

445,189 SF FACILITY

AVAILABLE: 204,696 SF

Section 1 - 37,898 SF & Section 3 - 166,798 SF



**FLEXIBLE INDUSTRIAL SPACE
WITH ADVANCED INFRASTRUCTURE &
CLIMATE CONTROLLED WAREHOUSE AREAS**

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

Potential Uses Include:

- Advanced Manufacturing & Assembly
- Life Sciences & Clean Production
- IT Infrastructure & Data Center Operations
- Research & Development Hubs
- Tech & Innovation-Based Industries

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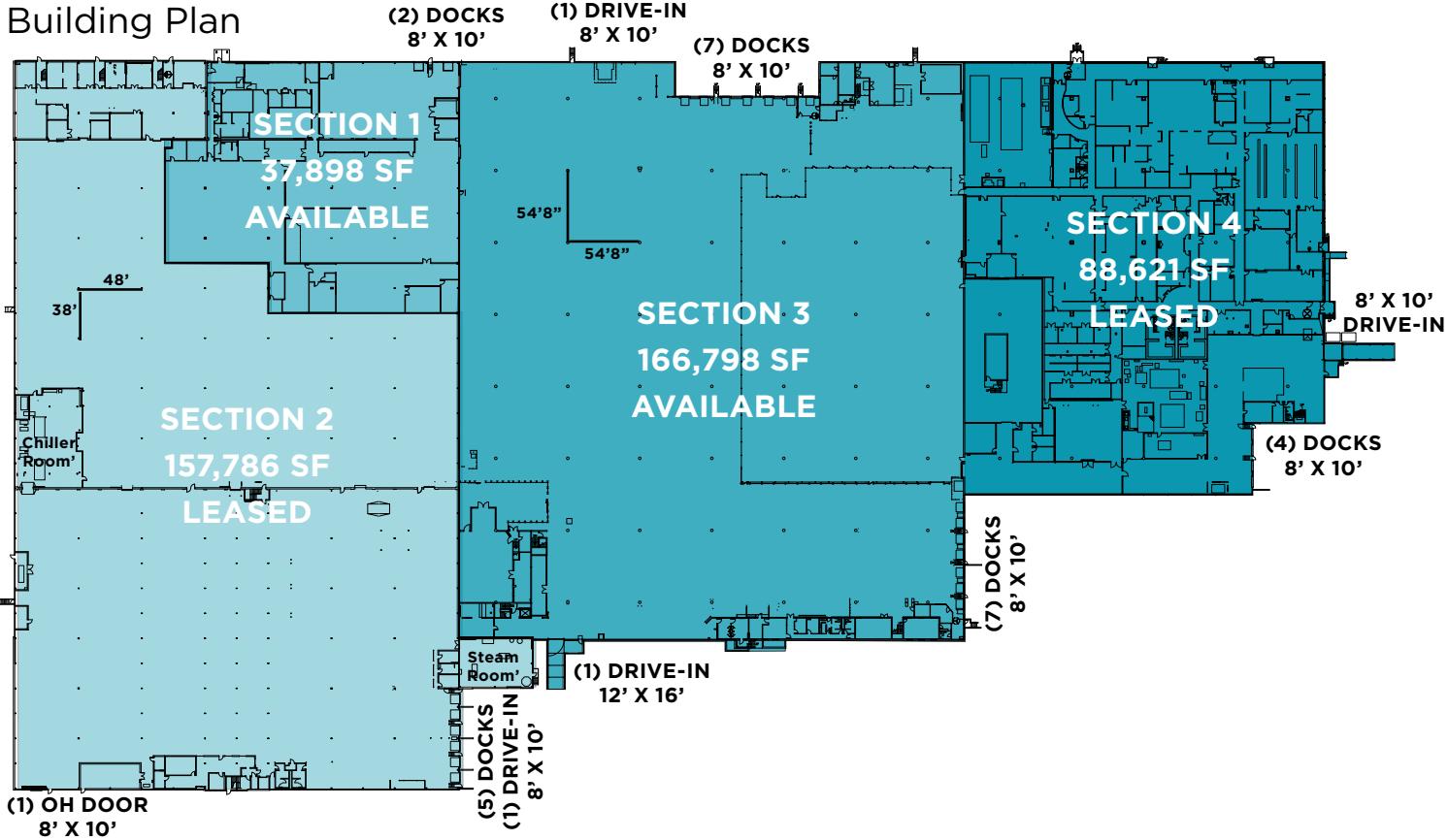
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1301 S. White River Parkway Indianapolis, IN 46221

