

Flexible Lease Terms Available



Racking In Place | Section 3: 166,798 SF
Total Available: 204,696 SF



**FLEXIBLE INDUSTRIAL SPACE
WITH ADVANCED INFRASTRUCTURE &
CLIMATE CONTROLLED WAREHOUSE AREAS**

1301 S. WHITE RIVER PARKWAY
INDIANAPOLIS, IN 46221



Available Now: 166,798 SF
(Expandable to 204,696 SF)

- 14 Docks + 2 Drive-in Doors
- Racking In Place
- **Flexible Lease Terms, Including Short-Term, 2-Year & 3-Year Options**
- **Gross Lease Structures Available**

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1301 S. White River Parkway Indianapolis, IN 46221

Building Information

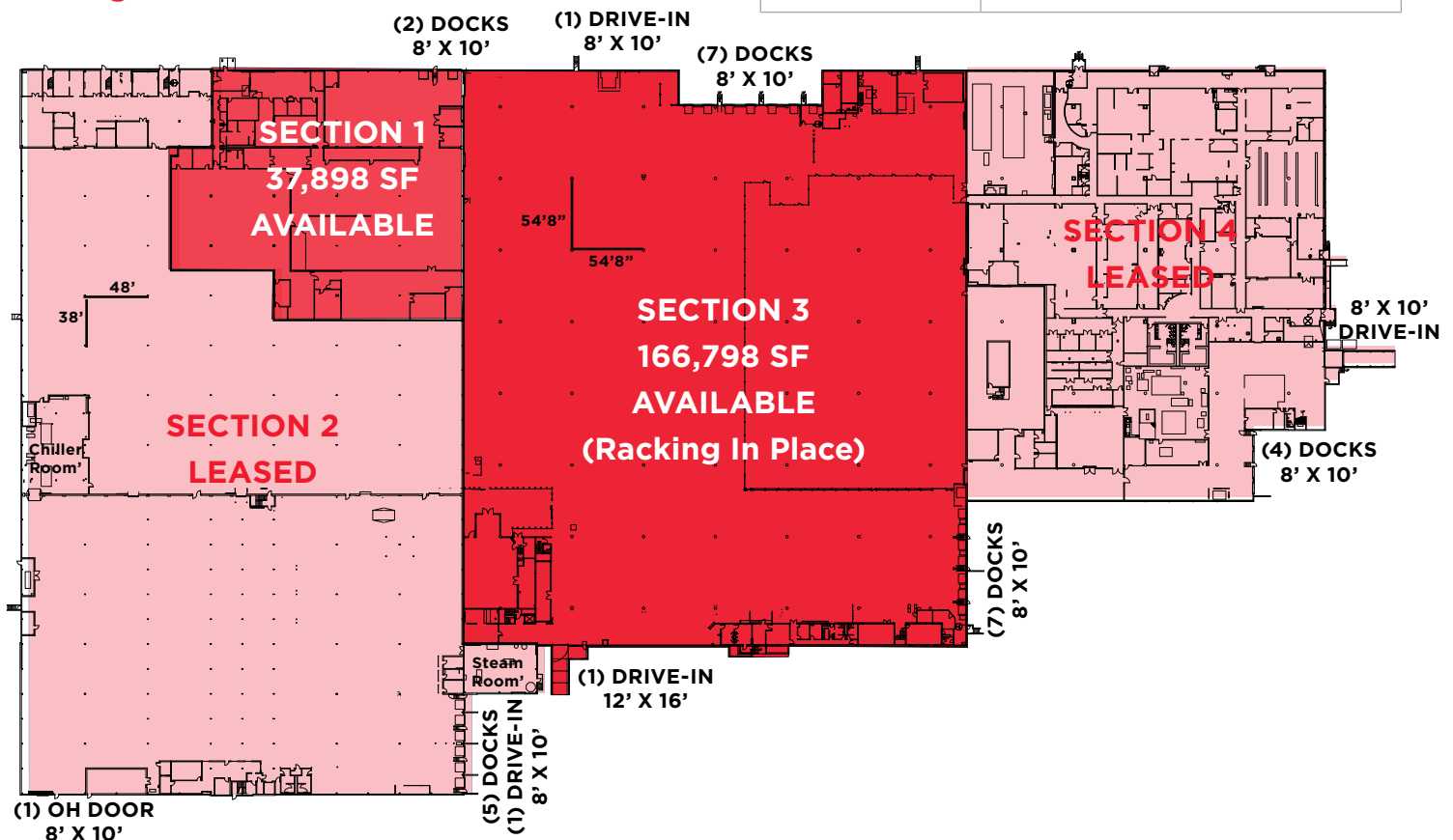
Building:

