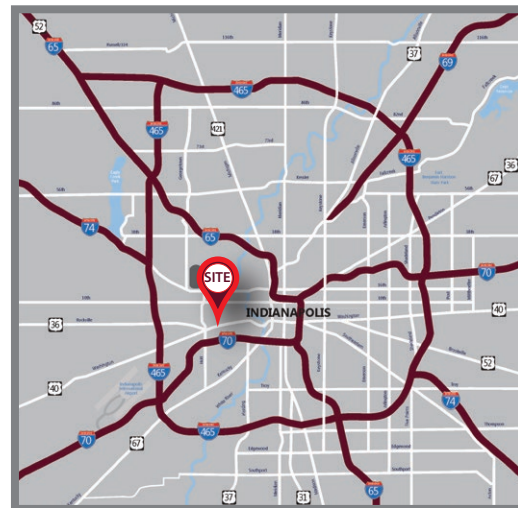


# FOR LEASE: 600,195 SF INDUSTRIAL SPACE AVAILABLE DOWNTOWN INDIANAPOLIS



## PROPERTY SPECIFICATIONS

• <b>TOTAL SQUARE FOOTAGE</b>	600,195 SF
• <b>OFFICE AREA</b>	3,328 SF Main Office 3,815 SF Shipping Office 696 SF Receiving Office <b>7,839 SF Total</b>
• <b>SITE ACREAGE</b>	± 41.64 AC
• <b>COLUMN SPACING</b>	50' x 50'
• <b>CEILING HEIGHT</b>	32'8" - 33'10"
• <b>EXTERIOR WALLS</b>	Load-bearing precast concrete panels
• <b>BUILDING CONFIGURATION</b>	Cross Dock
• <b>DOCK DOORS</b>	61 (9' X 10')
• <b>DRIVE-IN DOORS</b>	2 (12' X 14')
• <b>SPRINKLER SYSTEM</b>	ESFR
• <b>ZONING</b>	Heavy Industrial (I-4)
• <b>FLOOR THICKNESS</b>	7" Reinforced
• <b>SECURITY</b>	Fully fenced with security gate entrance
• <b>POWER</b>	2,400 A, 480V, 3-Phase
• <b>CAR PARKING</b>	99