Building Information

Building:		445,189 SF (First Floor)	Other Information:
Section 1: AVAILABLE		37,898 SF - Available ±12,530 SF Office 2 Docks ±20' Ceiling Height Heat & Air-conditioned	Land Area: 17.26 acres (Building) 0.44 acres (Electrical Substation)
Section 2: LEASED		157,786 SF - Leased 5 Docks/1 Drive-in Door/ 1 Overhead Door ±20' Ceiling Height Heat & Air-conditioned	Zoning: I-4
Section 3: AVAILABLE		166,798 SF - Available ±10,000 SF Office 14 Docks/2 Drive-in Doors ±20'-29'.8" Ceiling Height Heat Only	Water/Sewer: Citizens Energy Group
Section 4: LEASED		88,621 SF - Leased 4 Docks/1 Drive-in Door ±20' Ceiling Height Heat & Air-conditioned	Steam: Citizens Energy Group 6,500 lb/hr municipal supplied steam with ample heating and processing capacity.
Other:		±3,900 SF (Chiller Room) ±1,794 SF (Steam Room)	Power: AES Indiana via electrical substation privately owned and dedicated to the property. Current: Dual 34.5-kV AES feeds & 7.5 MVA Transformers, totaling ~15 MVA of usable capacity. Future Capacity: ~54 MVA: Transformer upgrade only ~72 MVA: Full MV gear upgrade
			Chilled Water: 2,500 tons of hydronic cooling via on-site chiller plant.

