



# FLEXIBLE INDUSTRIAL SPACE WITH ADVANCED INFRASTRUCTURE 37,898 SF “FULLY AIR-CONDITIONED”

**1301 S. WHITE RIVER PKWY**  
INDIANAPOLIS, IN 46221

## Potential uses include:

- Research & Development
- Production & Light Assembly
- Information Technology
- Life Sciences
  
- Asking Lease Rate: \$8.00 PSF NNN
- 2025 OPEX Estimate: \$1.78 PSF

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# 1301 S White River Parkway Indianapolis, IN 46221

## Building Information

**Building:** 445,189 SF (First Floor)

- Available Space: 37,898 SF (First Floor)
- Tenant 1: 146,178 SF (First Floor)
- Tenant 2: 166,798 SF (First Floor)
- Tenant 3: 88,621 SF (First Floor)
- Other: 3,900 SF (Chiller Room)  
1,794 SF (Steam Room)

**Land Area:** 17.26 acres (Building)  
0.44 acres (Substation)

**Zoning:** I-4

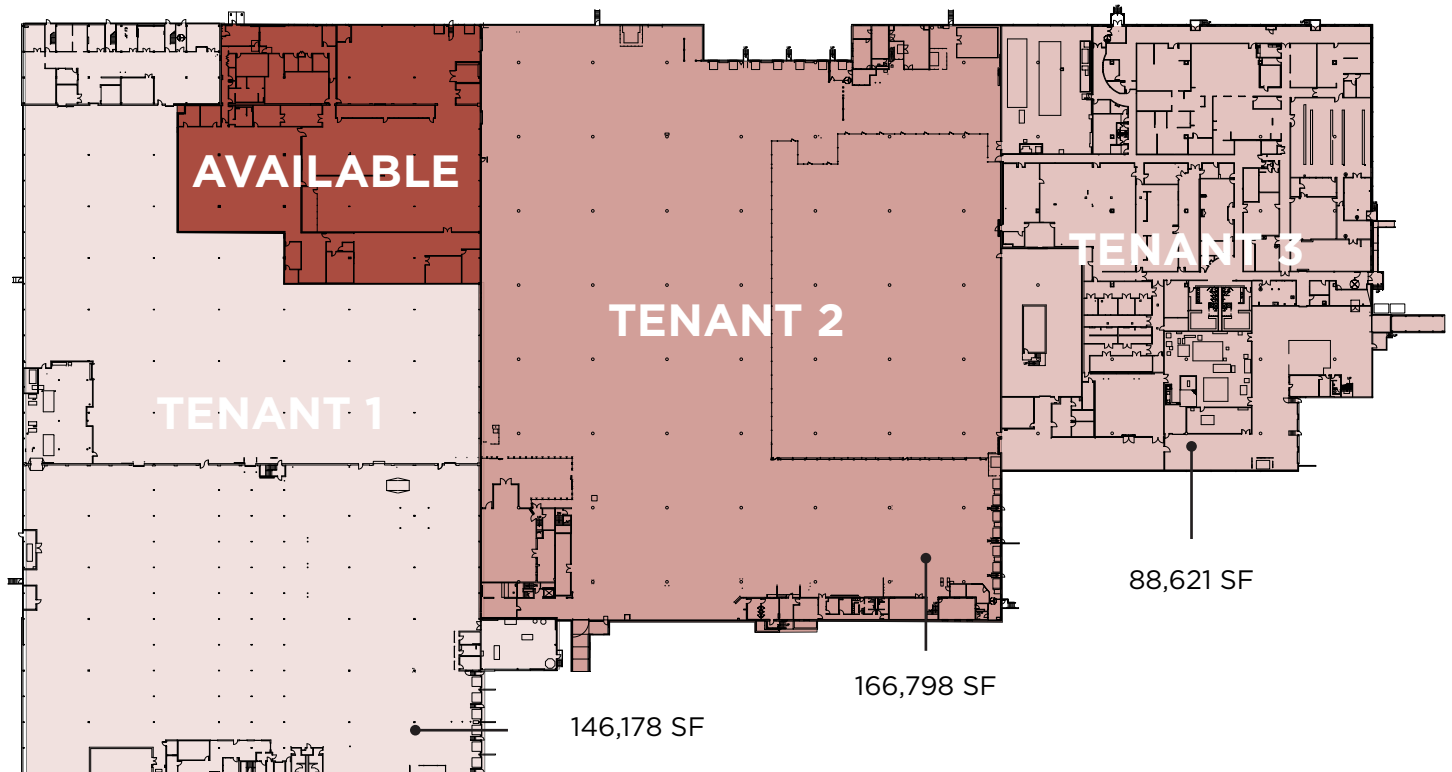
**Water/Sewer:** Citizens Energy Group

**Steam:** 6,500 lb/hr municipal supplied steam with ample heating and processing capacity



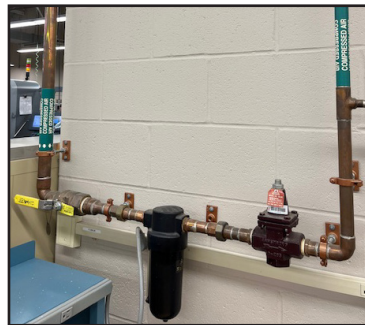
**Power:** AES Indiana via substation located on Parcel #3 which provides 36,000 V with 250kVA Cummins backup generator

## Building Plan



## Available Space for Lease

<b>Available Size</b>	37,898 SF
<b>Office Areas:</b>	4,330 SF Traditional 8,200 SF Open
<b>Production/ Storage Area:</b>	25,368 SF
<b>Clear Height:</b>	20' to bottom of I-beam
<b>Loading:</b>	2 Docks
<b>Amenities:</b>	<ul style="list-style-type: none"> <li>• Fully Air-Conditioned</li> <li>• 600 amp feed of 480V Increased Power Available</li> <li>• Municipal Steam for Mfg.</li> <li>• Chilled Water for Mfg.</li> <li>• Exhaust Fan Systems</li> <li>• In-Place Electrical Drop Lines 110V and 480V</li> <li>• In-Place Air Line System</li> </ul>

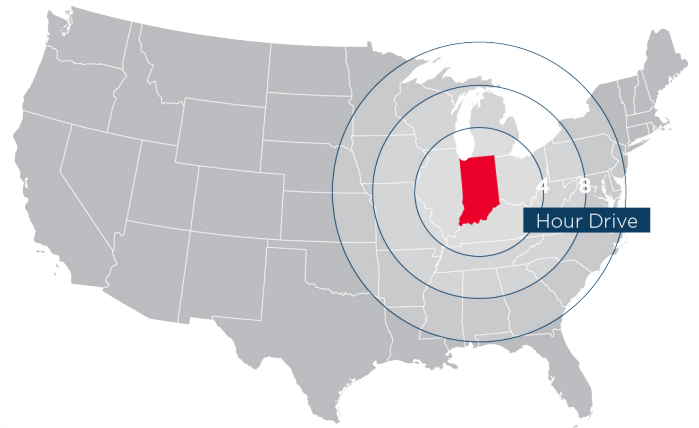


## Floor Plan



# 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  
**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

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