

Southtech Business Park  
**2000 Southtech Drive**  
Greenwood, IN



## ±78,394 SF Industrial Building

Class A Modern Warehouse / Distribution Facility

### HIGHLIGHTS:

- 4.5 Years remaining on 10 Real Estate Tax Abatement
- Net Asking Rate of \$ 7.60 PSF, NNN
- Operating Expense of \$ 1.55 PSF
- Close Proximity to I-65
- 800A, 277/480 volt, 3-phase
- ±2,000 SF Finished Office Space
- ESFR Fire Suppression
- LED Light Fixtures
- 260' Building Depth
- 130' Truck Court Depth

### ACCESS:

- Located just 22 miles from the Indianapolis International Airport and the World's 2nd Largest FedEx Air Hub.
- Immediate Access to Interstate I-65 and Vast Interstate System



LEASING BY:

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BUILDING HIGHLIGHTS

<b>TOTAL BUILDING SIZE:</b> ±143,380 SF (550' x 260')	<b>CLEAR HEIGHT:</b> 28'	<b>ELECTRICAL:</b> 800A, 277/480 volt, 3-phase
<b>AVAILABLE SPACE SIZE:</b> ±78,394 SF (300' x 260')	<b>DOCK-HIGH DOORS:</b> 9	<b>LIGHTING:</b> LED Lighting w/ Motion Sensors
<b>ACRES:</b> ±11.10	<b>DRIVE-IN DOORS:</b> 1	<b>ROOF:</b> .60 mil White TPO
<b>OFFICE:</b> ±2,000 SF	<b>KNOCK-OUTS:</b> 7	<b>FLOOR:</b> 7" Unreinforced Slab
<b>COLUMN SPACING:</b> 50' x 50'	<b>CAR PARKING:</b> 47 Spaces	
<b>SPEED BAY:</b> 60'	<b>SPRINKLERS:</b> ESFR	

SITE PLAN

