

AVAILABLE ±240,538 SF

MANUFACTURING FACILITY | HEAVY POWER | RAIL SERVED



8278

GEORGETOWN ROAD

INDIANAPOLIS, IN 46268

OWNED BY:



LEASING BY:



PROPERTY FEATURES



BUILDING SIZE
±240,538



OFFICE AREA
±32,000 (2 FLOORS)



SITE AREA
±32.85



ELECTRICAL
11 MW
(2-1500 KVA Transformers &
4-2000 KVA Transformers)



YEAR BUILT
1995



LOADING
25 DOCKS



SPRINKLER
WET, ESFR & DRY



RAIL
CSX



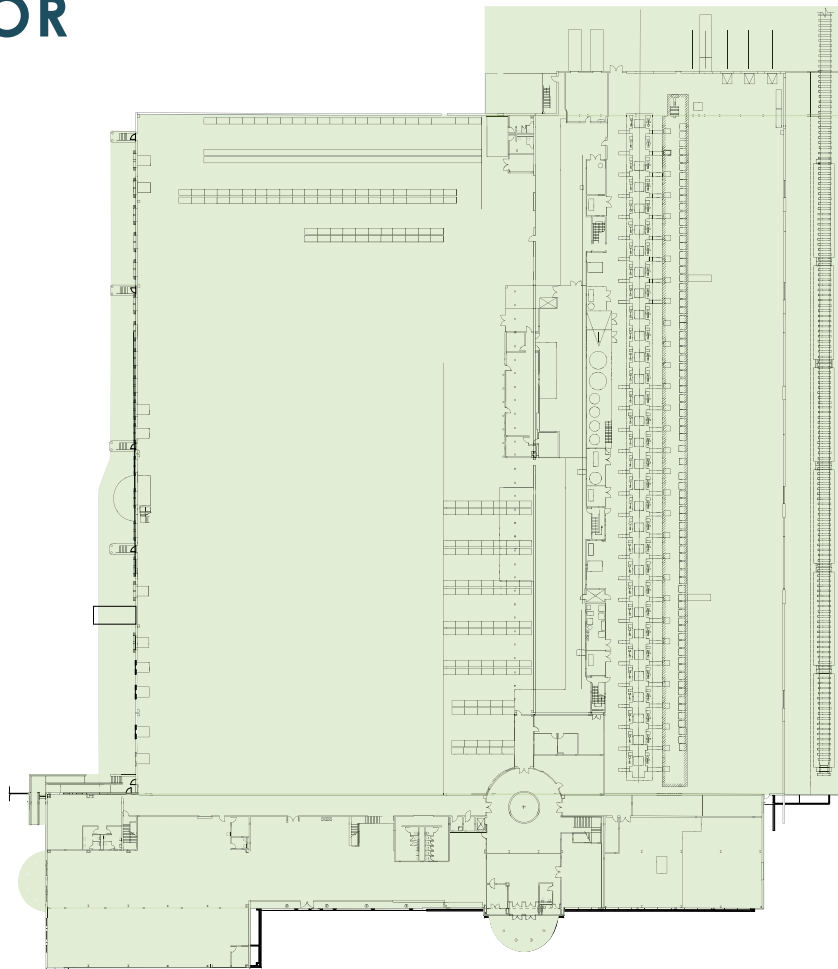
CRANE
35/5 TON CRANE

OTHER FEATURES

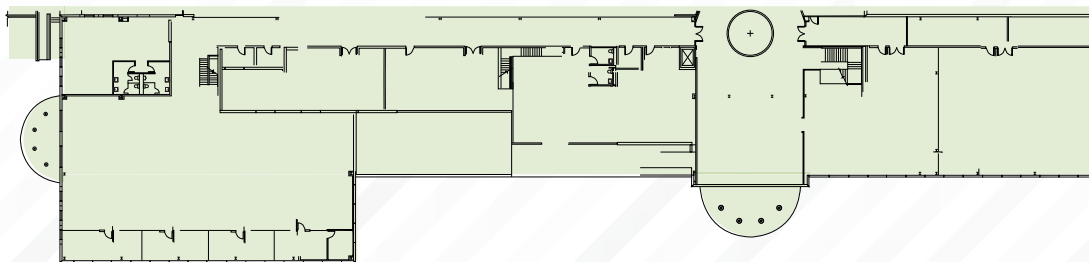
- ✓ REVERSE OSMOSIS WATER SYSTEM
- ✓ COMPRESSED AIR
- ✓ COOLING TOWER
- ✓ CHILLERS
- ✓ BACK-UP GENERATOR
- ✓ NATURAL GAS
- ✓ SHELTERED RAIL LOADING
- ✓ INDYGO BUS LINE
(<https://www.indygo.net/route/37-park-100/>)