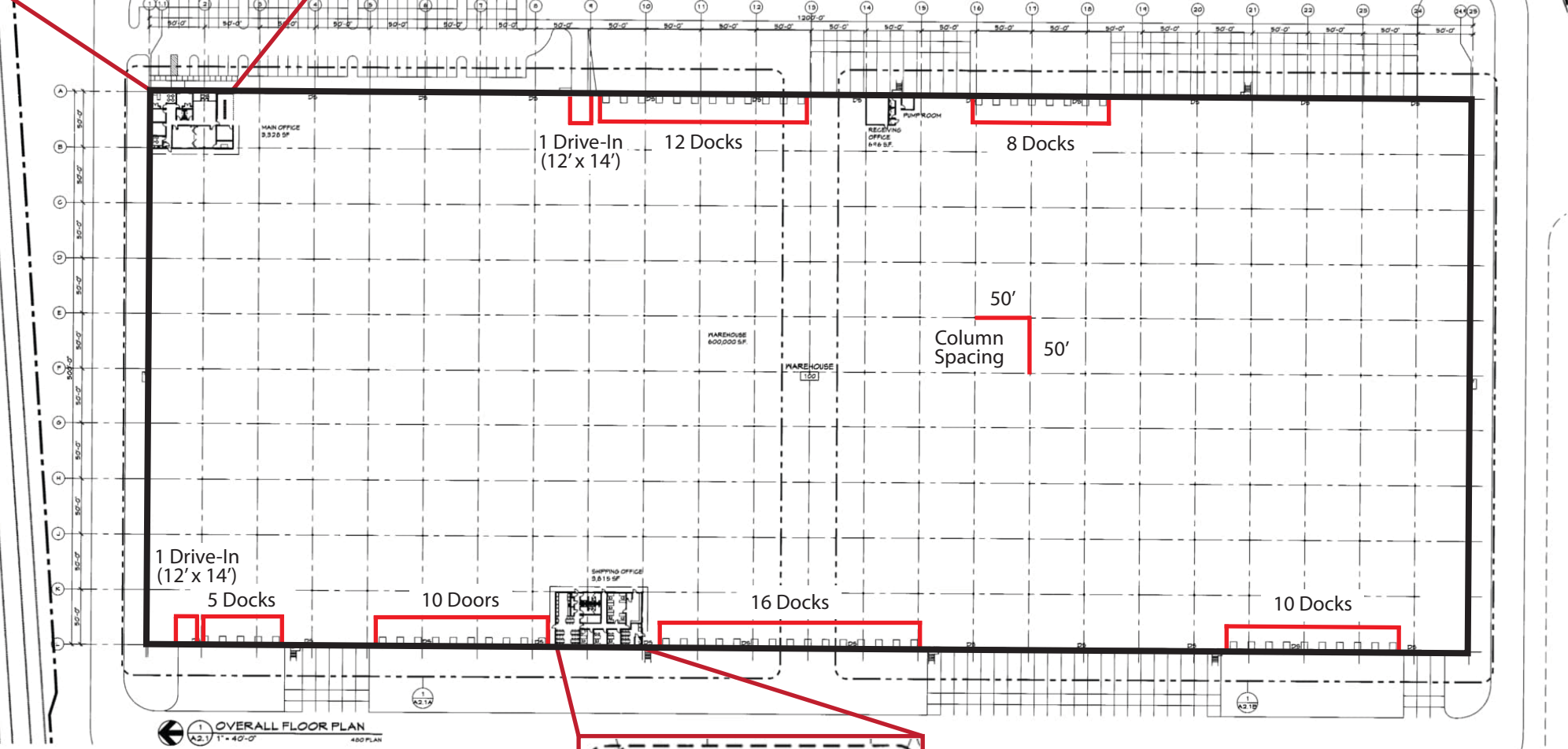
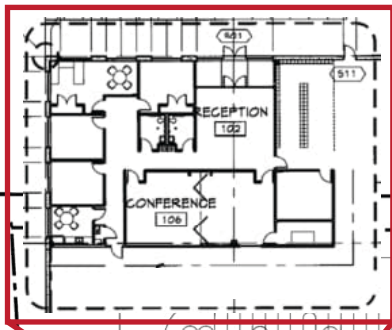


