

# 5292 PERFORMANCE WAY

Cross-dock facility

**Excellent Access to I-65 with Two Immediate Interchanges**

5292 Performance Way  
Whitestown, IN 46075



FOR LEASE

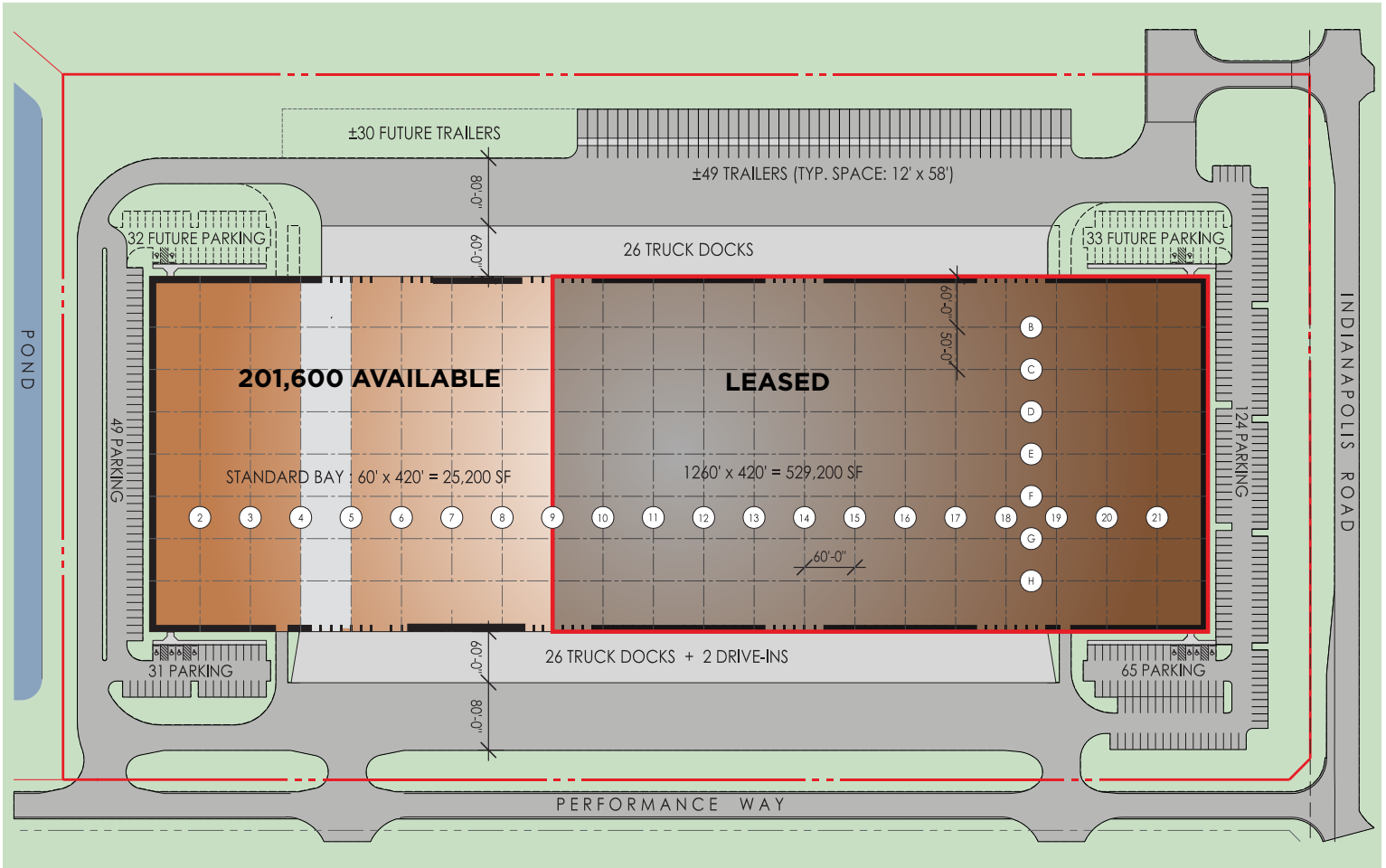
WAREHOUSE BUILDING + OFFICE

201,600 SF



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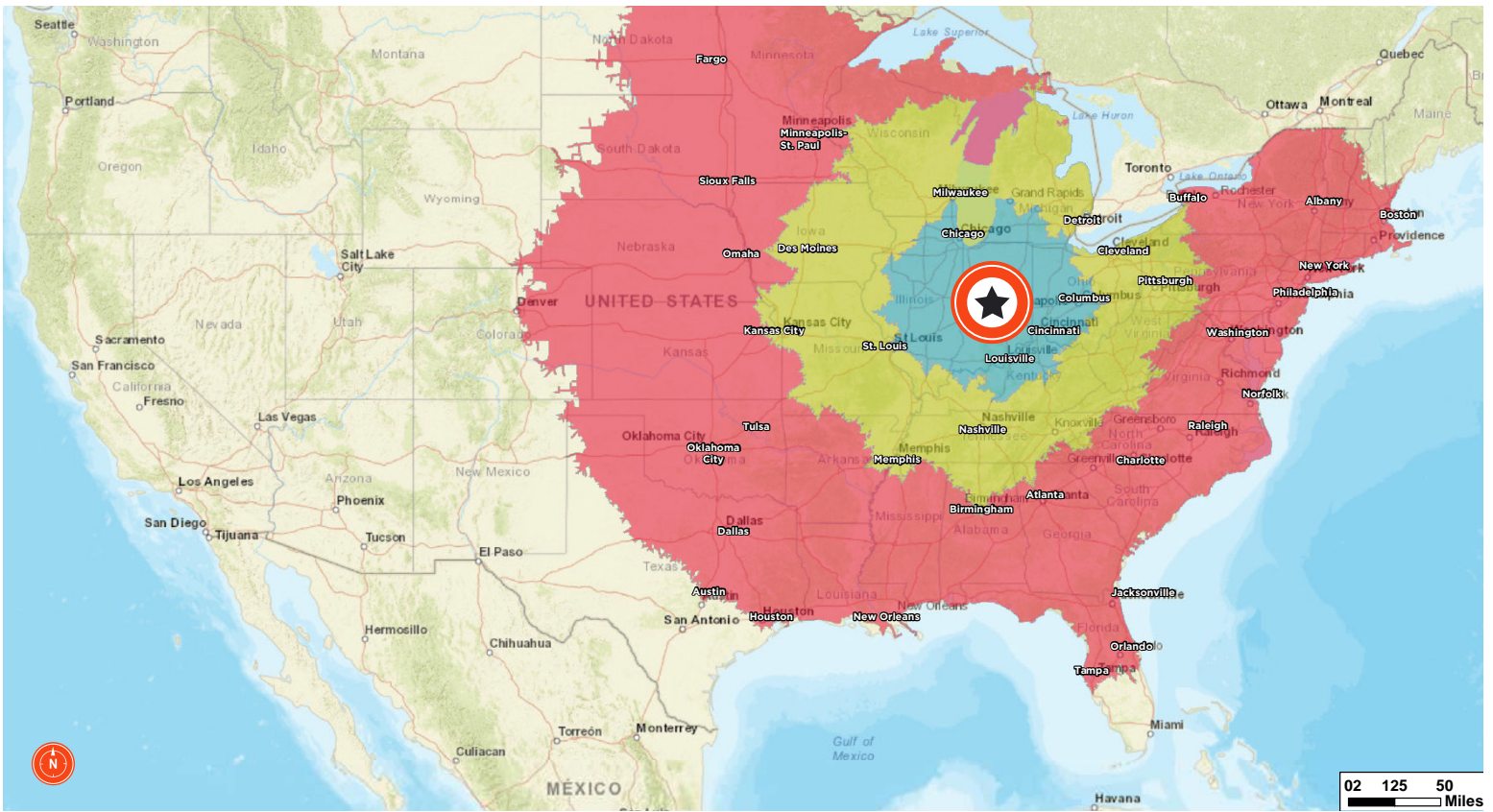




## PROPERTY DESCRIPTION

Available SF	201,600 SF (480' x 420')
Office SF	±1,900 SF
Building Size	529,200
Site Area	28.4 Acres
Ceiling Height	36'
Column Spacing	60' x 50'
Dock Bay Spacing	60'
Exterior Docks	±26 Dock Doors (9' x 10')
Drive-in Doors	±1 Drive-in Door (12' x 14')
Car Parking	80± Car Parking Spaces (expandable)
Truck Court	140' with 60' concrete apron

Trailer Parking	25 potential trailer spaces (expandable)
Roof	TPO roof with a R Value of 20
Floor	7" unreinforced 4,000 psi 700 psi flexural psi concrete
Sprinkler	ESFR sprinkler system
Interior Lighting	LED
Heating	Direct gas-fired make-up air handling units designed to maintain a minimum inside temperature of 60 degrees with an outside temperature of 0 degrees
Other	Maximum 10-year real estate tax abatement program