Building Plan



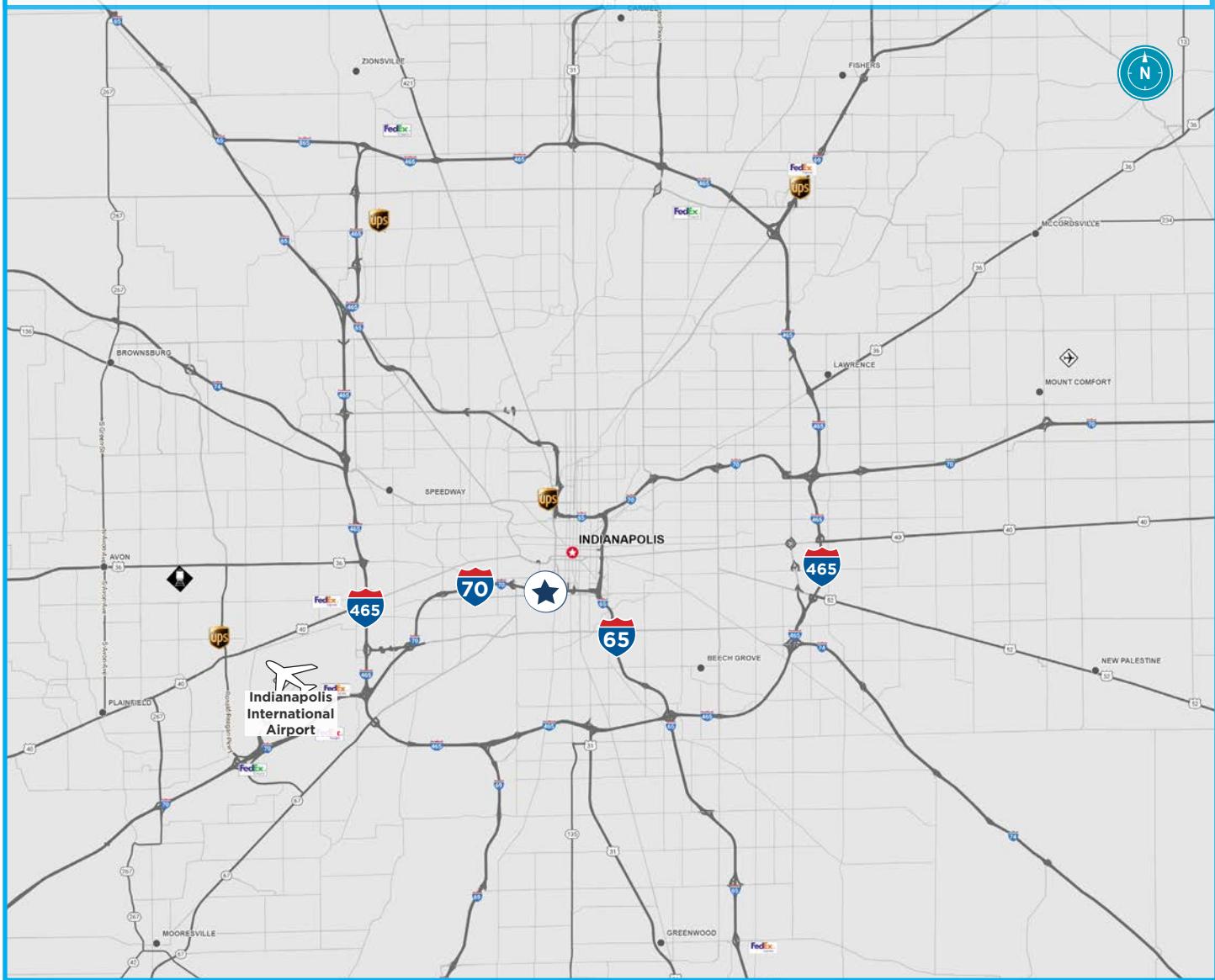


Electrical Substation



1301 S. White River Parkway Indianapolis, IN 46221

IMMEDIATE ACCESS TO I-70



DISTANCES

 .60 Miles

 1.7 Miles

 4.5 Miles

 11 Miles

DRIVE TIMES

Chicago 3 Hours

Peoria 3.5 Hours

St. Louis 4 Hours

Louisville 2 Hours

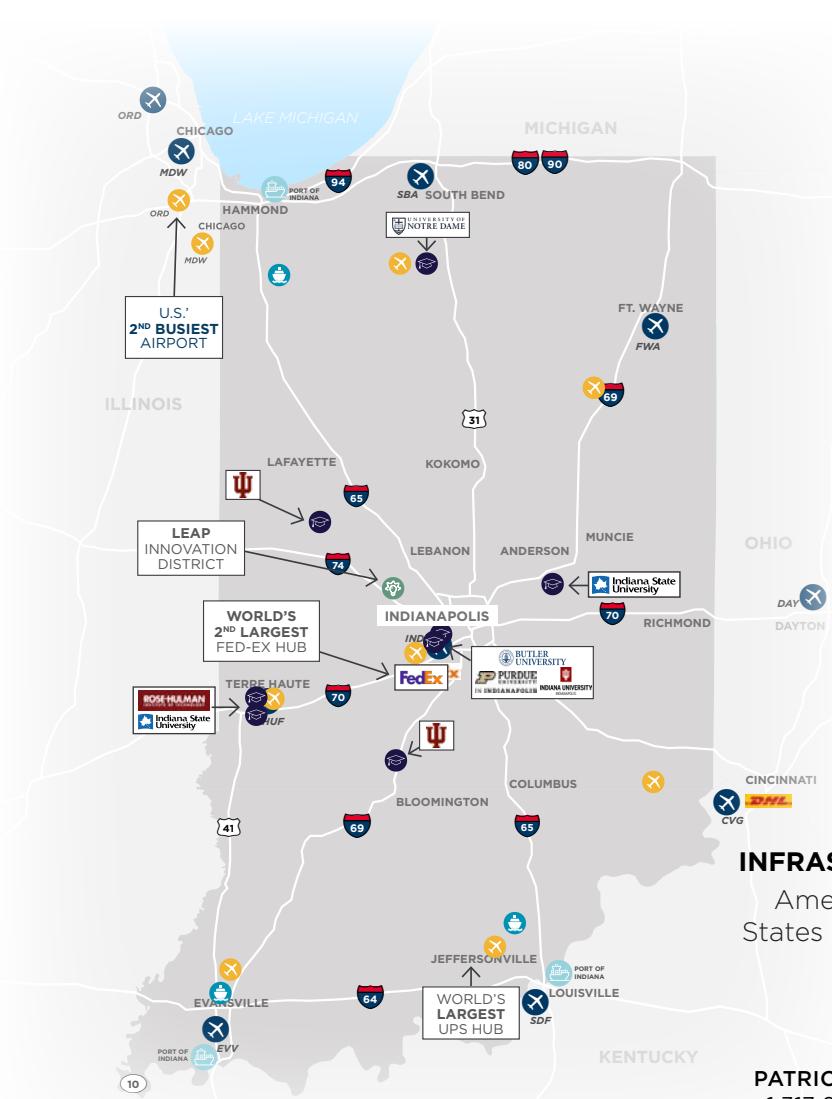
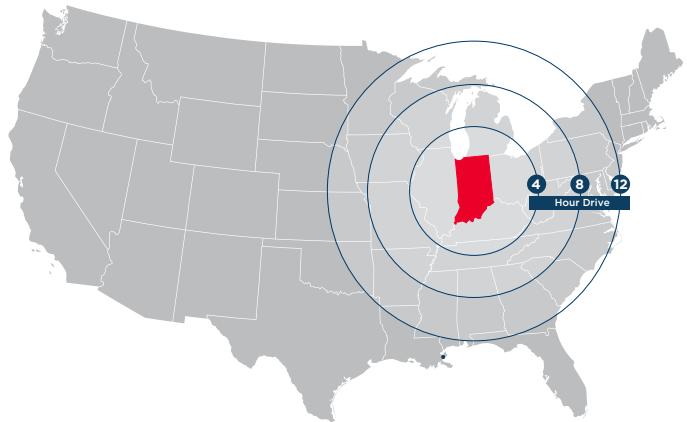
Cincinnati 2 Hours

Columbus 2.5 Hours

Detroit 4 Hours

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



DHL #3 INFRASTRUCTURE

America's Top States for Business

**1 in 5
HOOSIERS**

#2 IN U.S. FOR Worldwide life- sciences exports

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