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# Existing Floor Plan

MAIN OFFICE: 3,328 SF

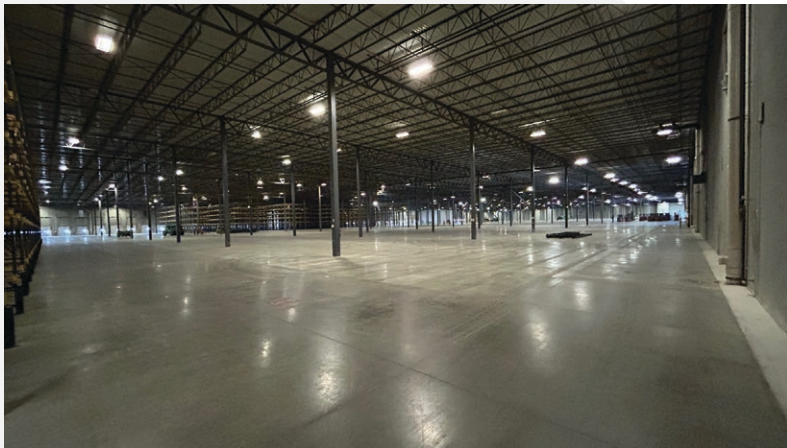


SHIPPING  
OFFICE:  
3,815 SF



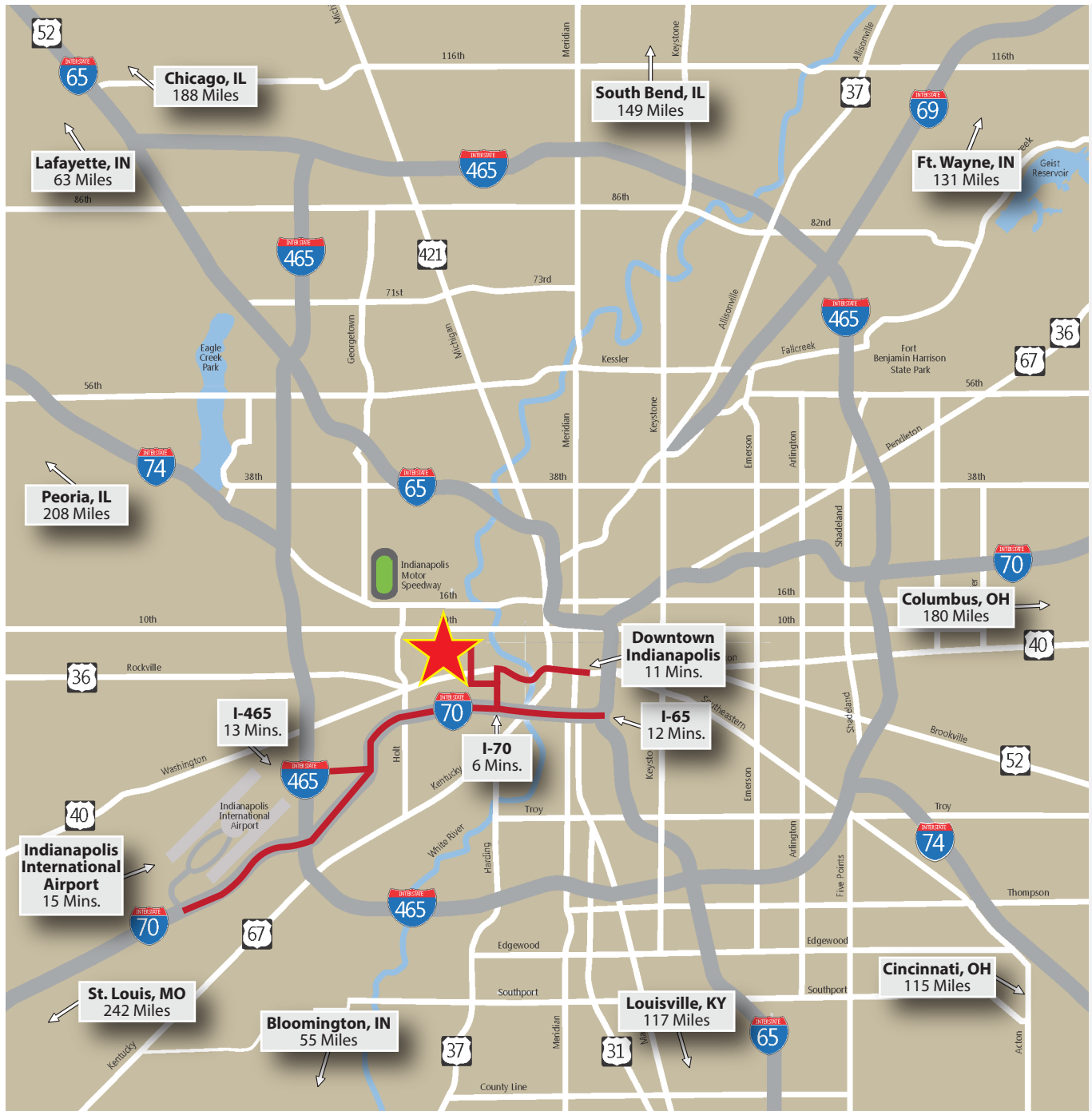
- **Docks:** 61 (9' x 10')
- **Drive-Ins:** 2 (12' x 14')







