

Victory Commerce Park Building A

4725 Victory Lane, Indianapolis, IN 46203

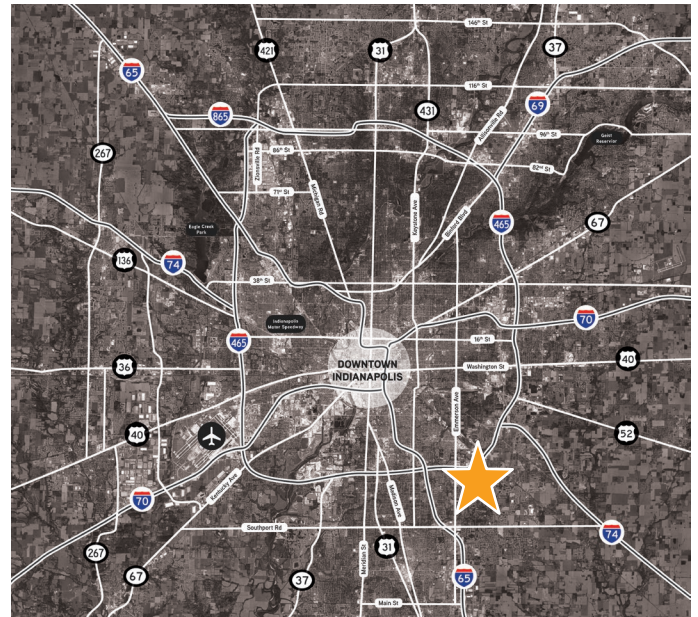
FOR SALE OR LEASE | INDUSTRIAL

IMMEDIATE ACCESS TO I-465 & I-65



PROPERTY HIGHLIGHTS

- 345,047 SF cross-docked facility
 - Divisible to ±70,000 SF**Complete & Ready for Occupancy**
- Zoned I-2
- Convenient access to Downtown Indianapolis and Indianapolis International Airport
- Ample auto parking and trailer parking on site
- 6/8-year real estate tax abatement approved
- Strong workforce availability and nearby IndyGo bus stop



