



**CUSHMAN &  
WAKEFIELD**

FOR SUBLEASE

**2801 S. Marsh Avenue**  
Yorktown, IN 47396



## Property Highlights

- 189,965 sf total (divisible)
- 6,846 sf office (newly renovated)
- 35 docks
- One drive-in
- Flexible lease terms
- Sublease through October 31, 2029



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## Building Features

<b>Total SF</b>	±189,965 sf
<b>Office</b>	±6,846 sf
<b>Year Constructed</b>	1982 / 1986
<b>Ceiling Heights</b>	31' and 37'
<b>Docks</b>	35 with levelers and seals
<b>Drive-In</b>	One 10' x 12'
<b>Land</b>	26.8 acres
<b>Electrical</b>	2500 Amp, 480/277 volt, 3-phase, 4-wire
<b>Parking</b>	100 car spaces
<b>Compressors</b>	Five
<b>Roof Type</b>	Ballasted EPDM membrane
<b>Sprinkler</b>	Dry pipe system: warehouse Wet pipe system: office

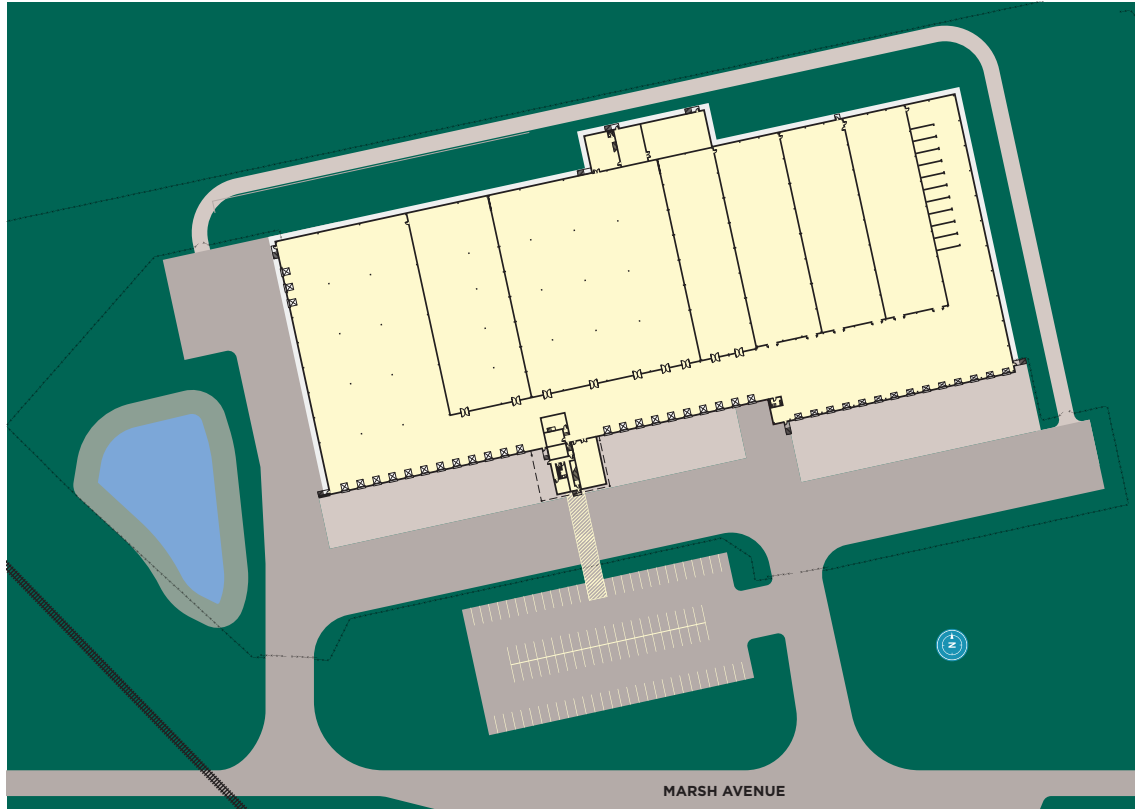


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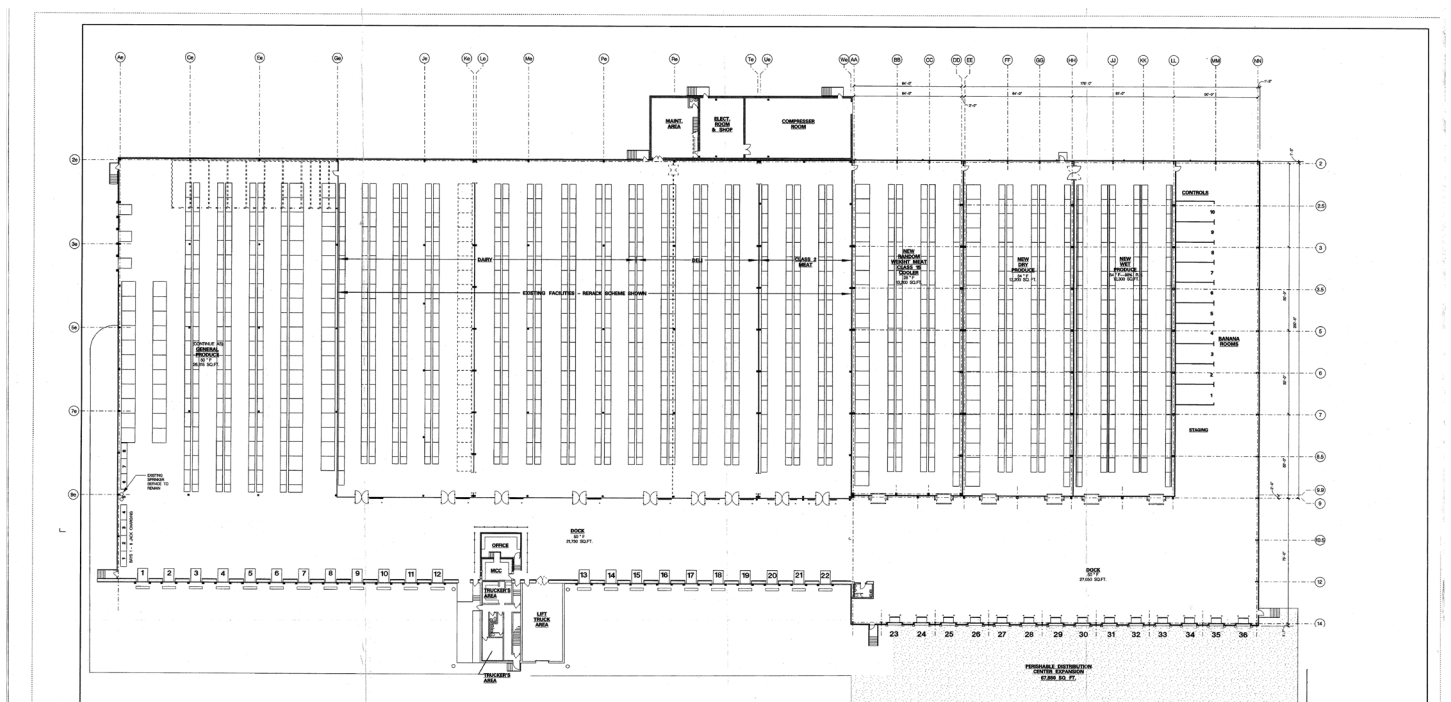
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## Site Plan



