

FOR LEASE - 180,360 SF
5454 Decatur Boulevard
Indianapolis, IN 46241



PROPERTY HIGHLIGHTS

±180,360 square feet total
±5,500 square feet office

±11.52 acres

Fully air conditioned warehouse

Fenced/secured truck court

Minutes to I-70, I-465 and Indianapolis International Airport



Contact

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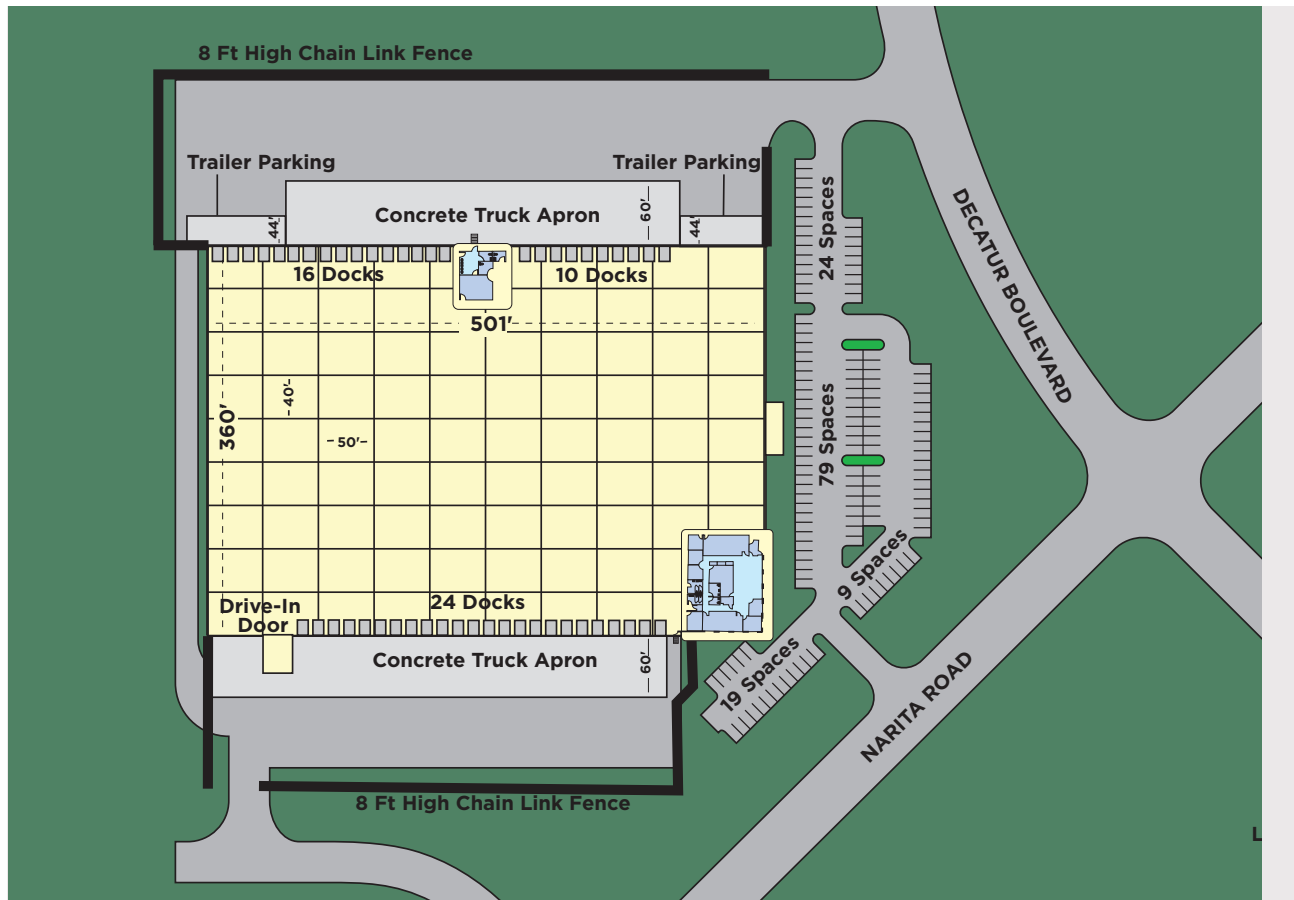
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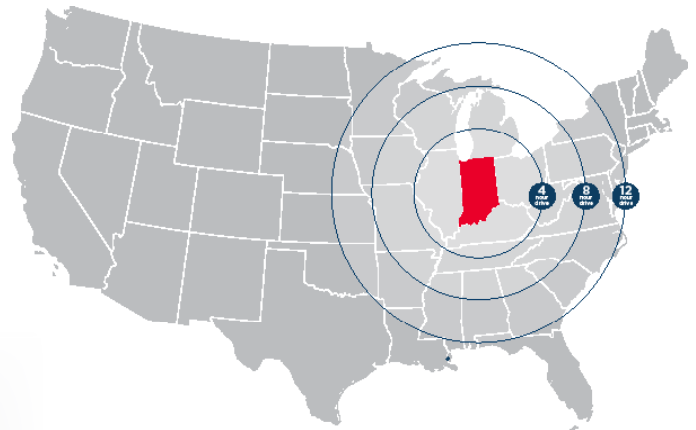
FULL BUILDING PROPERTY HIGHLIGHTS