Section 3: AVAILABLE	166,798 SF - Available ±10,000 SF Office Racking In Place 14 Dock Doors 2 Drive-in Doors ±20'-29'.8" Ceiling Height
Section 1: AVAILABLE	37,898 SF - Available ±12,530 SF Office 2 Docks ±20' Ceiling Height Heat & Air-conditioned

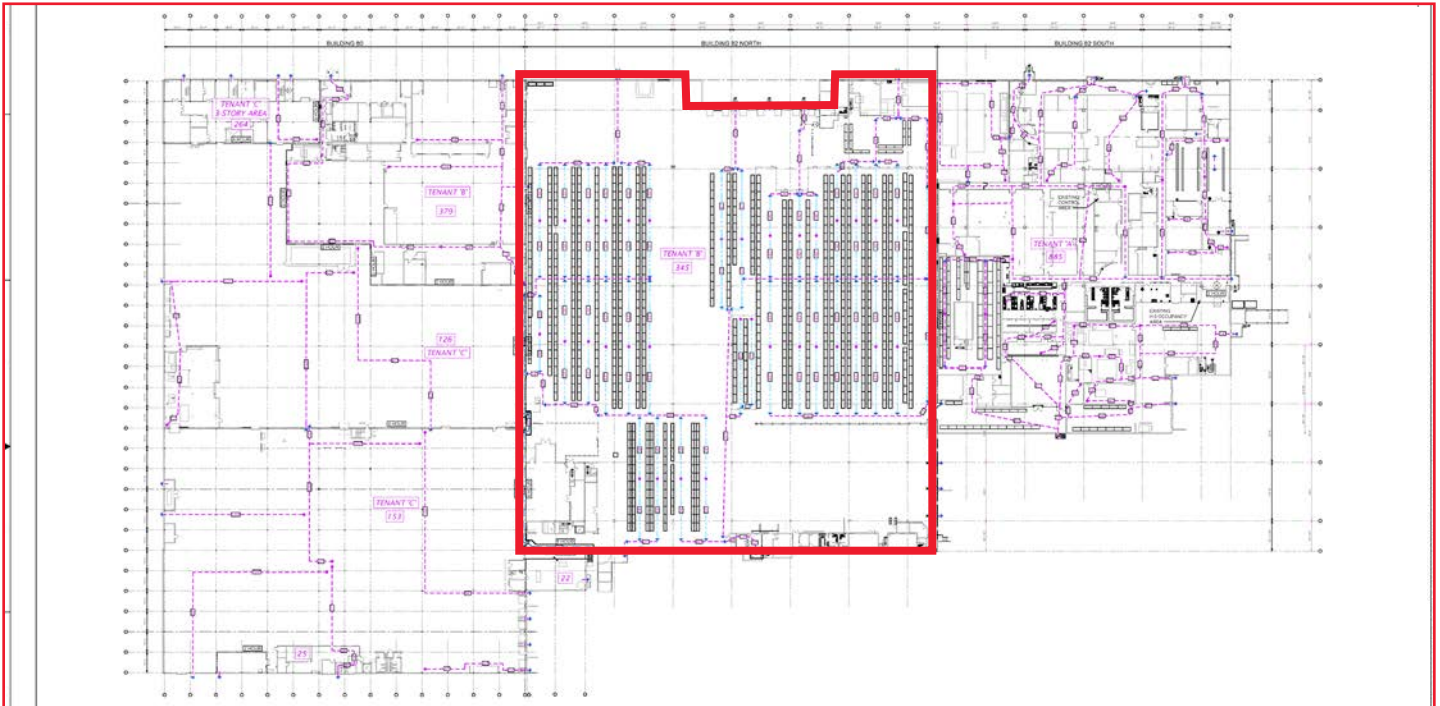
Other Information:

Land Area:	17.26 acres (Building) 0.44 acres (Electrical Substation)
Zoning:	I-4
Water/Sewer:	Citizens Energy Group
Steam:	Citizens Energy Group 6,500 lb/hr municipal supplied steam with ample heating and processing capacity.
Power:	AES Indiana via electrical substation privately owned and dedicated to the property. Current: Dual 34.5-kV AES feeds & 7.5 MVA Transformers, totaling ~15 MVA of usable capacity. Future Capacity: ~54 MVA: Transformer upgrade only ~72 MVA: Full MV gear upgrade
Chilled Water:	2,500 tons of hydronic cooling via on-site chiller plant.