FLOOR PLANS

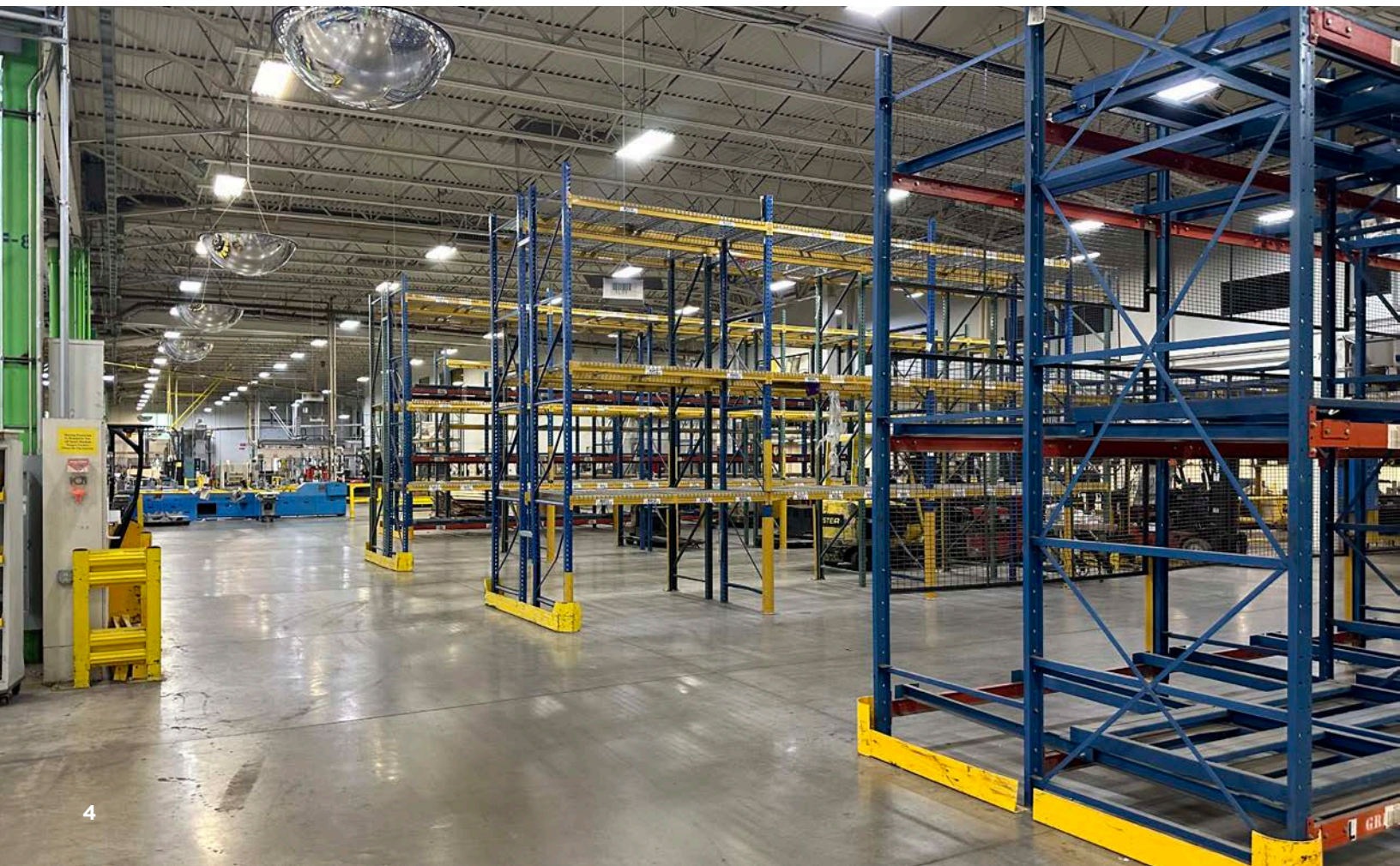
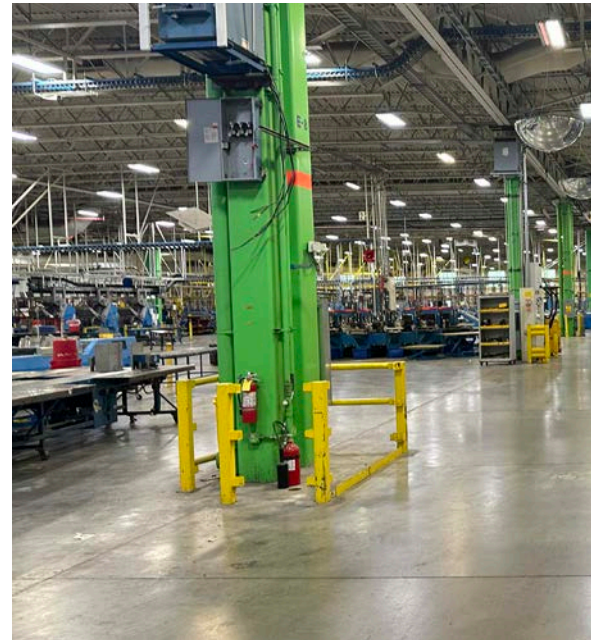
FIRST FLOOR