# NATIONWIDE CONNECTIONS



## DRIVE TIMES

6 Minutes



12 Minutes



13 Minutes



11 Minutes



15 Minutes  
(IND Airport)

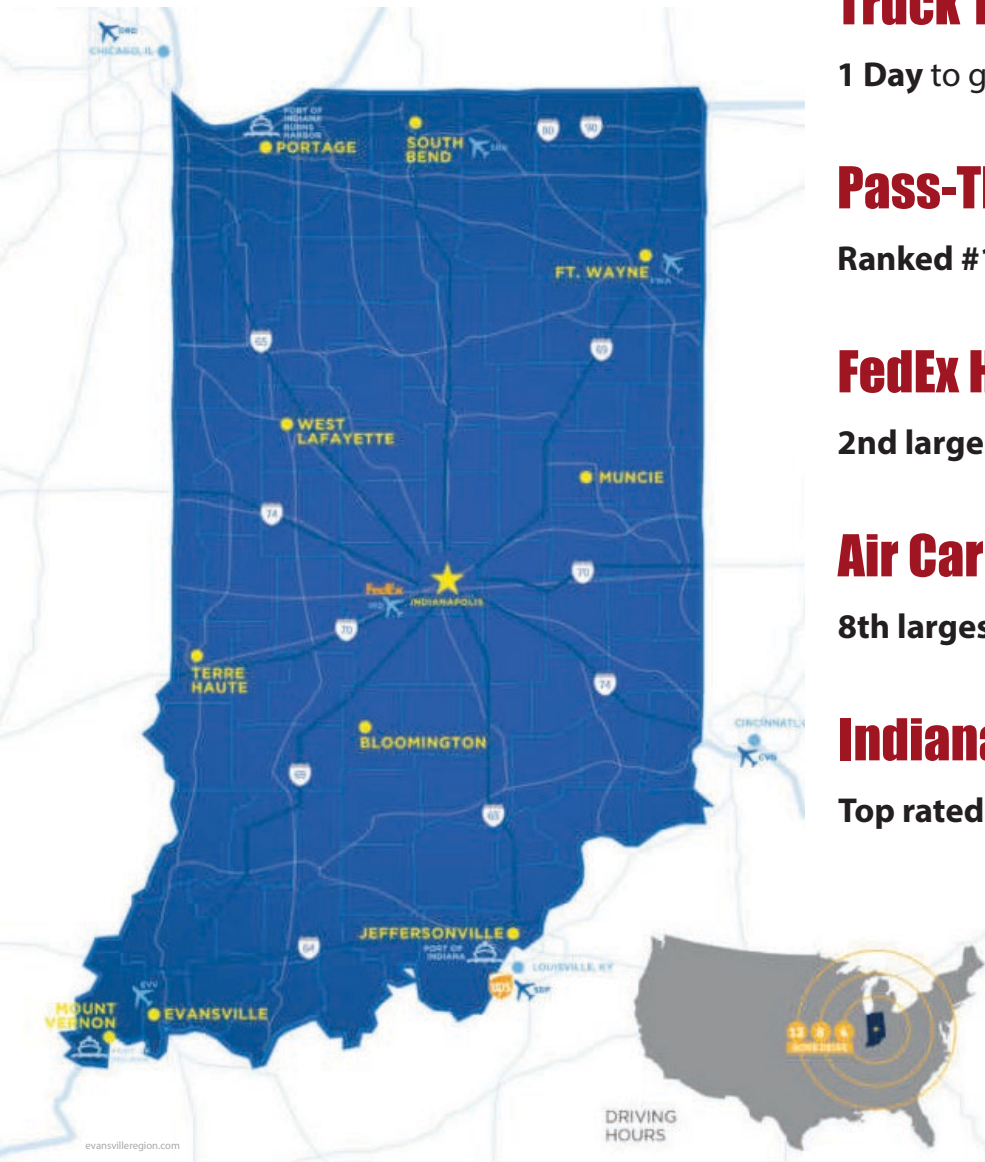
# WHY INDIANA?



## A State of Freedom, Opportunity, and Innovation

Indiana combines a dynamic pace with a strong focus on research and innovation, earning its place among the top business-friendly states in the country. Nicknamed the "Crossroads of America," Indianapolis is the nation's most connected city by interstate highways—offering businesses a powerful logistical advantage to reach North American and global markets.

Indiana has a population of nearly 7,000,000 and its capital city, Indianapolis alone has a dense population of over 2,000,000.



