

# Wood-Mizer

## INDUSTRIAL CAMPUS

8180 W 10<sup>th</sup> St, Indianapolis, IN 46214



# FOR SALE



### CONTACTS

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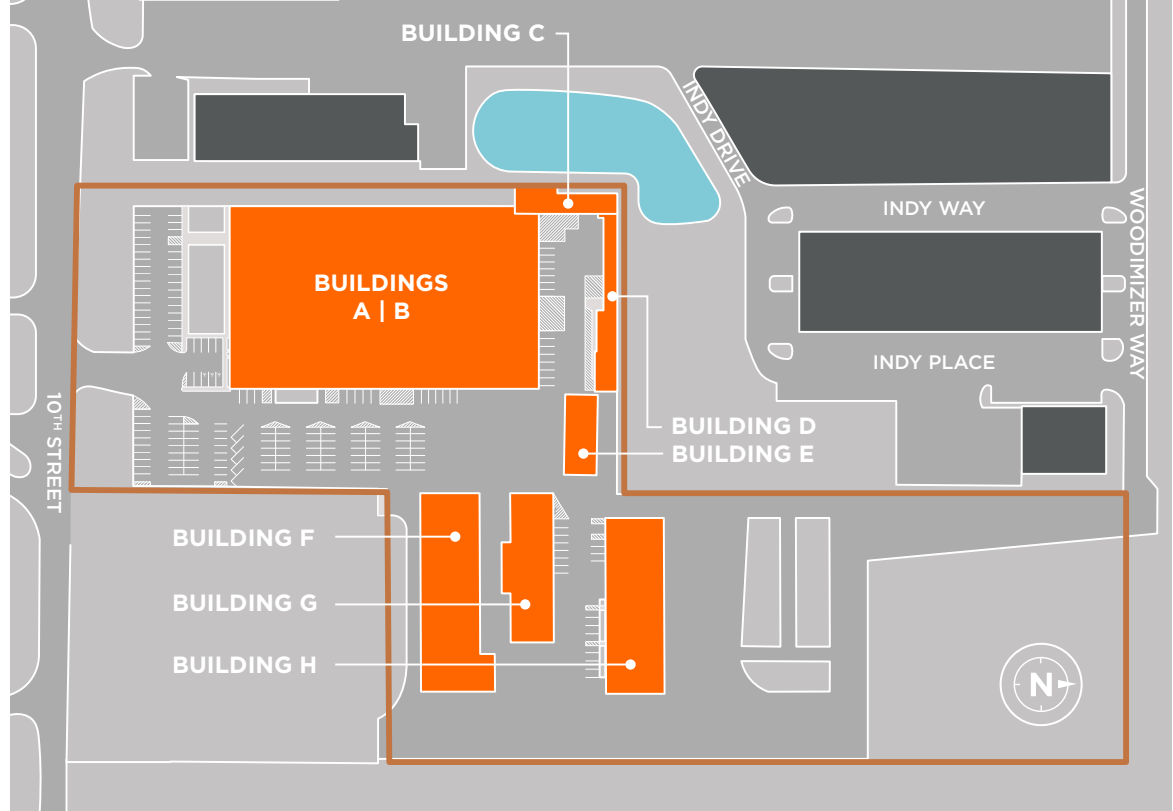
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- **±150,000 SF**
- **±12.6 ACRES**
- **175 CAR PARKING**

PROPERTY OVERVIEW

# OFFERING SUMMARY

The Wood-Mizer Facility at 8180 West 10<sup>th</sup> Street in Indianapolis is a multi-building industrial campus featuring a mix of pre-engineered steel and post-and-beam construction. The property offers a wide range of building sizes, clear heights from 10' up to 20', predominantly free-span layouts, and multiple dock and drive-in configurations.