## TRAVEL TRUCK TIME

Boone County, Indiana | % of US Pop Covered



## BOONE COUNTY, IN



### INDIANA

- Best State for Business in the Midwest
- Ranks #5 nationally



### INDIANAPOLIS INTERNATIONAL AIRPORT

- 25 minute drive
- Home to 2nd largest FedEx facility in the world



### POPULATION (2025 est.)

- 1.4M - 20 mile
- 2,205,695 - Indy MSA



### WORKFORCE (2025 est.)

- 821,994 - 20 mile



### TAXES

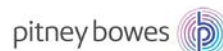
- Best State Tax Climate in the Midwest
- Ranks #9 nationally

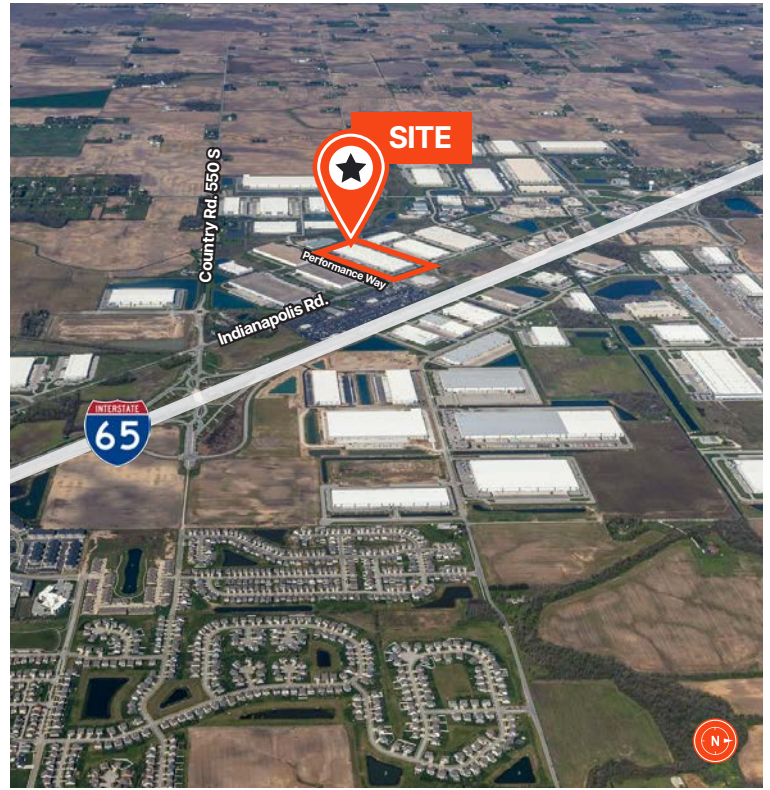
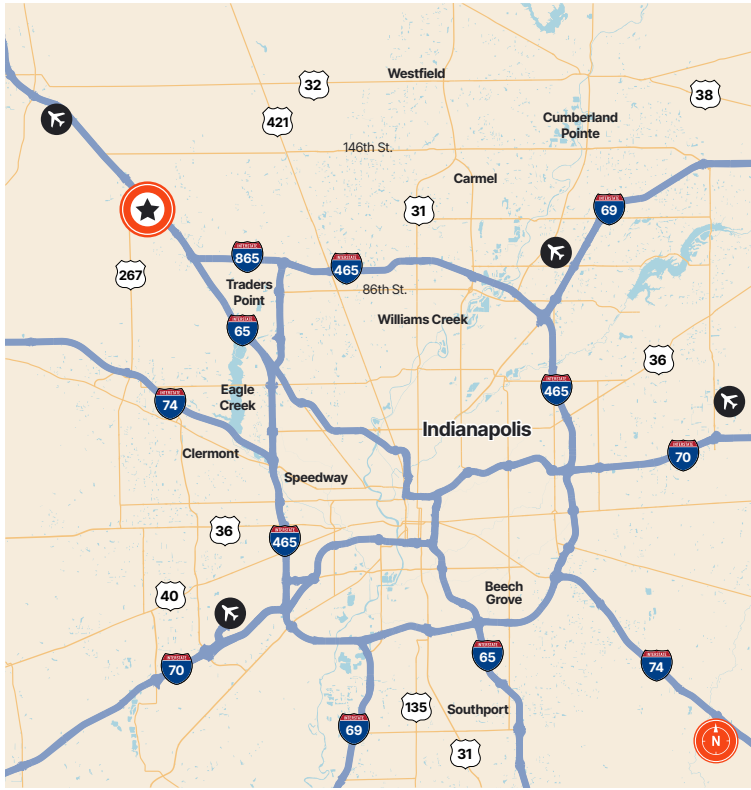


### BOONE COUNTY

- Home to some of the fastest growing IN cities

## NEIGHBORING COMPANIES





# CONTACT INFORMATION

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