## Floor Plan

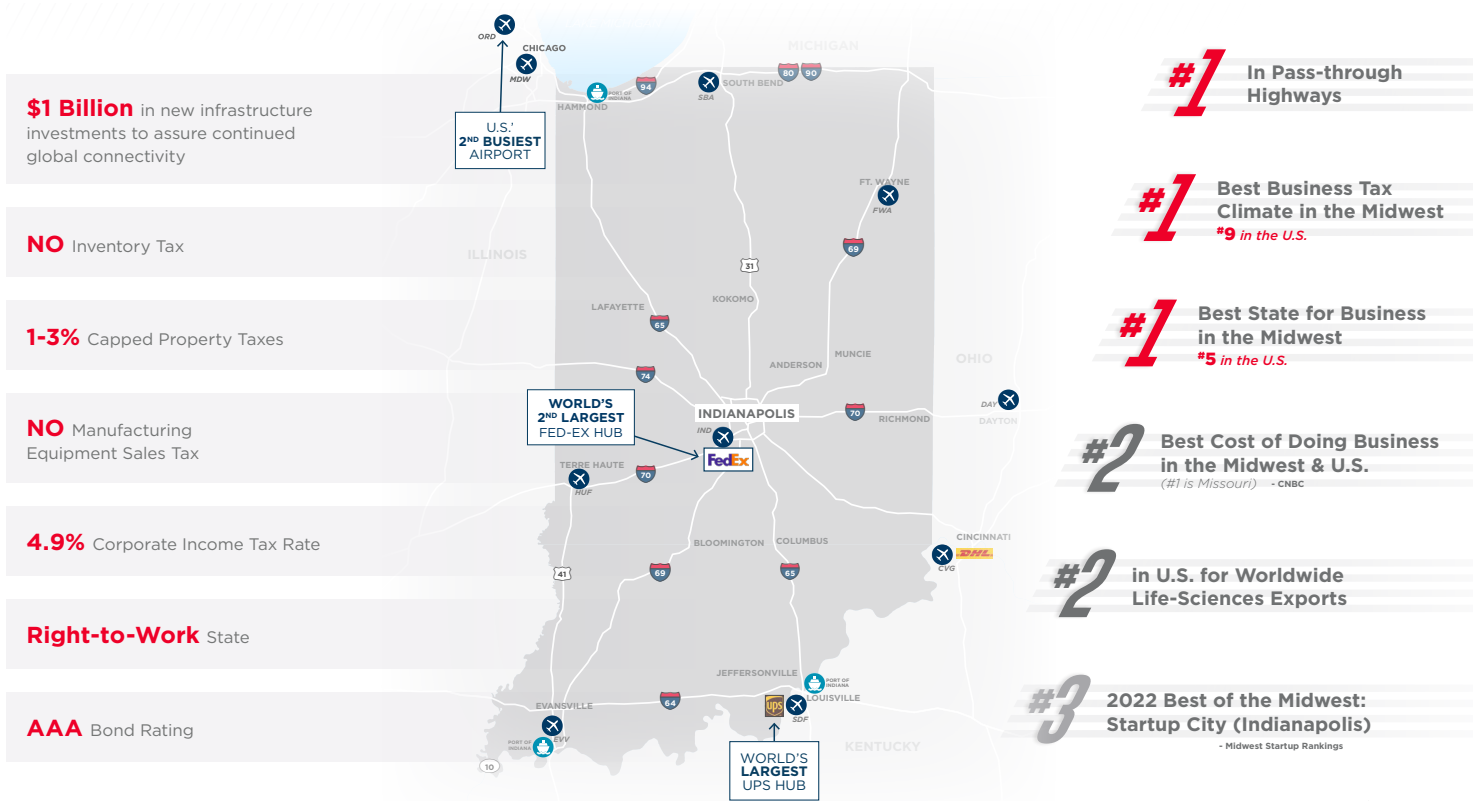




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## Road

### BUILT FOR LOGISTICS

More interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North American and world markets.

2<sup>nd</sup> largest FedEx hub in the world  
6<sup>th</sup> largest cargo airport in the nation

## Water

400 Miles of navigable waterways

3 International Ports Move  
25 million tons of cargo every year

**Only Statewide Port System**  
providing International connections  
for Midwest via the Great Lakes  
and Ohio-Mississippi River Systems

## Rail

**#1 in U.S. for Rail Tons of Primary Metals**

3<sup>rd</sup> in Freight Railroads

3<sup>rd</sup> in Nation for Total Freight Railroads

5<sup>th</sup> in Class 1 Railroads

### INVESTMENT IN INFRASTRUCTURE

Indiana has allocated \$1.2 Billion per year through 2024 for transportation infrastructure projects, in addition to \$1 Billion in new infrastructure investments to assure continued global connectivity.

**#1**

**INFRASTRUCTURE**  
America's Top State  
for Business -CNBC

## Median Center

Located at the heart  
of the U.S. Population

**#1**

In Pass-through  
Highways