Building Plan:



Section 3 Racking Plan:



WARNING
Do not alter the structure without evaluation by a Design Professional, and/or seeking approval from the Supplier

WARNING
DO NOT CLIMB ON RACKS

WARNING
Report all damage to management

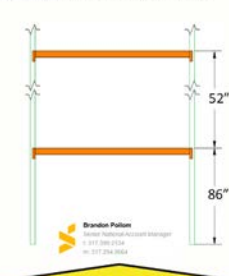
CAUTION
Conduct regular inspection to check for:
• Proper application and use
• Loads within allowable limits
• Damage or dislodgement of structure or components

CAUTION
If in doubt, always contact the Supplier

storage SOLUTIONS
ONE SOURCE - ONE RESULT
800.448.0891 | www.storage-solutions.com

WARNING
MAX BEAM LEVEL CAPACITY = 4,000#
LOADING DETAILS
All loads to be uniformly distributed.
For more information see the load application and configuration drawings on file.

MAX PALLET CAPACITY = 2,000#



storage SOLUTIONS
EU LILLY AND COMPANY
ASSET RECOVERY -
Single Row
4/14/17

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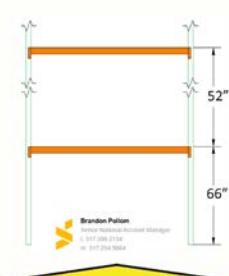
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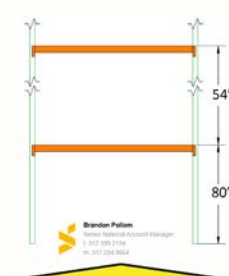
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WARNING
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LOADING DETAILS
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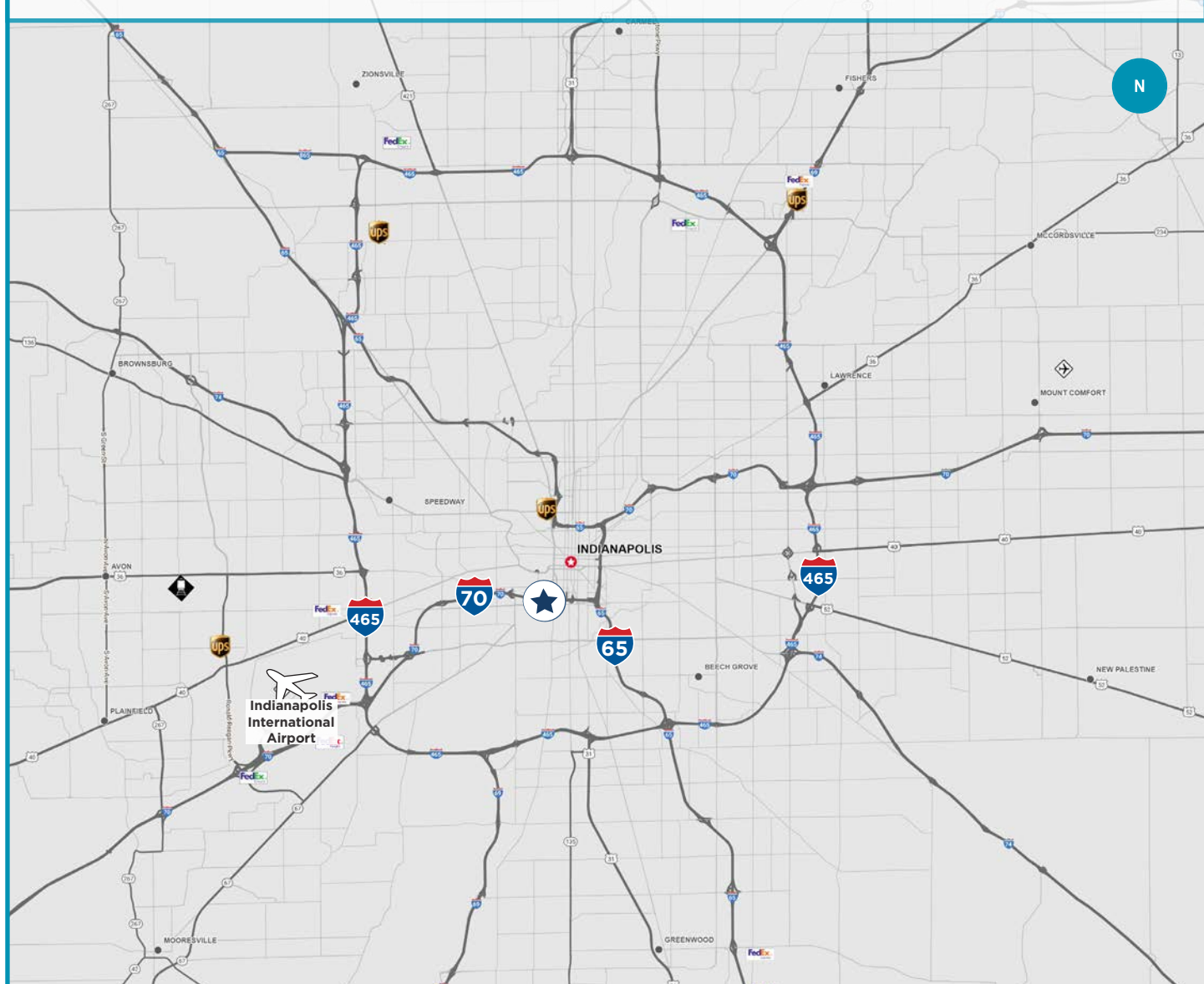
MAX PALLET CAPACITY = 2,500#