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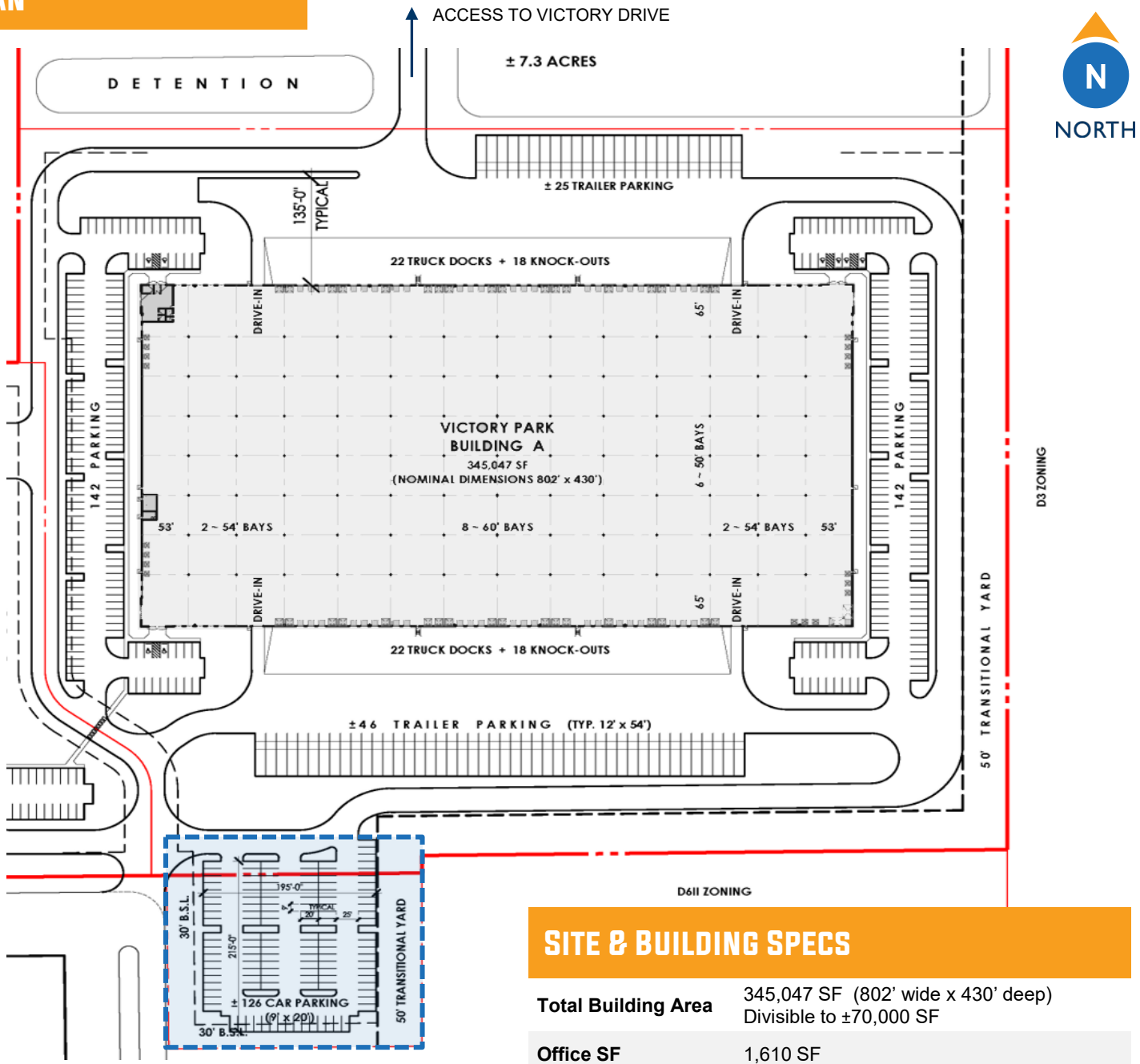
leasing by:



owned by:



