

6800

E. 30<sup>TH</sup> STREET

INDIANAPOLIS, IN 46219



**For Sale**  
**116,450 SF**



**CUSHMAN &  
WAKEFIELD**



## // PROPERTY FEATURES



116,450 SF



6.70 ACRES



## ZONED 13



## FENCED OUTSIDE STORAGE



## HEAVY POWER



18' CLEAR HEIGHT



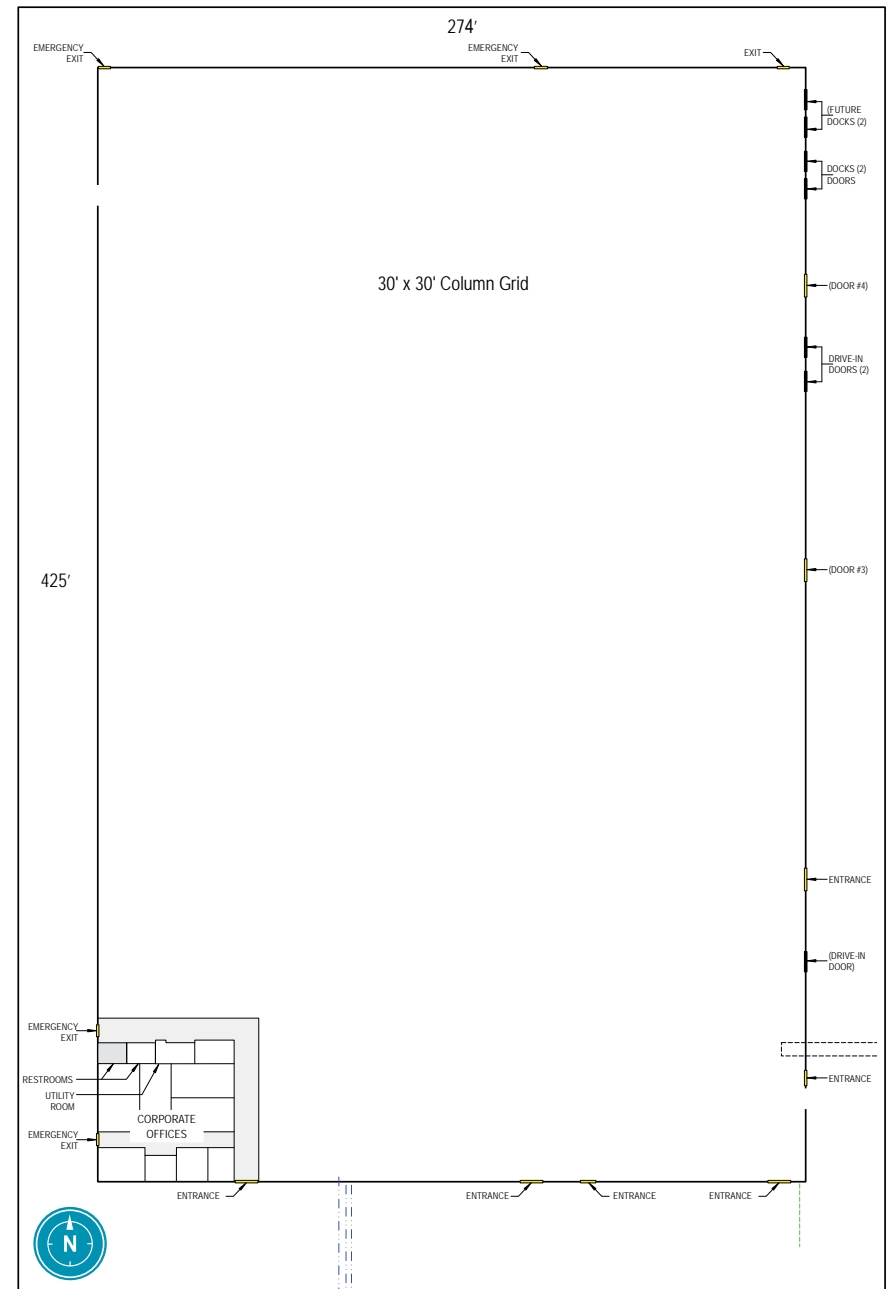
## 2 DOCKS (2 ADDITIONAL DOCKS POSSIBLE)