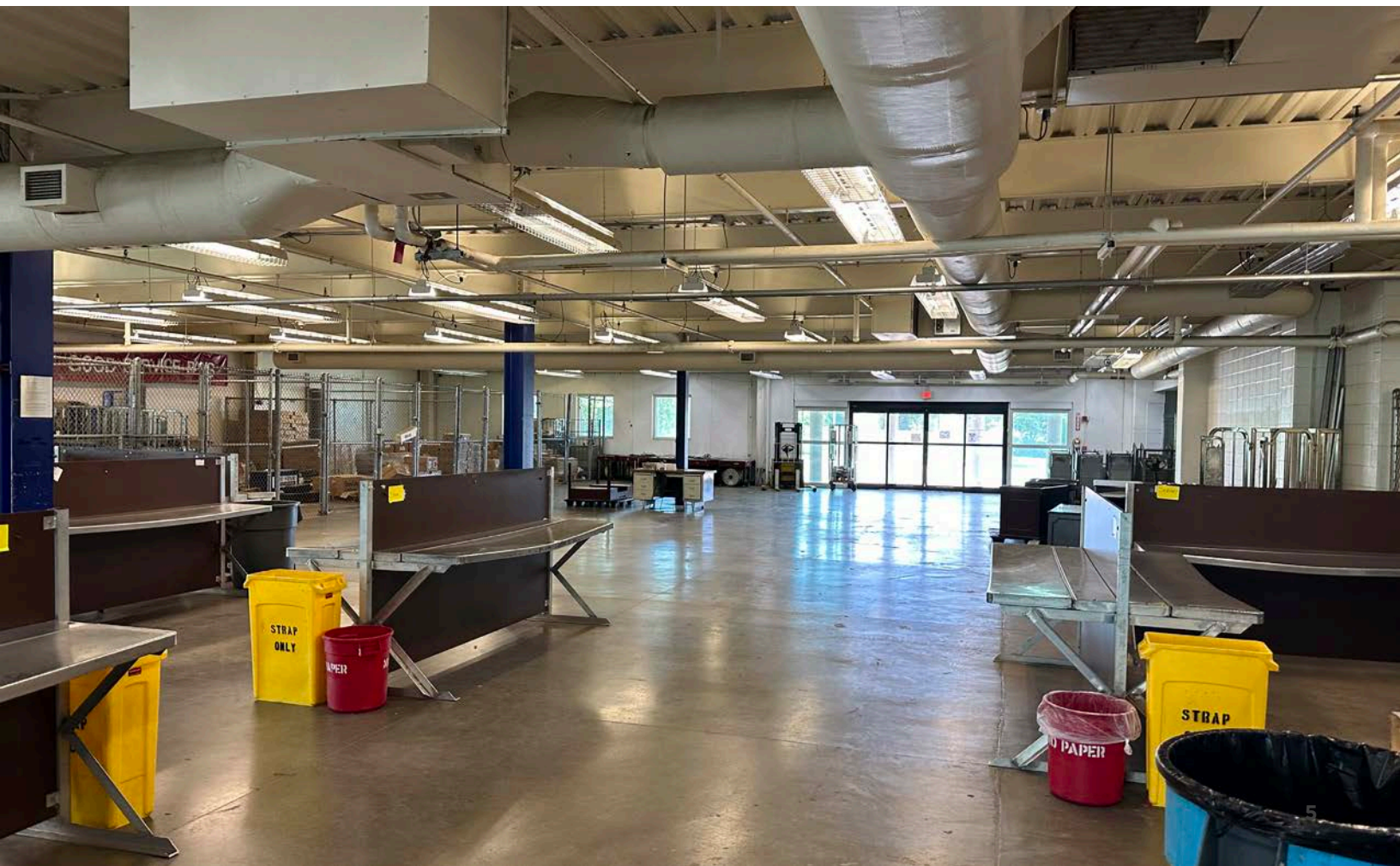