SITE PLAN



ADDITIONAL AUTO/VAN PARKING AVAILABLE

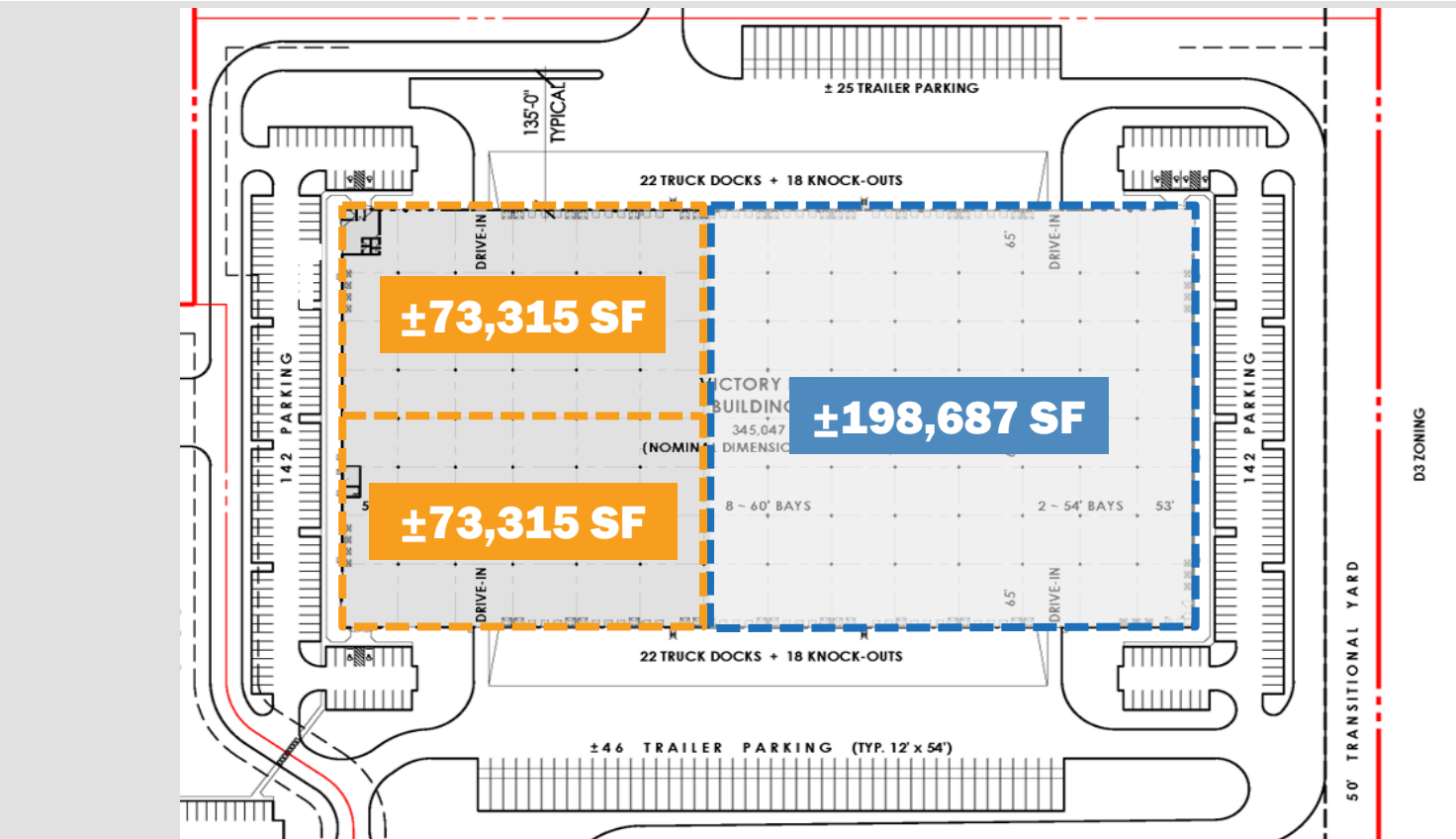
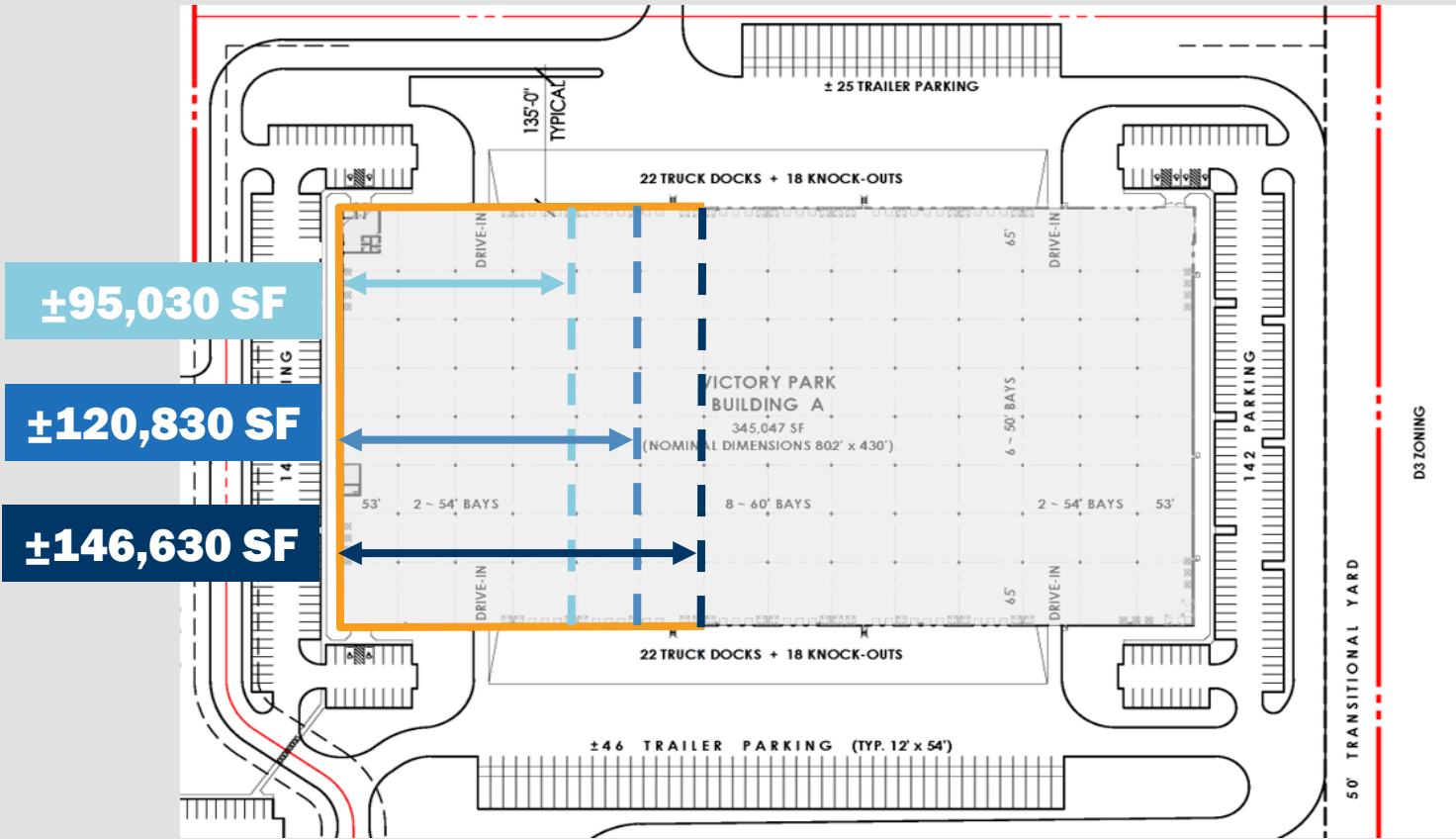
SITE & BUILDING SPECS

