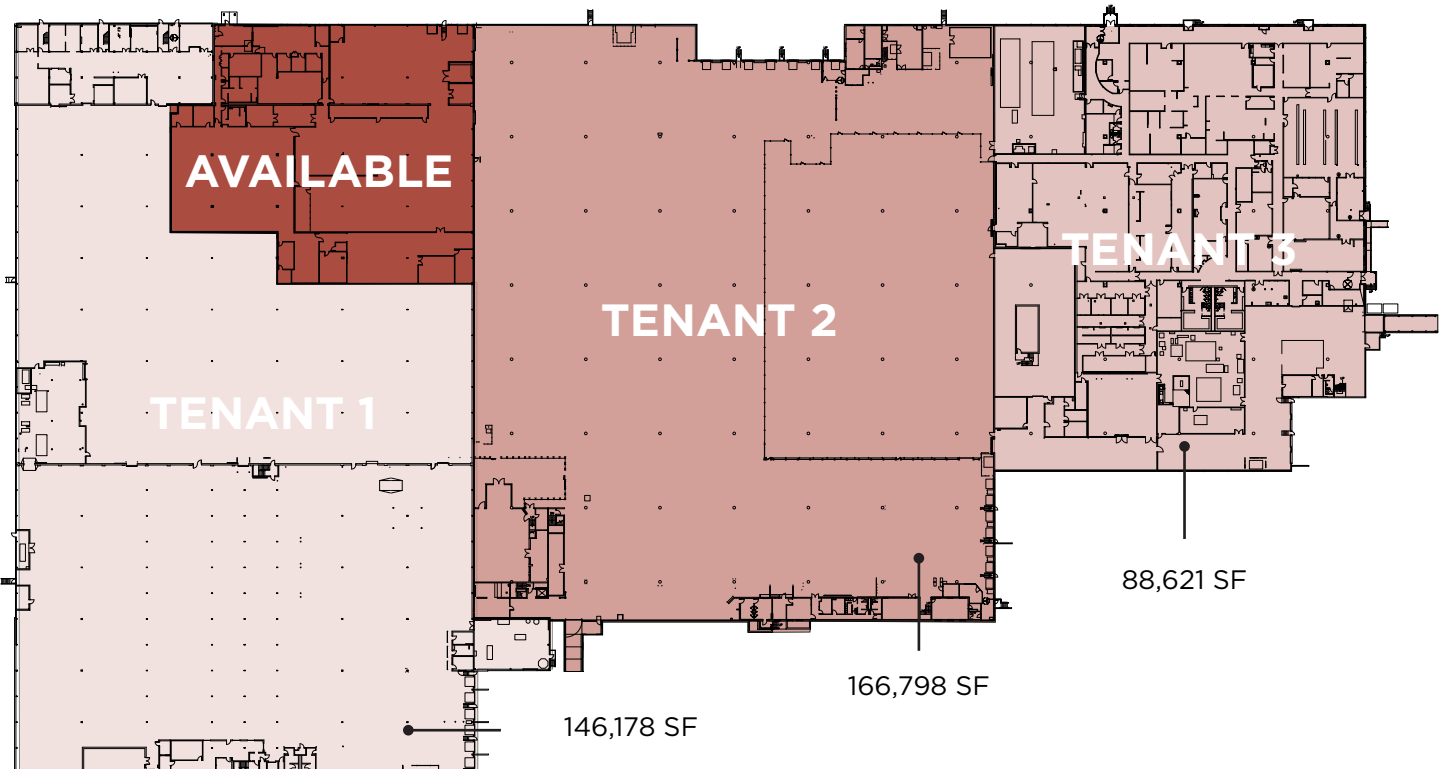
Building Information

Building:	445,189 SF (First Floor)
- Available Space:	37,898 SF (First Floor)
- Tenant 1:	146,178 SF (First Floor)
- Tenant 2:	166,798 SF (First Floor)
- Tenant 3:	88,621 SF (First Floor)
- Other:	3,900 SF (Chiller Room) 1,794 SF (Steam Room)
Land Area:	17.26 acres (Building) 0.44 acres (Substation)
Zoning:	I-4
Water/Sewer:	Citizens Energy Group
Steam:	6,500 lb/hr municipal supplied steam with ample heating and processing capacity



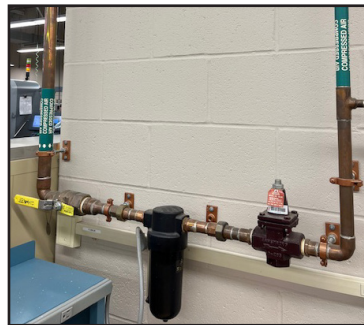
Power: AES Indiana via substation located on Parcel #3 which provides 36,000 V with 250kVA Cummins backup generator

Building Plan



Available Space for Lease

Available Size	37,898 SF
Office Areas:	4,330 SF Traditional 8,200 SF Open
Production/ Storage Area:	25,368 SF
Clear Height:	20' to bottom of I-beam
Loading:	2 Docks
Amenities:	<ul style="list-style-type: none"> Fully Air-Conditioned 600 amp feed of 480V Increased Power Available Municipal Steam for Mfg. Chilled Water for Mfg. Exhaust Fan Systems In-Place Electrical Drop Lines 110V and 480V In-Place Air Line System

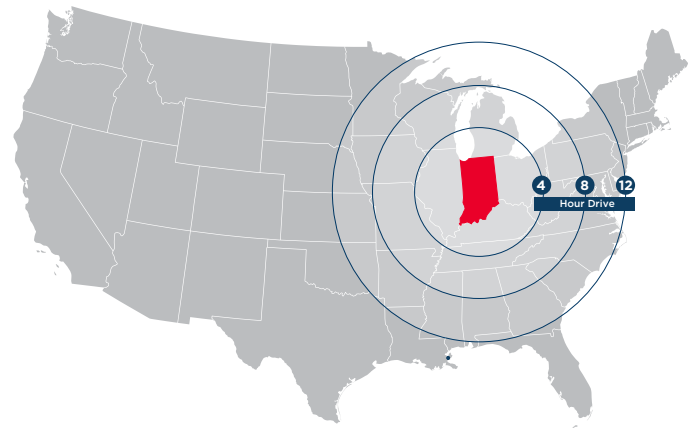


Floor Plan



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

PATRICK B. LINDLEY, SIOR
+1 317 639 0457
patrick.lindley@cushwake.com

JACOB SCHACKI
+1 317 352 2440
jacob.schacki@cushwake.com