

FOR LEASE

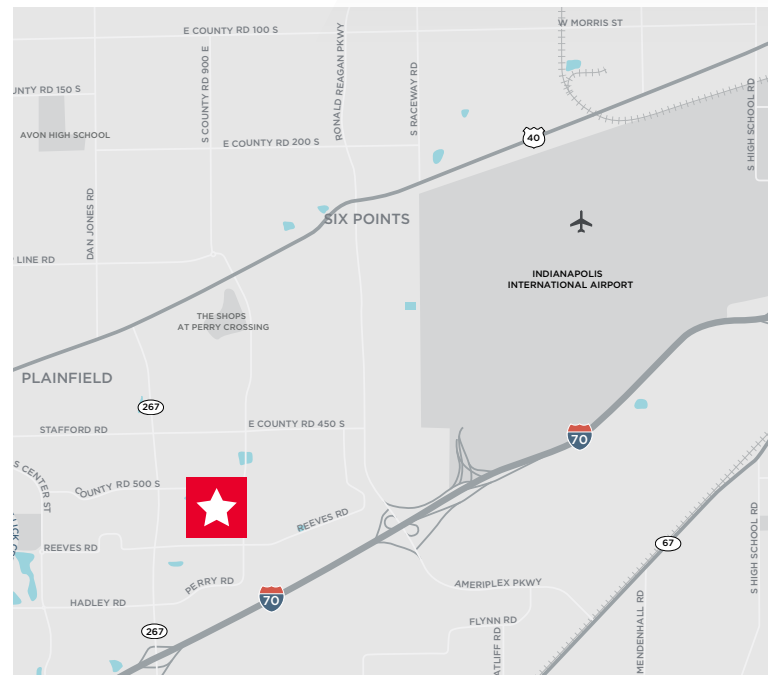
1201 South Perry Road
Plainfield, IN 46168



150,927 SF REMAINING

Property Highlights

- Available: 150,927 SF
- Office: ±2,250 SF
- Site Size: 12.3 Acres
- Clear Height: 27' - 29.5'
- Column Spacing: 56'-4" x 46'-4"
- Building Depth: 273'
- Parking Spaces: ±30 Auto / ±43 Trailer
- Truck Court: 189'
- Dock Doors: 27 (9'x10')
- Drive-in Doors: 1 (12'x14')
- Fire Suppression: ESFR
- Lighting: LED
- Year Built: 1995
- Power: 800 amp, 480v, 3ph, 4-wire
- **Available Immediately**



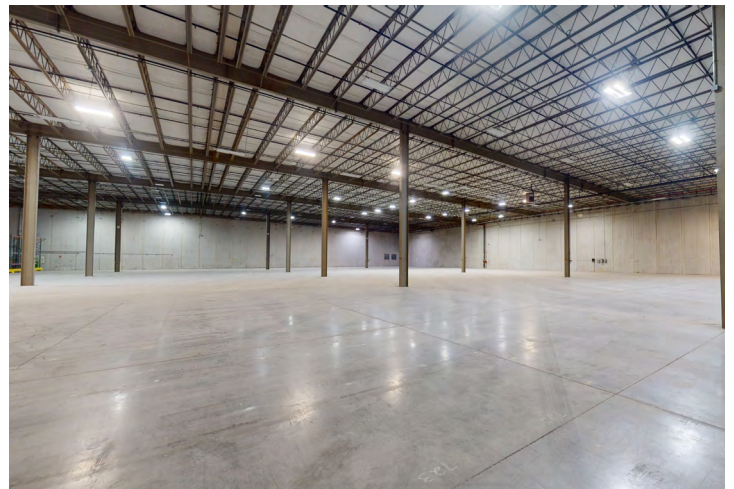
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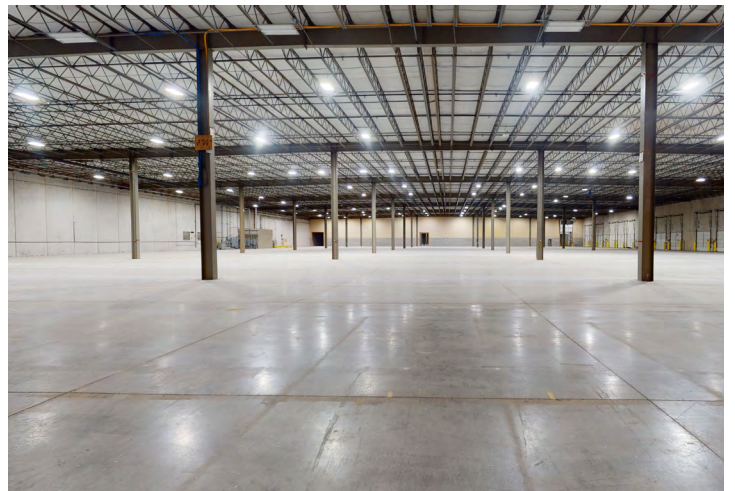
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Site Plan



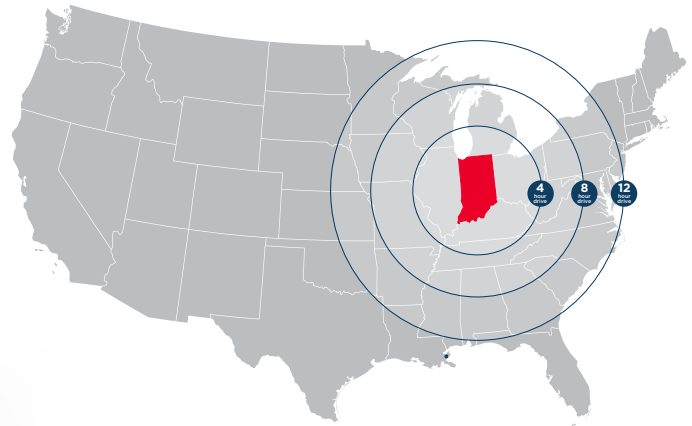
Building Photos



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

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