

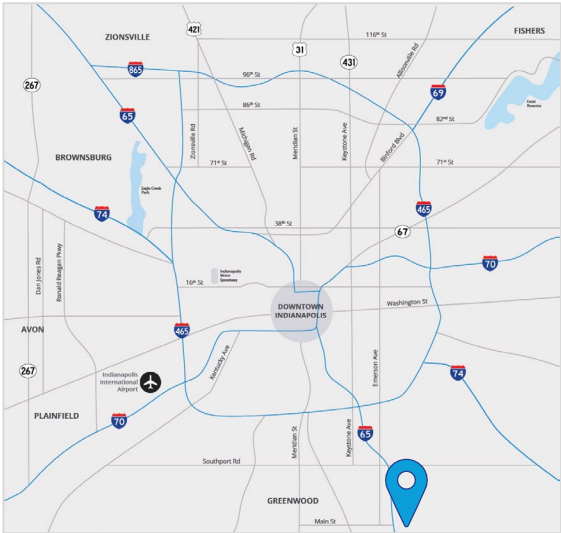


5227 Commerce Square Dr Indianapolis, IN 46237

Immediate access to I-65

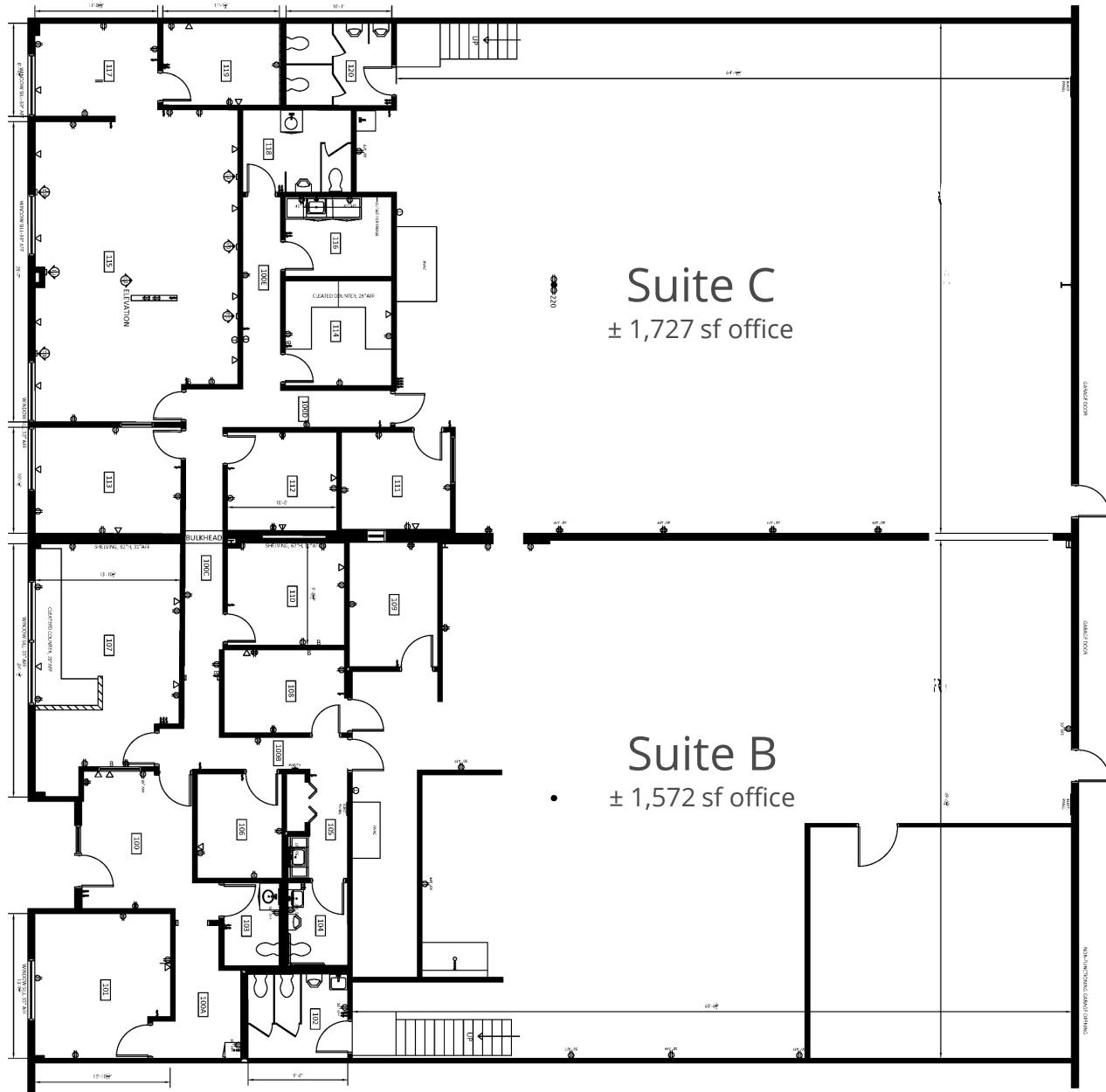
Property Highlights

- 20,000 SF total office/warehouse building
- 10,000 SF available – divisible to (2) 5,000 SF units
- ± 3,299 SF office
 - Suite B: ± 1,572 SF office
 - Suite C: ± 1,727 SF office
- 14' clear height
- (2) drive-ins
- Located in Desirable Business Park Setting
- Only 4 miles to I-465
- 208 volt | 3-phase | 600-amp power
- LED Lighting
- Air-conditioned warehouse