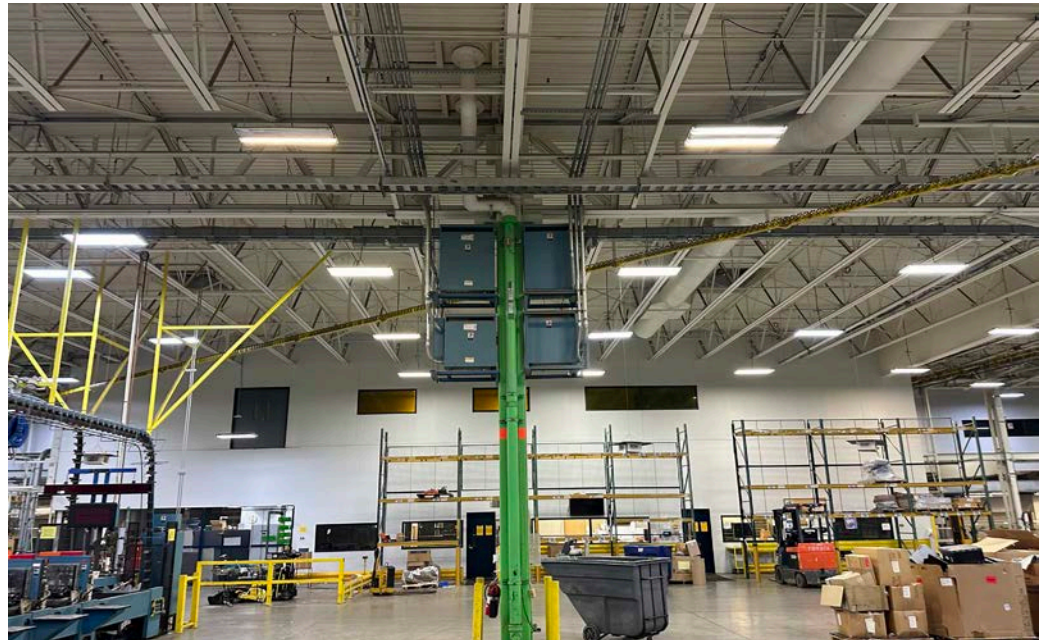


