

FOR SALE OR LEASE



445,189 SF FACILITY | FOR SALE
204,696 SF | FOR LEASE
Section 1: 37,898 SF & Section 3: 166,798 SF



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

**1301 S. WHITE RIVER PARKWAY
INDIANAPOLIS, IN 46221**



Potential Uses Include:

- Advanced Manufacturing & Assembly
- Life Sciences & Clean Production
- IT Infrastructure & Data Center Operations
- Research & Development Hubs
- Tech & Innovation-Based Industries
- Located in HUBZone

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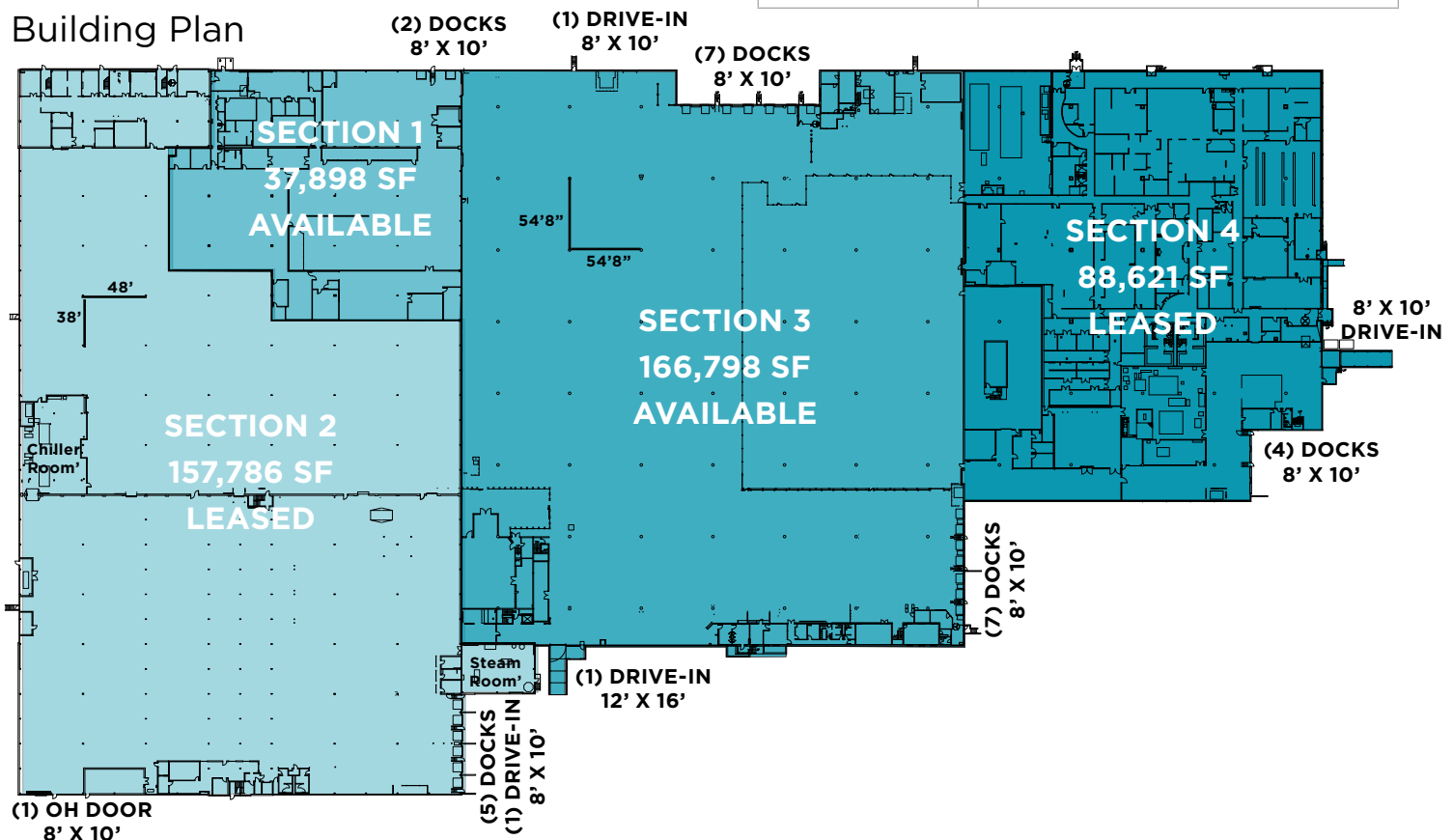
Building Information

