

FOR LEASE

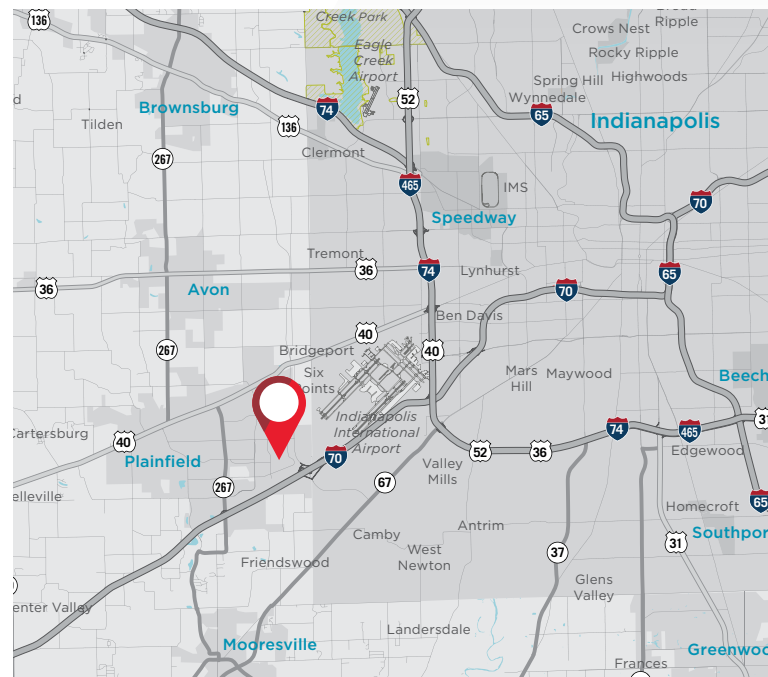
1100 Whitaker Road
Plainfield, Indiana 46168



414,424 SF MODERN BULK

Property Highlights

- 414,424 SF Available
- 8,700 SF office
- 49 (8.5' x 9.5') dock doors
- 3 (12' x 14') drive-in doors
- Fully air-conditioned
- 32' clear height
- ESFR sprinkler system
- CIRTA (Central Indiana Regional Transportation Authority) bus stop located one block from the building - South Plainfield Connector line