SECOND FLOOR



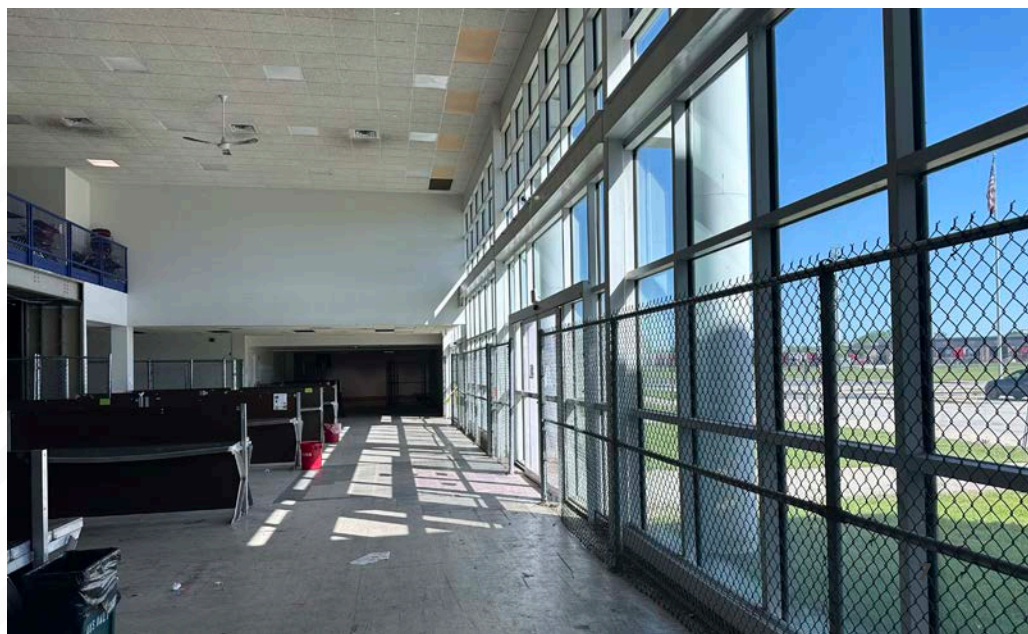
PROPERTY PHOTOS



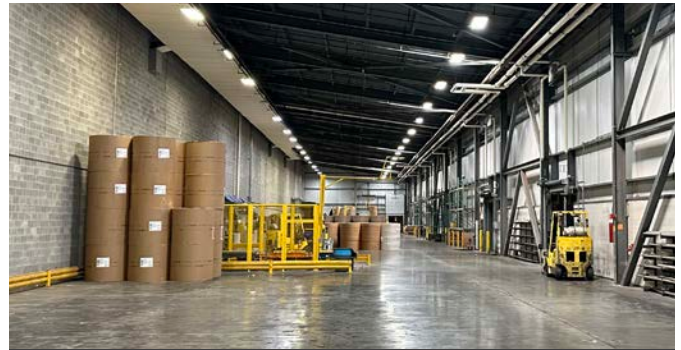


PROPERTY PHOTOS





EXISTING RECEPTION AREA AND OFFICE AREA



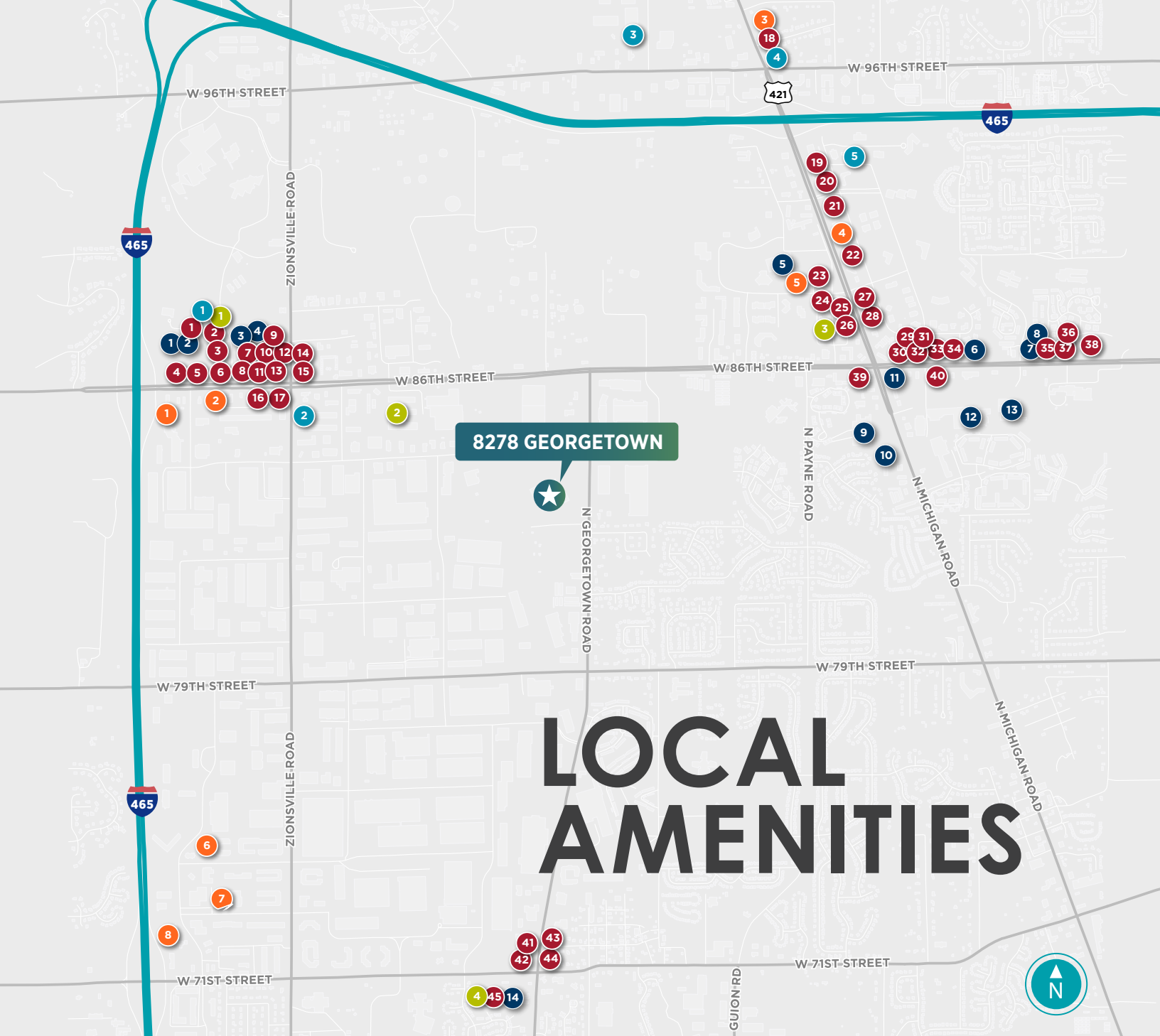
DRY GOODS AREA



PRODUCTION AREA



RAIL



8278 GEORGETOWN

LOCAL AMENITIES

ENTERTAINMENT

1. AMC 12 Theatres
2. Traders Brewing Co
3. Hoosier Heights Climbing Gym
4. Deviate Brewing Co
5. Beef & Boards Theatre

FITNESS

1. Cyclebar
2. Iron Valley Barbell
3. Crunch Fitness
4. Studio G Fitness

HOTELS

1. Extended Stay America
2. Fairfield by Marriott
3. Holiday Inn Express
4. Home 2 Suites by Hilton
5. Embassy Suites by Hilton
6. Candlewood Suites
7. Hampton Inn NW
8. Courtyard by Marriott NW

RESTAURANTS

1. Monical's Pizza
2. Tegry Bistro
3. Ted's Montana Grill
4. Chili's
5. Luciana's Mexican Restaurant
6. Longhorn Steakhouse
7. Trader's Mill Grill

8. Slim Chickens
9. Eat Thai
10. Yats
11. Starbucks Coffee
12. Qdoba
13. Noodles & Co
14. Wendy's
15. Jimmy John's
16. Taco Bell
17. Arby's
18. Freddy's Steakhburgers
19. Azzip Pizza
20. Panera Bread
21. Texas Roadhouse
22. El Mezcal
23. El Toro
24. McAlister's Deli
25. Panda Express
26. Blaze Pizza
27. Famous Daves BBQ