## WOOD-MIZER FACILITY BUILDING SPECS

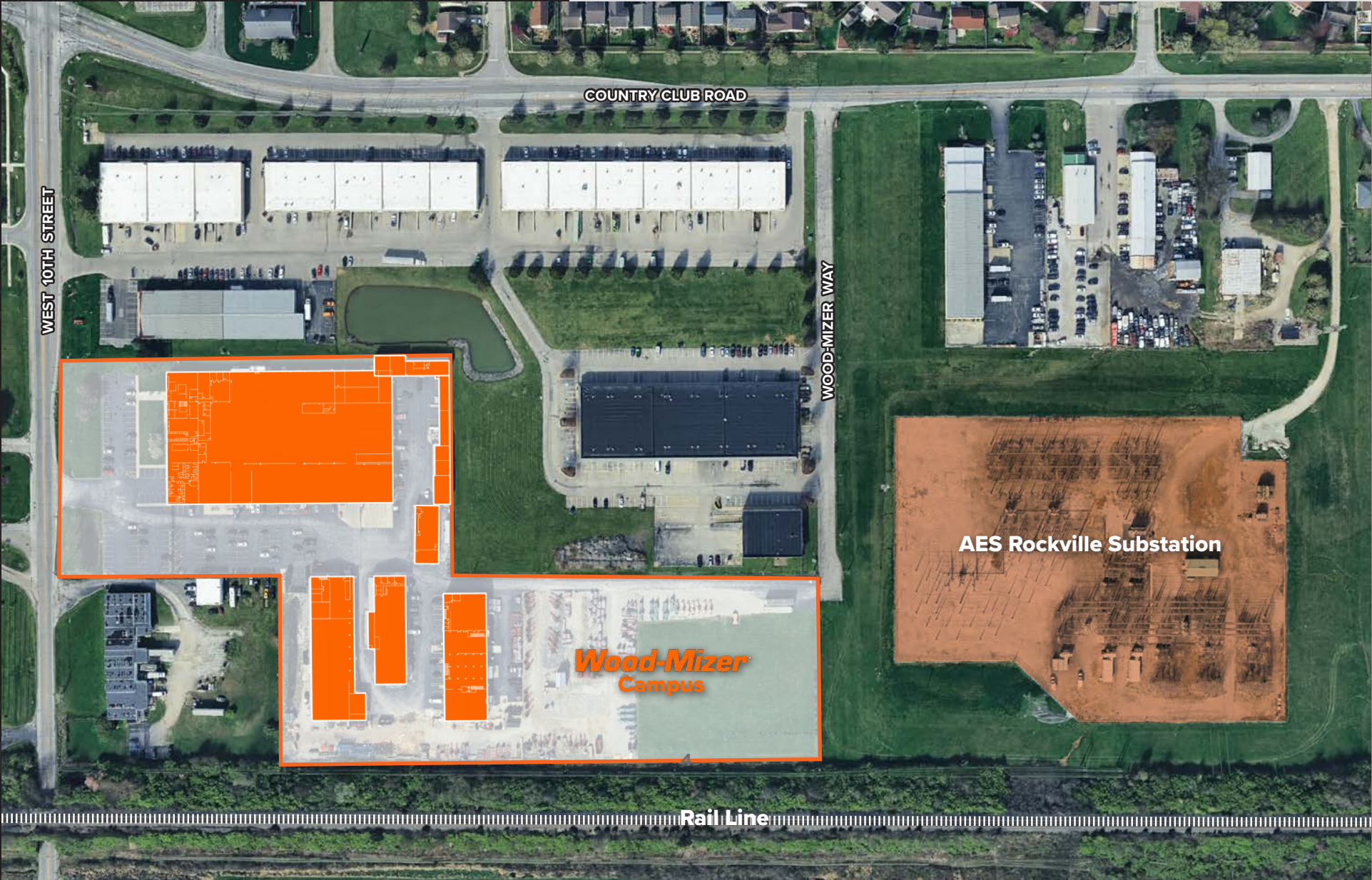
|                               | BLDG A/B                                    | BLDG C                                    | BLDG D      | BLDG E           | BLDG F           | BLDG G           | BLDG H  |
|-------------------------------|---|---|-------------|------------------|------------------|------------------|---|
| <b>Total SF</b>               | 96,940                                      | 2,595<br>(600 SF - 2 <sup>nd</sup> Floor) | 2,147       | 3,585            | 17,422           | 9,951            | 18,900  |
| <b>Office SF</b>              | 28,270 (2 floors)                           | -   | 0           | 0                | 0                | 960              | 4,200 (second floor)                                    |
| <b>Ceiling Height</b>         | 14' & 19'                                   | 10'                                       | 10'         | 12'              | 17'              | 18'              | 10'/20'   |
| <b>Docks / Drive-in Doors</b> | 5/5   | 0/0                                       | 0/7         | 0/3              | 0/5              | 1/3              | 2/3   |
| <b>Column Spacing</b>         | -   | Free span                                 | Free span   | Free span        | Free span        | Free span        | Free span   |
| <b>Power</b>                  | 2400A, 480V, 3 Ph<br>2000A, 240V, 3 Ph      | -   | Minimal     | 225A, 240V, 3 Ph | 800A, 480V, 3 Ph | 225A, 480V, 3 Ph | 400A, 480V, 3 Ph  |
| <b>HVAC</b>                   | Heat & A/C<br>Throughout<br>(Rooftop Units) | Heat & A/C<br>Throughout                  | Unheated    | Gas Unit Heaters | Gas Unit Heaters | Gas Unit Heaters | A/C - Front Whse<br>Area & Offices; Gas<br>Unit Heaters |
| <b>Roof</b>                   | Rubber Membrane                             | Metal                                     | Metal       | Metal            | Metal            | Metal            | Metal   |
| <b>Construction</b>           | Pre-Engineered Steel                        | Post & Beam                               | Post & Beam | Post & Beam      | Post & Beam      | Post & Beam      | Post & Beam   |
| <b>Sprinkler</b>              | Wet   | None                                      | None        | None             | None             | None             | None  |
| <b>Year Built</b>             | 1980/1995                                   | 1988                                      | 1988        | 1988             | 1988             | 1988/2002        | 1993  |

