



## **±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:**

**AVISON  
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## BUILDING HIGHLIGHTS

**TOTAL BUILDING SIZE:**  
 ±143,380 SF (550' x 260')

**AVAILABLE SPACE SIZE:**  
 ±78,394 SF (300' x 260')

**ACRES:**  
 ±11.10

**OFFICE:**  
 ±2,000 SF

**COLUMN SPACING:**  
 50' x 50'

**SPEED BAY:**  
 60'

**CLEAR HEIGHT:**  
 28'

**DOCK-HIGH DOORS:**  
 9

**DRIVE-IN DOORS:**  
 1

**KNOCK-OUTS:**  
 7

**CAR PARKING:**  
 47 Spaces

**SPRINKLERS:**  
 ESFR

**ELECTRICAL:**  
 800A, 277/480 volt, 3-phase

**LIGHTING:**  
 LED Lighting w/ Motion Sensors

**ROOF:**  
 .60 mil White TPO

**FLOOR:**  
 7" Unreinforced Slab

## SITE PLAN