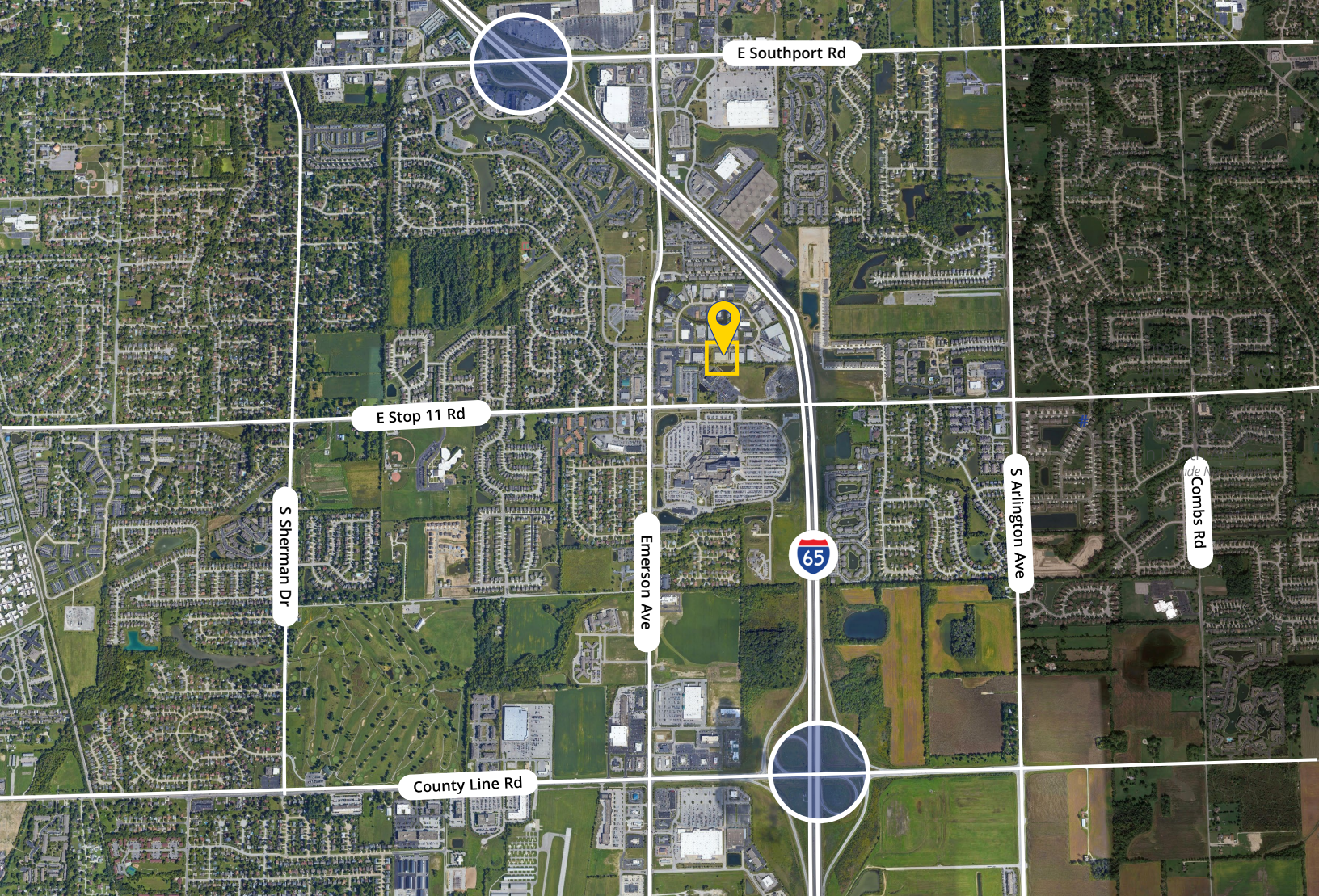


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Floor Plan



Available lease options	Total SF	Office SF	Loading (drive-ins)
Suite B & C	10,000	± 3,299	2
Suite B	5,000	± 1,572	1
Suite C	5,000	± 1,727	1



Why Indy

Take To The Skies

4 international airports statewide

#1 IND - Best Airport in North America
- *Condé Nast Traveler*

On The Right Track

3rd total freight railroads in U.S.

5th Class I railroads in U.S.

Crossroads Of America

40⁺ major cities within an 8-hr drive

75% US + Canada population within a 1-day drive

Open Waters

2 major freight transport arteries
Ohio-Mississippi + Great Lakes River Systems

6th waterborne shipping in U.S.

Strong Business Fundamentals

1st
cost of doing business*

2nd
best state for workforce quality*

3%
business property tax rate cap

6th
top business climate states*

6%
corporate income tax

7%
sales tax rate

8th
best state tax climate index*

YES
a Right to Work state

*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation

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