Contact

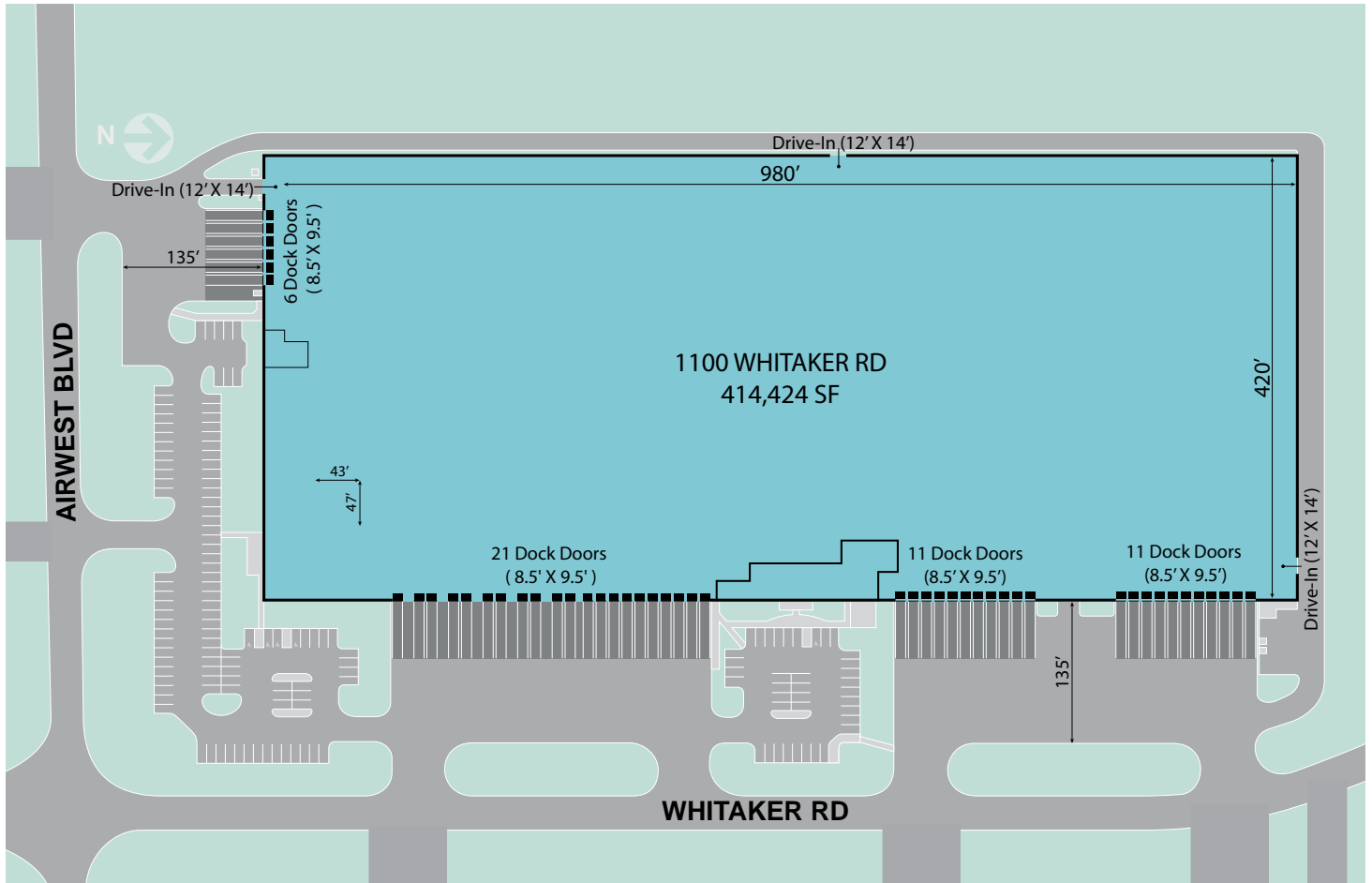
MICHAEL W.M. WEISHAAR, SIOR
Vice Chair
+1 317 639 0494
michael.weishaar@cushwake.com

LUKE J. WESSEL, SIOR
Vice Chair
+1 317 639 0471
luke.wessel@cushwake.com

JACOB SHACKI
Associate Broker
+1 317 352 2440
jacob.schacki@cushwake.com

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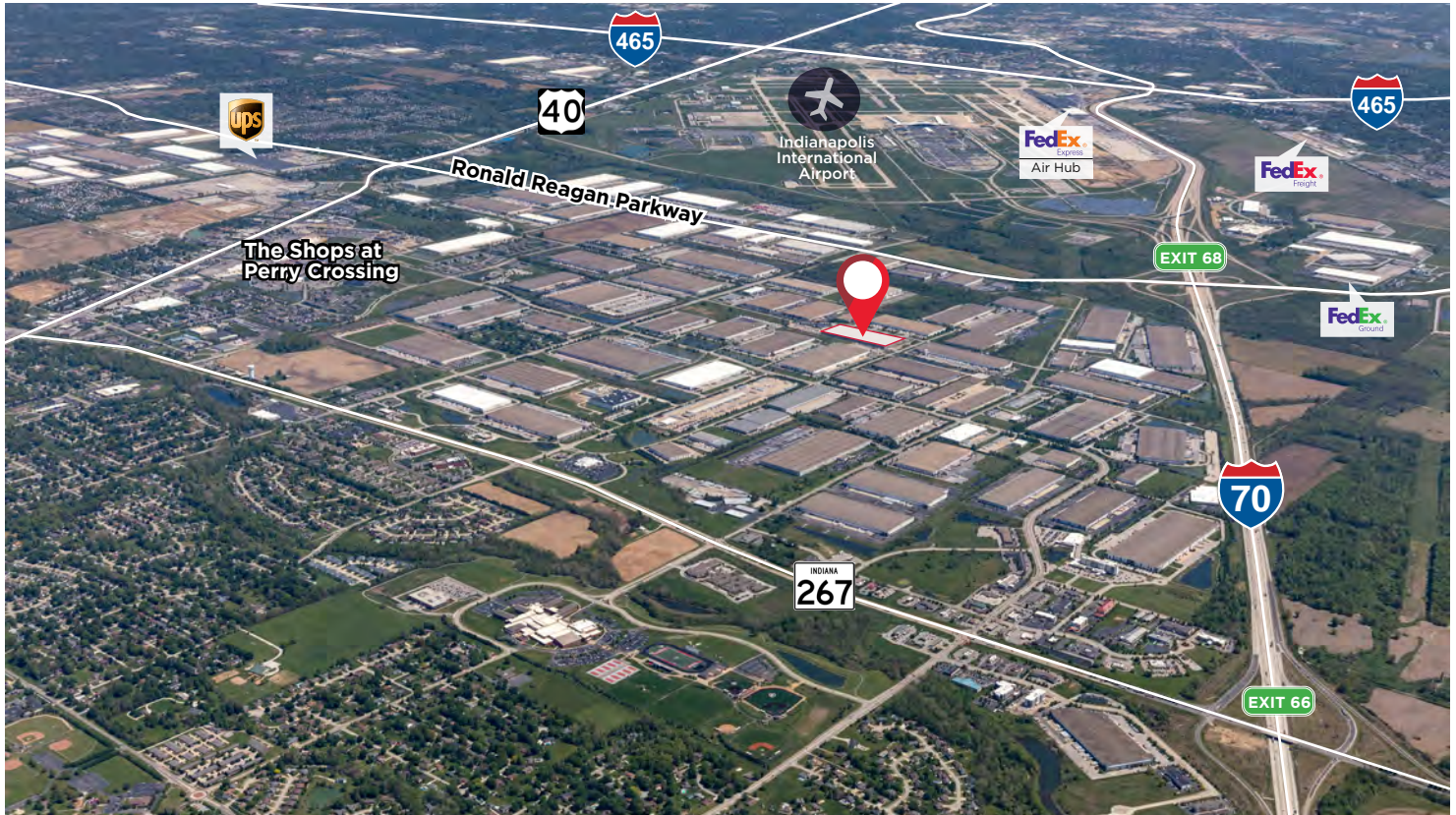