Building:	445,189 SF (First Floor)
Section 1: AVAILABLE	37,898 SF - Available ±12,530 SF Office 2 Docks ±20' Ceiling Height Heat & Air-conditioned
Section 2: LEASED	157,786 SF - Leased 5 Docks/1 Drive-in Door/ 1 Overhead Door ±20' Ceiling Height Heat & Air-conditioned
Section 3: AVAILABLE	166,798 SF - Available ±10,000 SF Office 14 Docks/2 Drive-in Doors ±20'-29'.8" Ceiling Height Heat Only
Section 4: LEASED	88,621 SF - Leased 4 Docks/1 Drive-in Door ±20' Ceiling Height Heat & Air-conditioned
Other:	±3,900 SF (Chiller Room) ±1,794 SF (Steam Room)

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



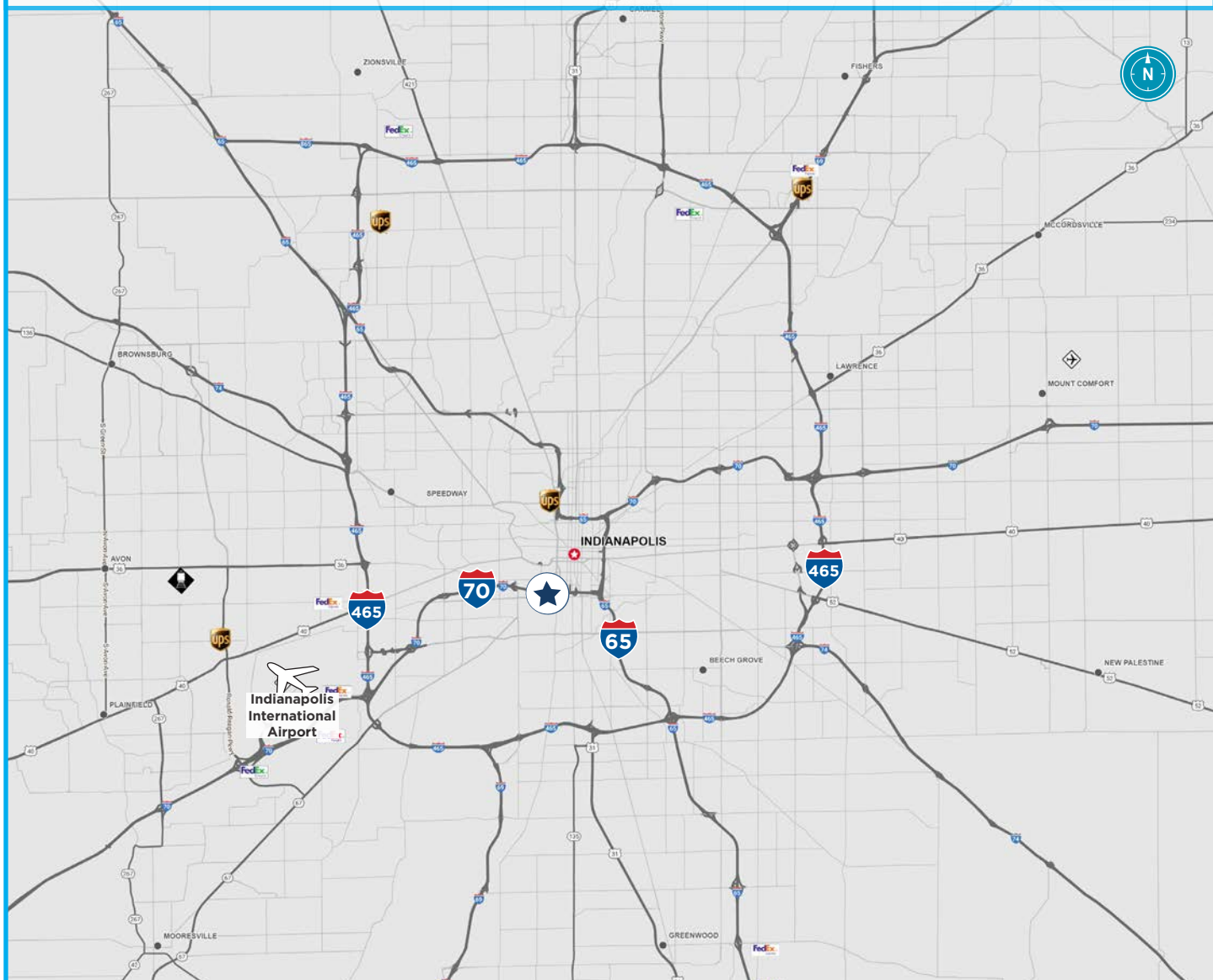


Electrical Substation







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

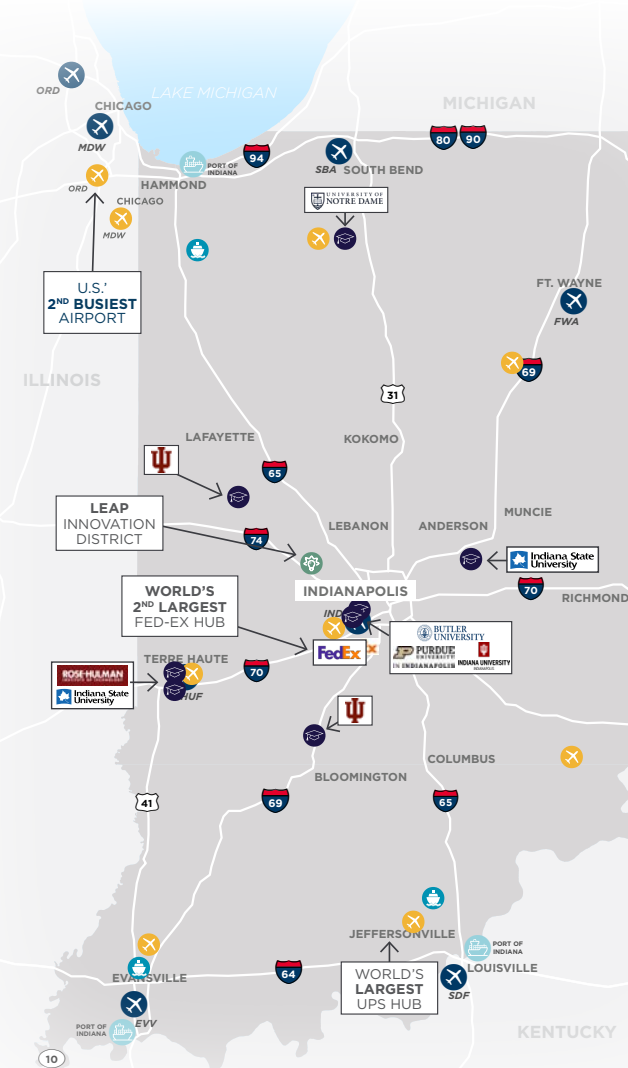
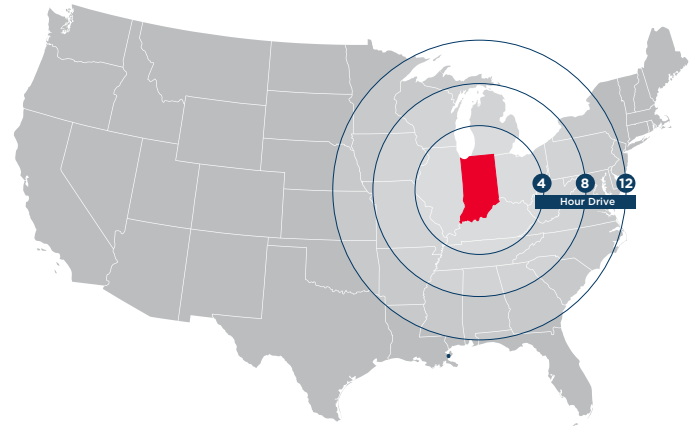
Interested in leveraging HUBZone advantages at this location?

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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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