Total Building Area	345,047 SF (802' wide x 430' deep) Divisible to ±70,000 SF
Office SF	1,610 SF
Clear Height	36'
Column Spacing	50' x 54' (65' staging bays)
Configuration	Cross-docked
Loading Equipment	Up to ± 80 docks 4 drive-in doors
Auto Parking	284 spaces (expandable)
Trailer Parking	71 spaces
Truck Court	135'
Warehouse Lighting	LED highbay fixtures w/ occupancy sensors
Fire Protection	ESFR

DESIGN DETAILS

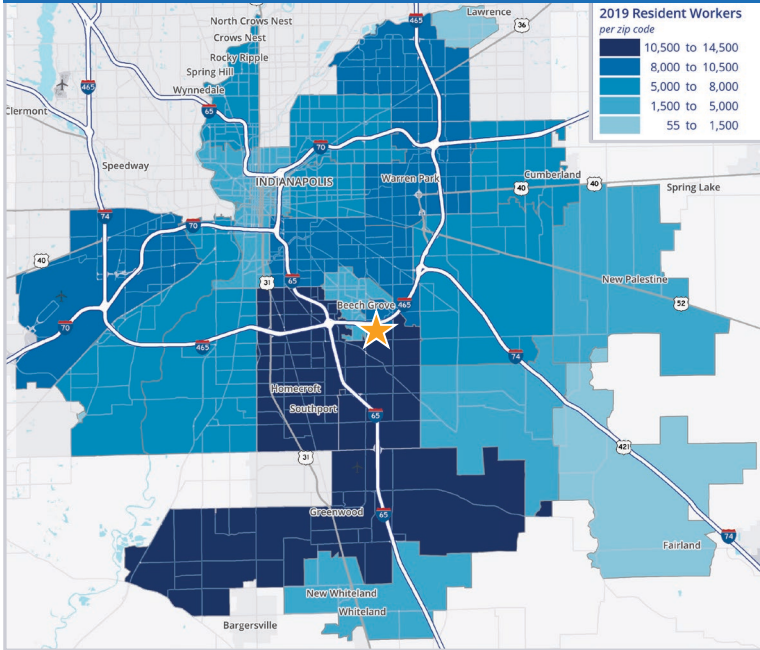
Construction	Insulated precast panel system
Roof	.045 mil TPO ballasted roof system
Floor	7" unreinforced concrete floor slab with Ashford seal
Warehouse Heating	Energy rotation with system for 55 degrees at zero
Electrical Service	3 phase / 480V / 1200-amp service