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ASSET RECOVERY -
Single Row
4/14/17

**1301 S. White River Parkway
Indianapolis, IN 46221**

IMMEDIATE ACCESS TO I-70



DISTANCES

	.60 Miles
	1.7 Miles
	4.5 Miles
	11 Miles

DRIVE TIMES

Chicago	3 Hours
Peoria	3.5 Hours
St. Louis	4 Hours
Louisville	2 Hours
Cincinnati	2 Hours
Columbus	2.5 Hours
Detroit	4 Hours

HUBZone Advantage

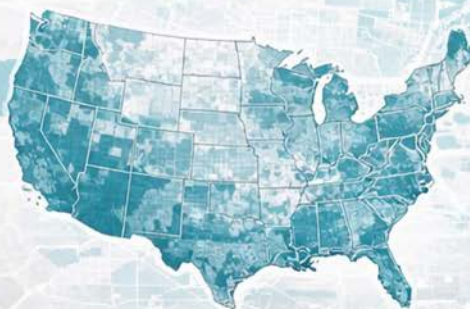


1301 S. WHITE RIVER PARKWAY | INDIANAPOLIS, IN

FEDERALLY DESIGNATED HUBZone LOCATION

1301 S. White River Parkway East Drive is located in a federally designated **HUBZone** (Historically Underutilized Business Zone), making it an ideal headquarters location for small businesses pursuing federal contracting opportunities.

Companies that become HUBZone certified at this address may unlock significant competitive advantages in federal procurement.



KEY BENEFITS TO TENANTS



Access to Set-Aside Contracts

Eligible to compete for contracts specifically reserved for HUBZone-certified businesses



10% Price Evaluation Preference

Competitive edge in full and open federal contract bidding



Sole Source Opportunities

Potential for direct contract awards without full competition



Increased Visibility

Preferred partner status with federal agencies and prime contractors seeking HUBZone participation

WHY THIS MATTERS

The federal government has a stated goal of awarding at least **3% of all federal contract dollars** to HUBZone-certified businesses annually – creating a consistent pipeline of opportunity for qualified companies.

Locating your business within a HUBZone is a key requirement to access these programs, making real estate selection a **strategic decision**—not just an operational one.