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# PROPERTY AERIAL



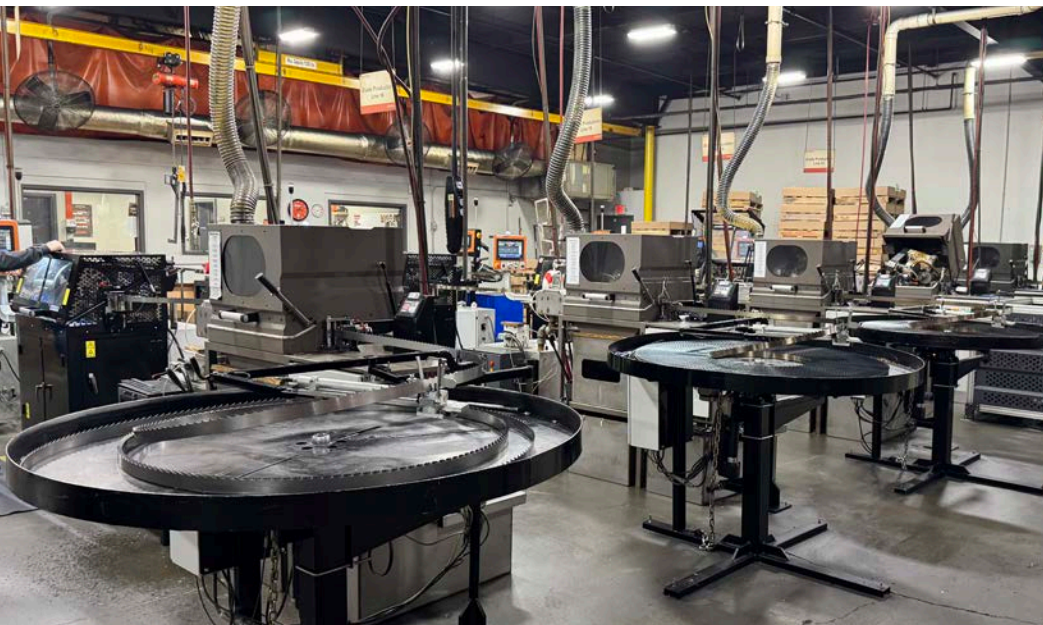
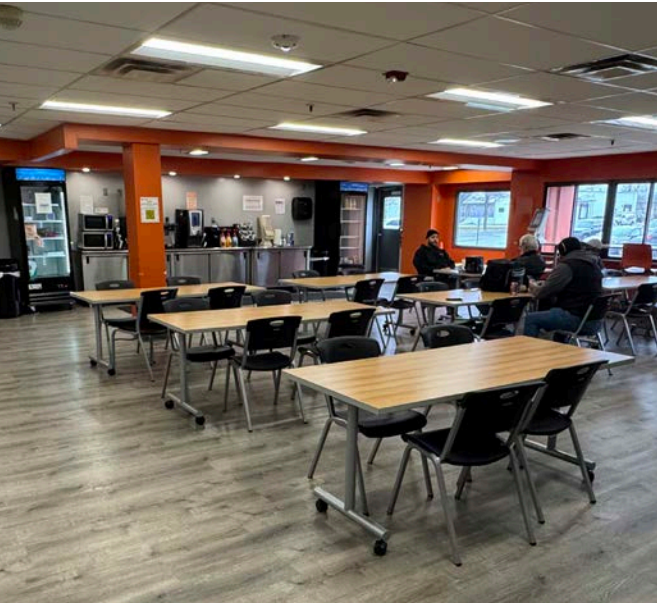
# SUBSTATION PROXIMITY