## Truck Transportation

**1 Day** to get to majority of US population

## Pass-Through Interstates

**Ranked #1** in the US

## FedEx Hub

**2nd largest** Hub in the world - Located at IND

## Air Cargo

**8th largest** Hub in the US

## Indianapolis International Airport

**Top rated** by J.D. Powers



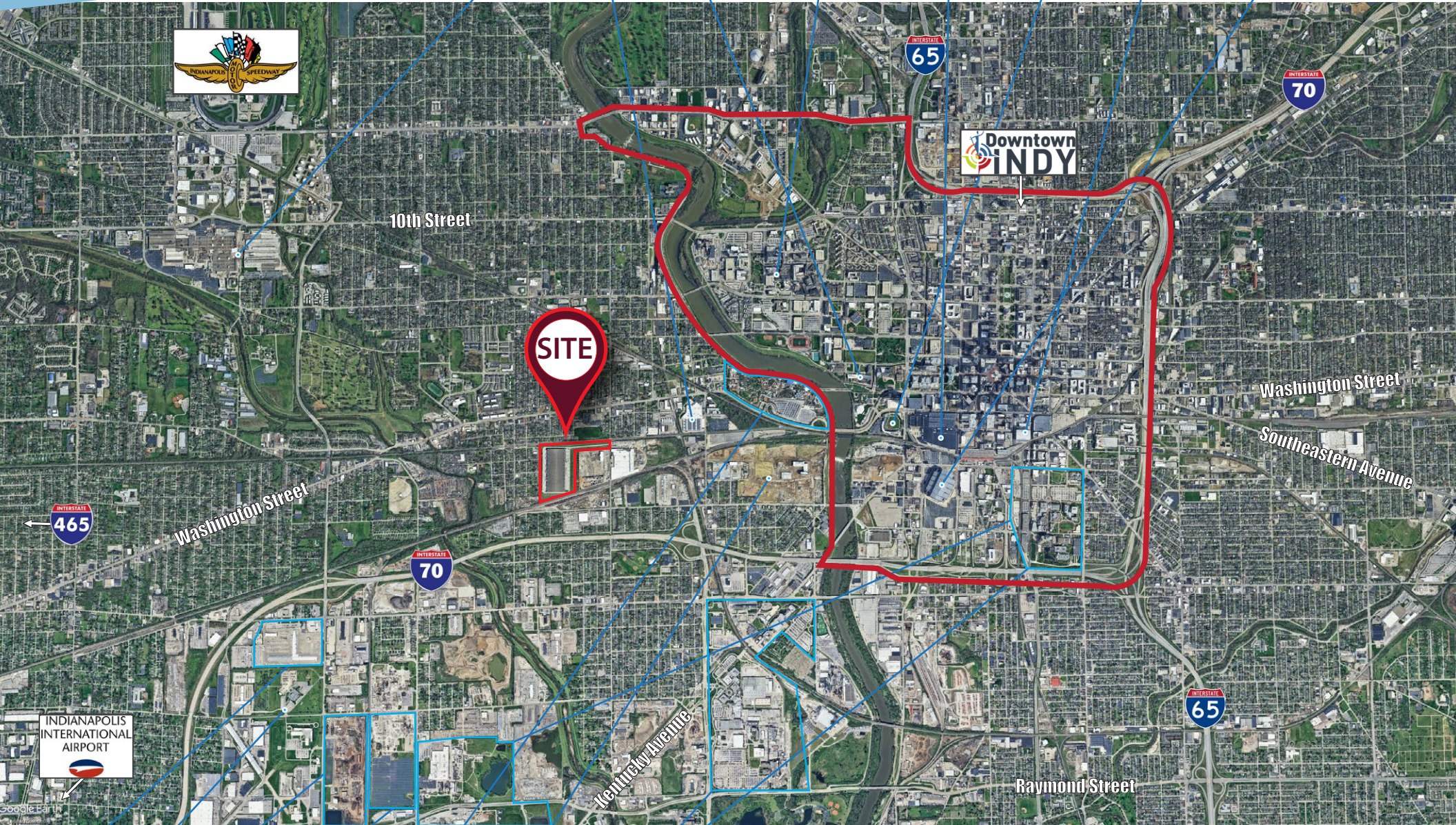
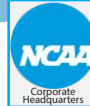


# 202 S. BELMONT AVENUE

## INDIANAPOLIS, IN



HOKANSON  
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