HUBZone Eligibility Snapshot



Be classified as a small business under SBA guidelines



Maintain a **principal office** located within a HUBZone



Have at least **35%** of employees residing in a HUBZone



Be at least **51% U.S.-owned** and controlled

HUBZone ELIGIBILITY SNAPSHOT

- › Be classified as a small business under SBA guidelines
- › Maintain a **principal office** located within a HUBZone
- › Have at least 35% of employees **residing** in a HUBZone

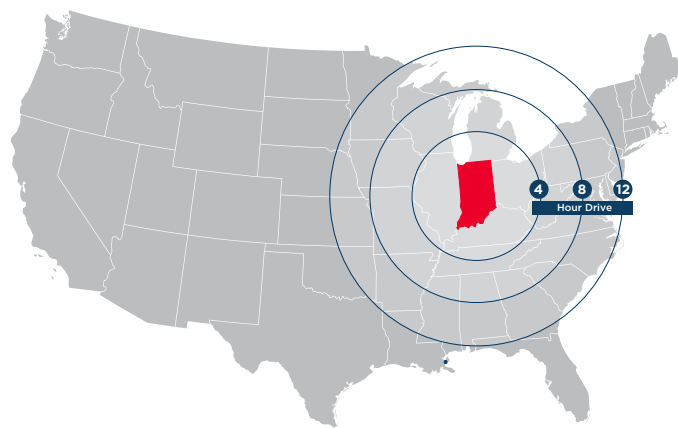
Interested in leveraging HUBZone advantages at this location?

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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

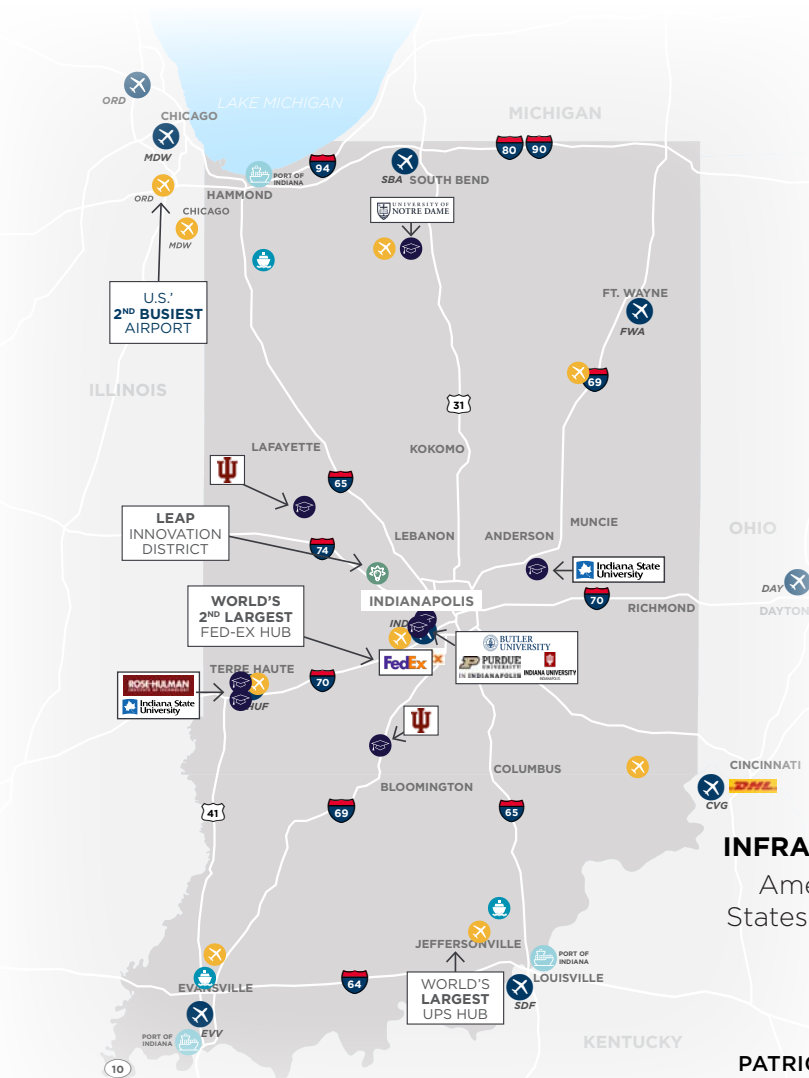
**1 in 5
HOOSIERS**

Work in Advanced
Manufacturing

#2

IN U.S. FOR

Worldwide life-
sciences exports



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