

FOR LEASE
IMMEDIATE OCCUPANCY

POST ROAD
COMMERCE CENTER



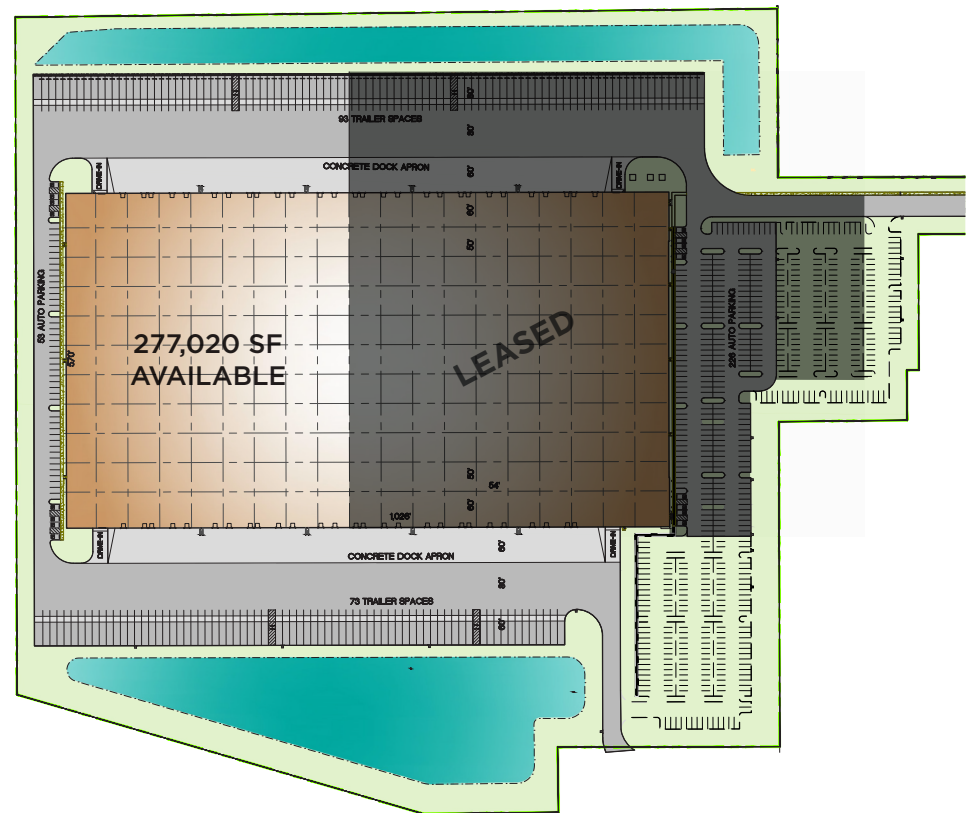
277,020 SF REMAINING AVAILABLE

1220 S. POST ROAD, INDIANAPOLIS, IN 46239

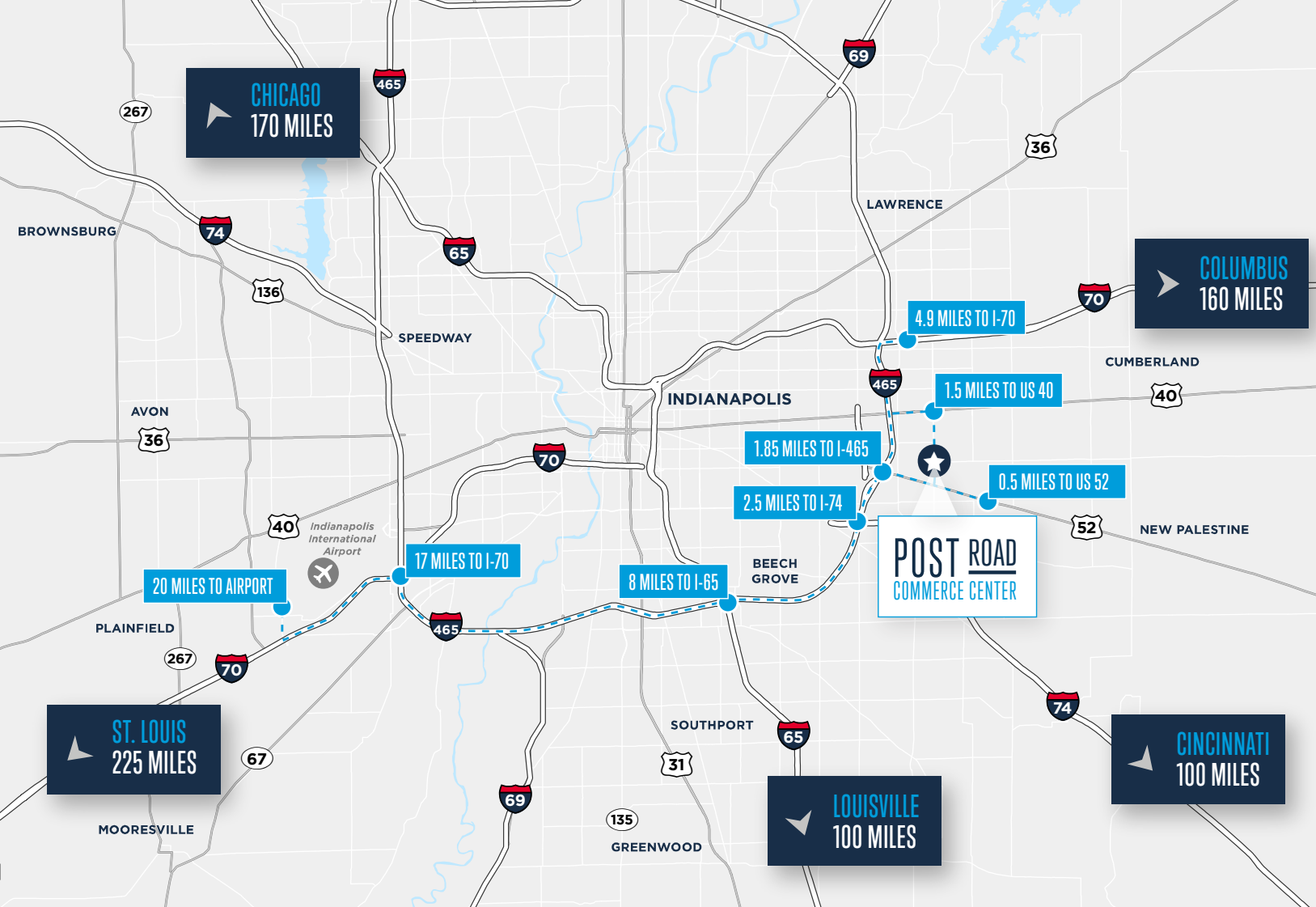


BUILDING 1

SITE ACREAGE	±41.35 acres
SQUARE FOOTAGE	277,020 SF
OFFICE SQUARE FOOTAGE	BTS
BUILDING DIMENSIONS	570' x 1,026'
BAY SIZES	Typical Bays: ±50' x 54' Speed Bay: 54' x 60'
CLEAR HEIGHT	36'
AUTO PARKING	±53, expandable
TRAILER STORAGE	±85
TRUCK COURT	140' total depth: 60' concrete apron and 80' HD asphalt
EXTERIOR WALLS	Load bearing concrete tilt wall/precast concrete wall panels
STRUCTURAL STEEL	Gray tube steel columns and joists supporting white roof deck
SLAB CONSTRUCTION	7" un-reinforced, 4,000psi concrete on 4" aggregate base
LOADING	26 (9' x 10') manual overhead doors, expandable 2 (12' x 14') drive-in doors w/electric operators
DOCK EQUIPMENT	26 dock positions to include: 7' x 8', 40,000 lb. dock levelers dock seals, bumpers and LED dock light
FIRE PROTECTION	ESFR sprinkler system
ROOFING	Mechanically attached or full adhered 45 mil TPO with R-20 insulation
HVAC	Heat provided via roof mounted gas fired 80/20 MUA units
ELECTRICAL SERVICE	TBD
LIGHTING	LED 30,000LM high bay light fixtures
RAIL	Future rail potential







**PHENOMENAL
LABOR ACCESS**



**ACCESS TO NEARLY
80% US POPULATION
WITHIN 20 HOURS**



**CONSISTENTLY NAMED A
TOP STATE FOR BUSINESS
& INFRASTRUCTURE**



**NATIONAL LEADER IN
PASS-THROUGH HIGHWAYS**



**HOME TO
2ND LARGEST
FEDEX AIR HUB WORLDWIDE**



MICHAEL W.M. WEISHAAR, SIOR

+1 317 639 0494

michael.weishaar@cushwake.com

GRANT M. LINDLEY, SIOR, CCIM

+1 317 639 0446

grant.lindley@cushwake.com



Cushman & Wakefield. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

POSTROADCOMMERCECENTER.COM