Building Specifications

Address:	1100 Whitaker Road Plainfield, IN 46168	Fire Protection:	ESFR
Year Built:	1996/1997	Dock Doors:	49 (8.5' x 9.5')
Building SF:	414,424 SF	Drive-in Doors:	3 (12' x 14')
Available SF:	414,424 SF	Parking:	± 138 car parking spaces
Structure Exterior:	Pre-cast panels	HVAC:	Fully air-conditioned Big Ass fan units
Land Area:	16.96 acres	Zoning:	Industrial I-2
Office Area:	±8,700 SF	Electrical:	1,000 amp / 480v, 3-phase
Clear Height:	32'	Specialty	Food-grade components in warehouse
Lighting:	LED and T5		

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Building entry



Warehouse racking



Breakroom



Office area

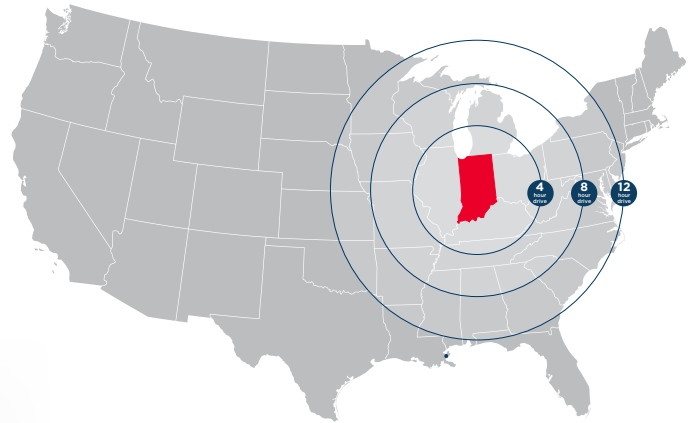


Exterior dock area

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

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

#1 In pass through highways
 Located at the **MEDIAN CENTER** of the **U.S. POPULATION**

#1 In Midwest
#9 In the U.S.
BUSINESS TAX CLIMATE

#1 In Midwest
#5 In the U.S.
BEST STATE FOR BUSINESS

#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

One American Square
 Suite 1800
 Indianapolis, IN 46282
 cushmanwakefield.com

Sources: Indiana Economic Development Corp (iedc.in.gov), Time Magazine, CNBC.com, Tax Foundation, Chief Executive Magazine

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