28. Zaxby's
29. Five Guys
30. Firehouse Subs
31. Einstein Bros Bagels
32. Chicken Salad Chick
33. Chick-Fil-A
34. Chipotle
35. Lou Malnati's Pizzeria
36. Paco's Taqueria
37. First Watch
38. The Juicy Seafood
39. Popeye's Chicken
40. McDonald's
41. Burger King
42. Culver's
43. Los Rancheros
44. Marco's Pizza
45. Flap Jack's Pancake House

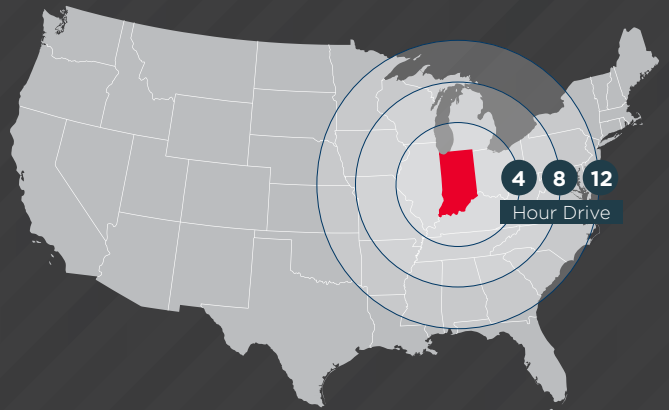
SHOPPING

1. Dick's Sporting Goods
2. Old Navy
3. Michael's
4. PetSmart
5. Costco
6. Staples
7. Trader Joe's
8. ULTA Beauty
9. Lowe's Home Improvement
10. ALDI
11. Walgreens
12. Walmart Supercenter
13. Sam's Club
14. Kroger

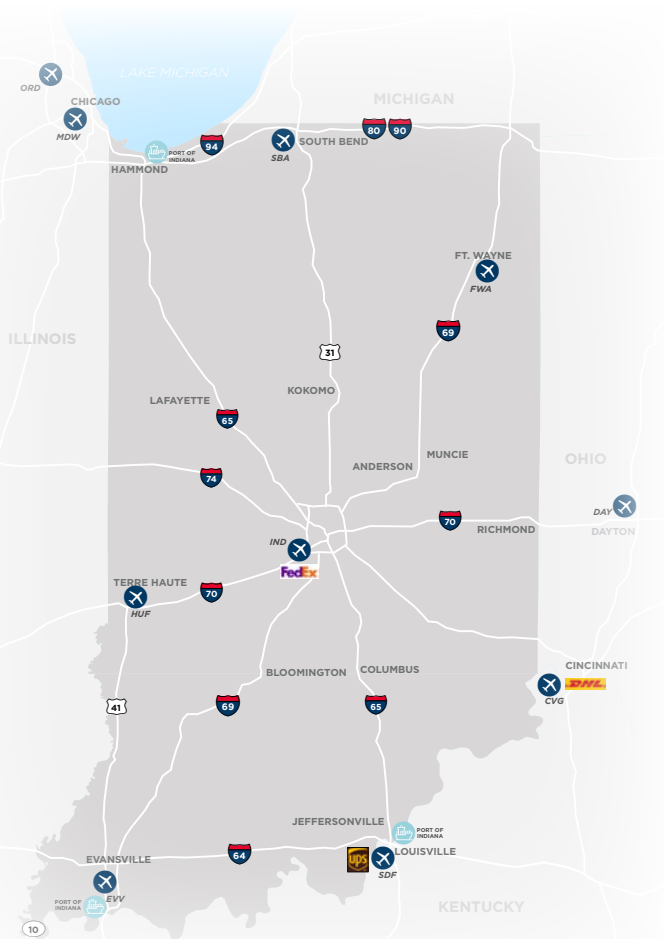
THE INDIANA ADVANTAGE

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



- 1-3% Capped Property Taxes
- No Inventory Tax
- No Manufacturing Equipment Sales Tax
- AAA bond rating
- Right to Work State
- 4.9% Corporate Income Tax Rate