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



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

## RICH IN RESOURCES

**#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



### BUSINESS TAX CLIMATE

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



### BEST STATE FOR BUSINESS

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



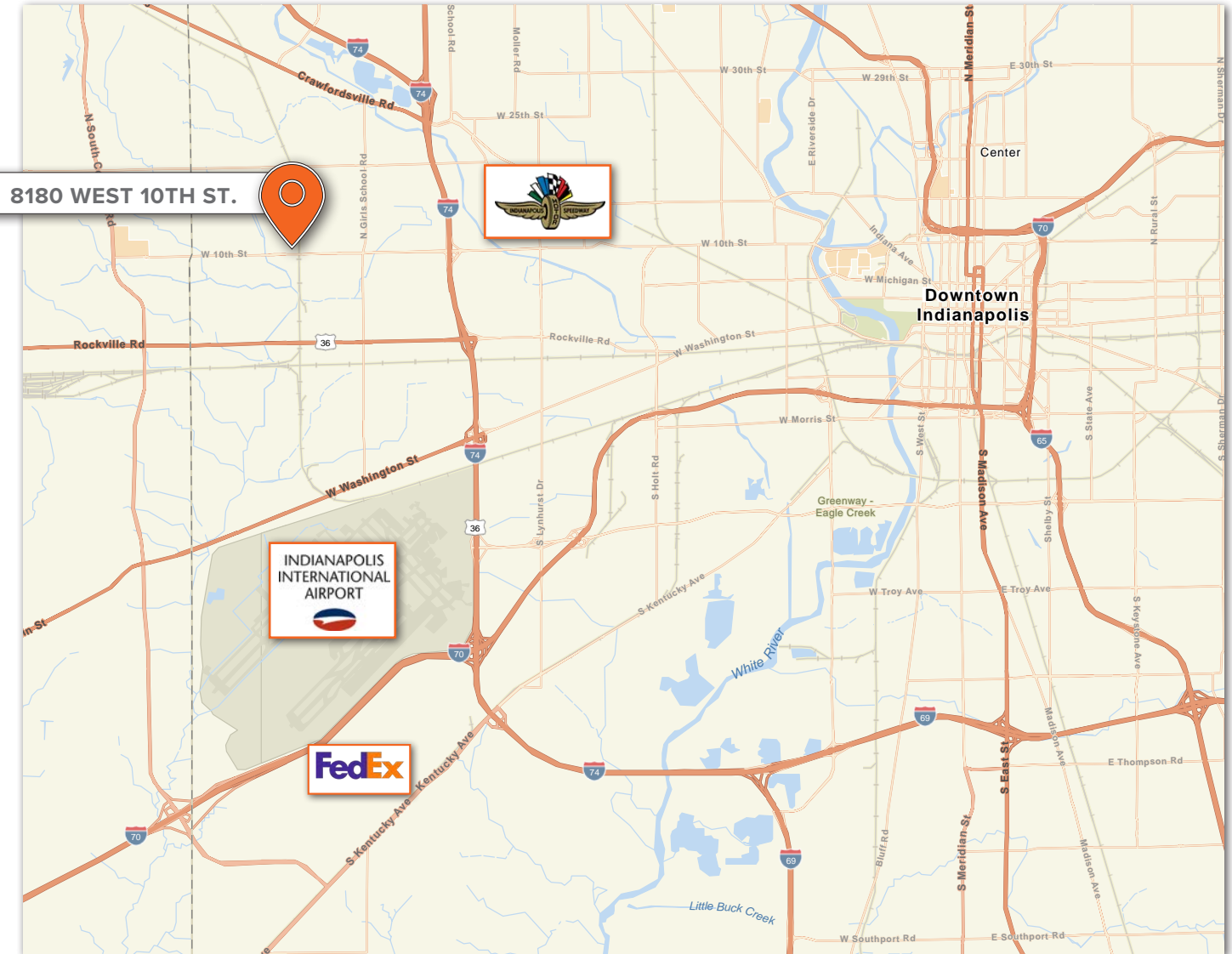
### BEST AIRPORT

**#1**  
Indianapolis International Airport, Best Airport in North America 13 years running  
- Airports Council International World

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8180 WEST 10TH ST.

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