Total Building SF	±180,360	Fire Protection	ESFR
Office SF	±5,500	Electrical	277/480 volt, 1200 amps
Land Areas	±11.52	Zoning	C-S
Construction	Tilt wall	Floor	6" concrete
Roof	New 2020	Lighting	LED
Clear Height	28'	Warehouse	Fully air conditioned with air rotation system
Col. Spacing	40' x 50'	Parking	131 Auto spaces
Dock Doors	50	Trailer Court	Fenced 140' depth
Drive-Ins	1		
Year Built	1997		

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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

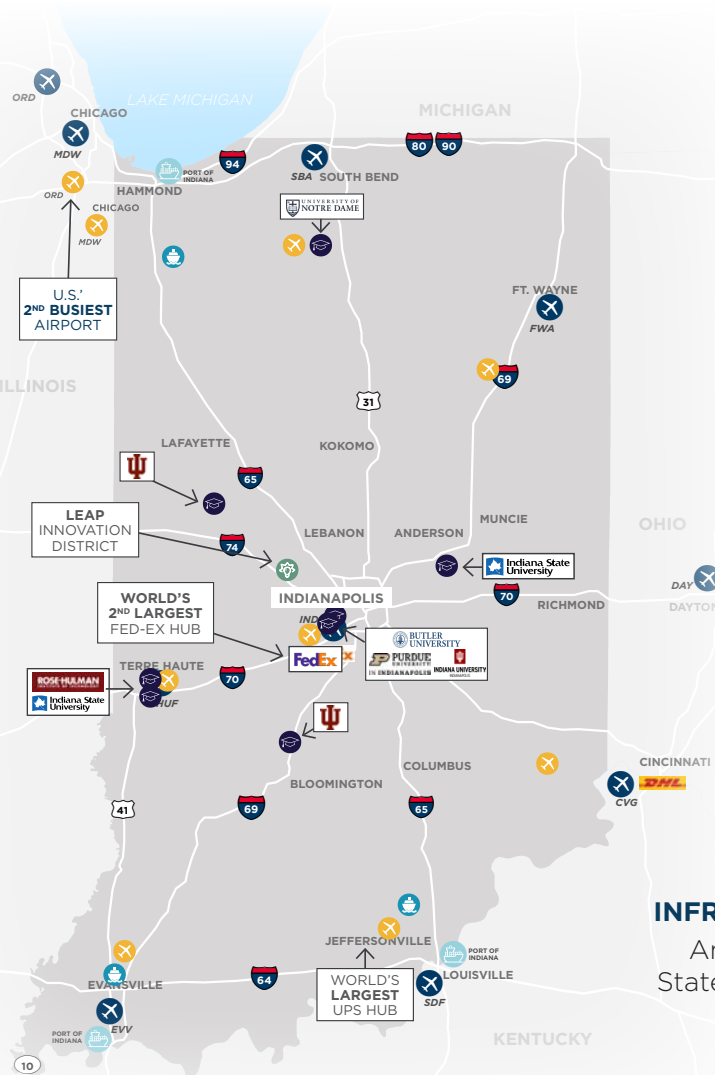
HOOSIERS

Work in Advanced Manufacturing

#2

IN U.S. FOR

Worldwide life-sciences exports



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Sources: Indiana Economic Development Corp (iedc.in.gov), Time Magazine, CNBC.com, Tax Foundation, Chief Executive Magazine

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