

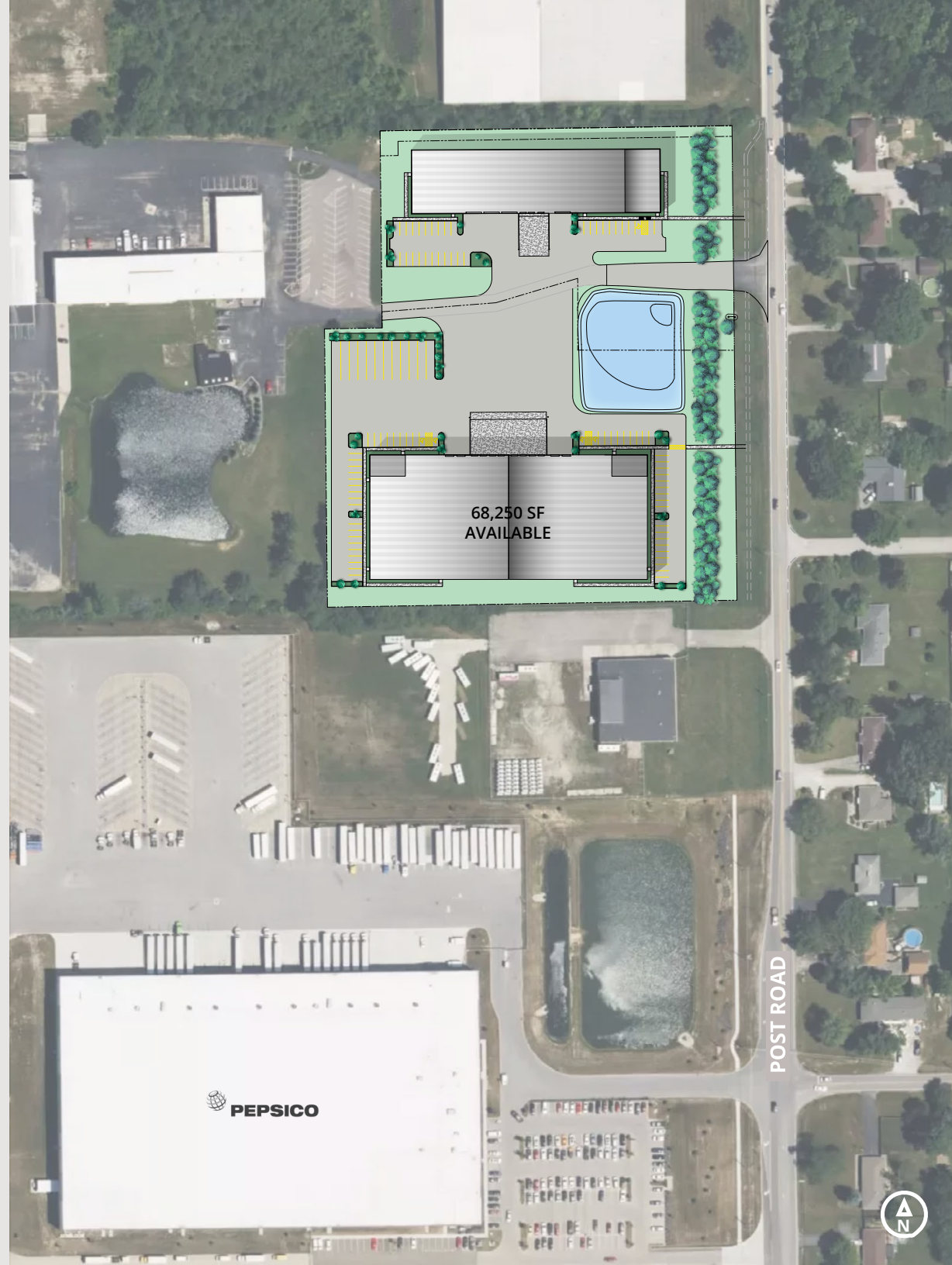
AVISON YOUNG

Wolter Industrial Park

910 S Post Rd
Indianapolis, IN

Shell building with easy access to I-465

- 34,125 - 68,250 sf available
- Building delivering Q1 2025
- 2.3 miles to I-465 and 3 miles to I-70 and I-74
- Superb access to strong labor force
- Fenced and secure industrial park
- Easy access to numerous dining and retail amenities along Washington Street/US 40 corridor
- Under 30 minutes to Indianapolis International Airport and FedEx Express World Hub





Building size	68,250 sf
Available	68,250 sf
Divisible to	34,125 sf
Office sf	2 - 1,500 sf pods
Clear height	24'
Column spacing	58' x 25'
Dock doors	8 (9' x 10')
Drive-in doors	4 (12' x 14')
Power specifications	2 - 400 amp, 120/208 volt, 3-phase panels
Lighting system	LED with motion sensors
Fire protection system	Yes
Floors	6" unreinforced
Roof	Standing seam
Zoning	I-2
Car parking	63
Trailer parking	12
Tax abatement	Available
Delivery date	Q1 2025





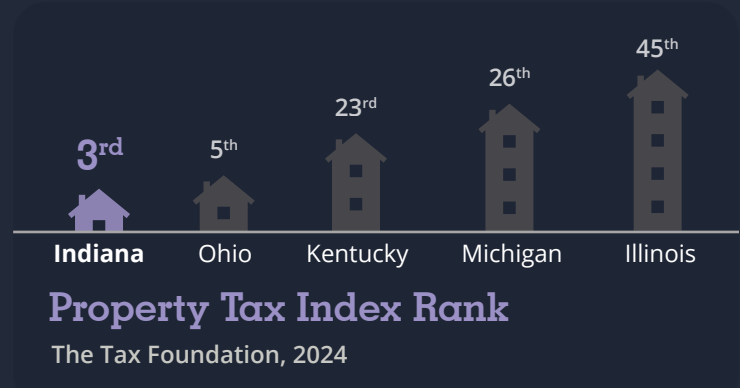
Inside INDIANA

2024

Compiled by the Indiana Economic Development Corporation

Workers Comp Premium Rate

State of Oregon, 2022



Property Tax Index Rank

The Tax Foundation, 2024

Best State Tax Climate Index

The Tax Foundation, 2024

- Michigan 11th
- Kentucky 18th
- Ohio 36th
- Illinois 37th



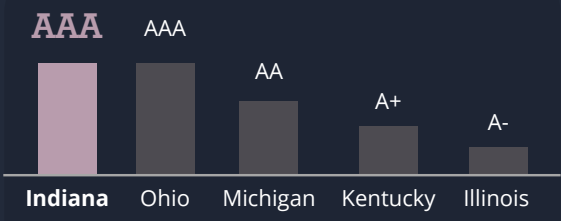
Best State to Start a Business

Forbes, 2024



Cost of Doing Business

CNBC America's Top States for Business, 2023



Bond Rating

Standard & Poor's Global, 2024



State Infrastructure

CNBC State Infrastructure Ranking, 2023



Get more information

Steve Schaub, SIOR
Executive Vice President
+1 317 210 8807