2 DRIVE-INS (10' X 12', 10' X 10')



## // CONCEPTUAL FLOOR PLAN



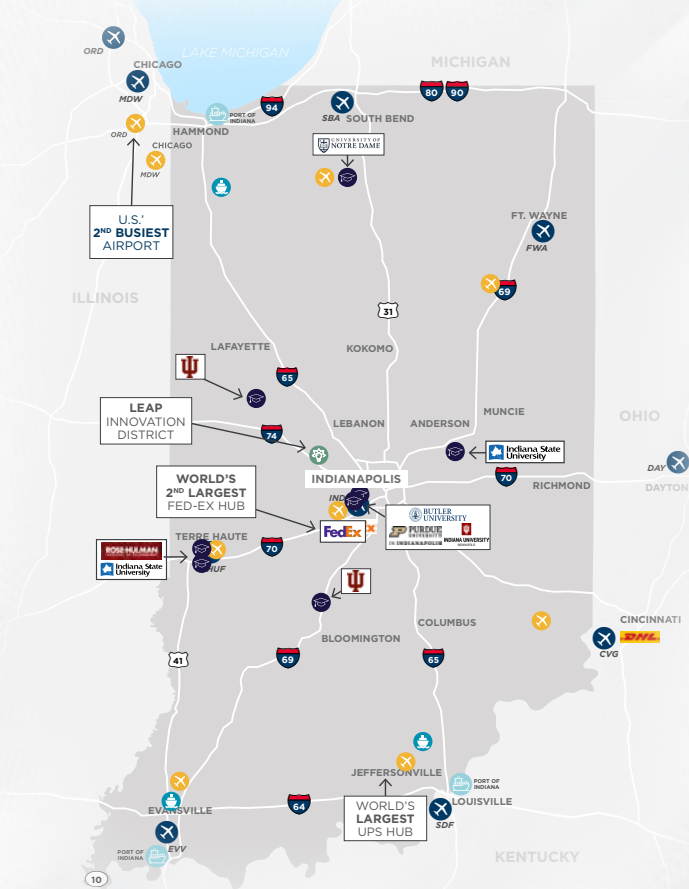






# THE INDIANA ADVANTAGE

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.



## THE FUNDAMENTALS

- AAA bond rating
- Right to Work State
- No Inventory Tax
- 1-3% Capped Property Taxes
- 4.9% Corporate Income Tax Rate
- No Manufacturing Equipment Sales Tax

### BUSINESS TAX CLIMATE

**#1** in Midwest  
**#9** in the U.S.

### BEST STATE FOR BUSINESS

**#1** in Midwest  
**#5** in the U.S.

### RICH IN RESOURCES

Indiana boasts the highest concentration of manufacturing jobs in the nation, employing nearly **534,000 Hoosiers** statewide.

**#3**  
**INFRASTRUCTURE**  
America's Top States for Business

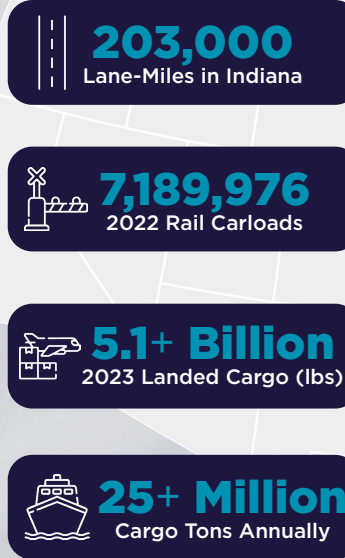
**1 in 5**  
**HOOSIERS**  
Work in Advanced Manufacturing

**#2**  
**IN U.S. FOR**  
Worldwide life-sciences exports



Each year, 1.5 billion tons of freight travel through Indiana, making it the fifth busiest state for commercial freight traffic. **By 2040, freight flow is expected to increase by 60 percent.**

— Indiana Department of Transportation



## CONTACT

**Kevin Archer**  
Senior Director  
+1 317 218 7217  
kevin.archer@cushwake.com

**Fritz A. Kauffman, SIOR**  
Executive Director  
+1 317 753 4444  
fritz.kauffman@cushwake.com

One American Square, Suite 1800  
Indianapolis, IN 46282  
+1 317 643 6363  
**cushmanwakefield.com**



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