DEMISING SCENARIO EXAMPLES



LABOR PROFILE

RESIDENT WORKERS - where individuals live that are employed in job categories with median wage under \$17.50 /hr

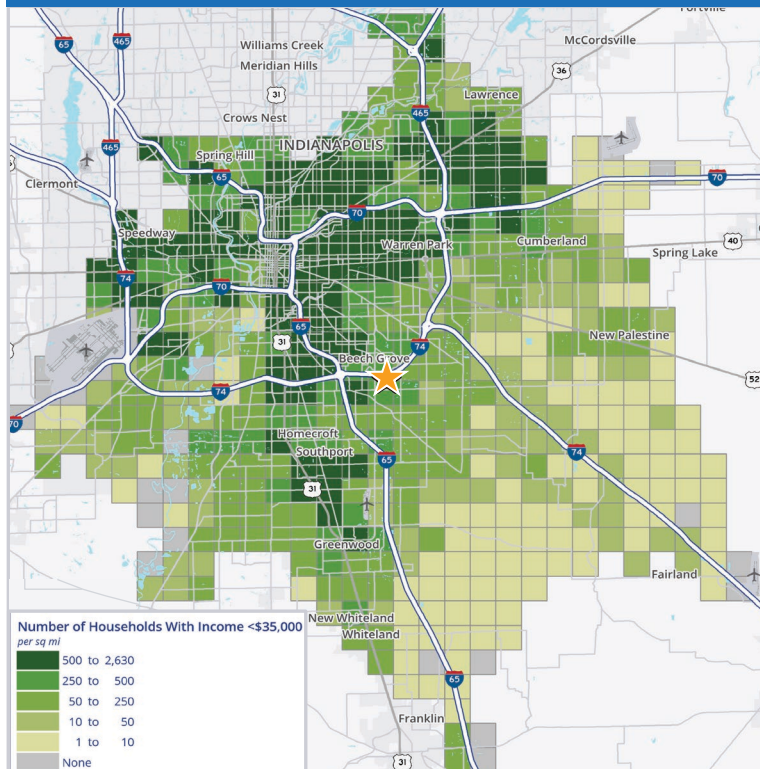


RESIDENTS OF DRIVETIME AREA IN OCCUPATIONS PAYING LESS THAN \$17.50 / HR

MARKET

Victory Commerce Park, Indianapolis	138,922
Fishers	122,222
Mt. Comfort	106,028
Noblesville	101,591
Greenwood	89,871
Avon	80,358
Whiteland	75,864
Brownsburg	71,854
Plainfield	69,615
Westfield	68,560
Ameriplex	61,673
Franklin	59,815
Whitestown	59,718
Pendleton	51,346
Monrovia/Clayton	35,001
Lebanon	25,444

HOUSEHOLD INCOME <\$35K - density of households w/ total household income below \$35,000/yr, per square mile



HOUSEHOLDS IN DRIVETIME AREA EARNING LESS THAN \$35K

MARKET

Victory Commerce Park, Indianapolis	83,784
Mt Comfort	64,094
Fishers	42,511
Greenwood	42,453
Avon	36,293
Whiteland	35,863
Brownsburg	33,827
Noblesville	32,823
Plainfield	29,191
Ameriplex	27,493
Franklin	27,161
Whitestown	25,522
Westfield	20,695
Pendleton	19,147
Monrovia/Clayton	11,191
Lebanon	5,458

WHY INDIANA — TOP IN TRANSPORT ACCESSIBILITY



INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 11th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCIA** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— Site Selection Magazine

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

leading state in biotechnology exports

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt. Vernon

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