#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**

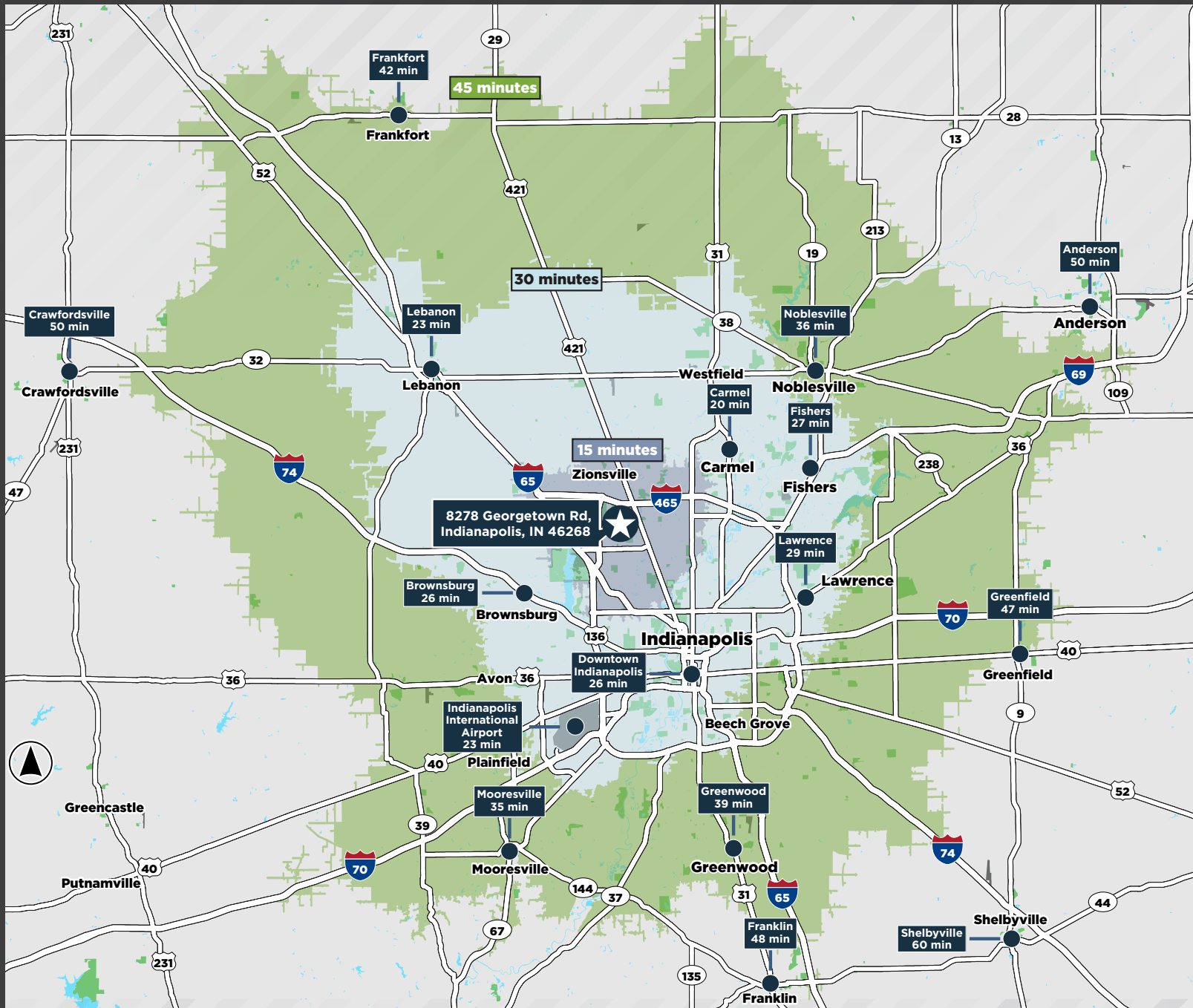
#5
in the U.S.

#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

WORKFORCE



POPULATION



LABOR FORCE



AVG. INCOME



EST. HOUSEHOLDS

1 MILE

2,868

2,261

\$93,214

1,283

3 MILE

54,031

42,470

\$101,301

23,686

5 MILE

132,044

104,132

\$130,000

55,837



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LEASING BY:



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