



For Lease

35,680 s.f. of industrial space in Park 100

- Class A 73,290 s.f. modern industrial facility
- Precast construction
- 220' x 330' building dimensions
- 40' x 45' column spacing
- 24' clear height
- ESFR sprinkler system
- Ballasted EPDM roof
- Zoned I-2-S
- Available March 2020
- Asking rate: \$7.95/s.f. industrial gross

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owned by:
THE MERITEX
COMPANY
ESTD 1916



Suite highlights

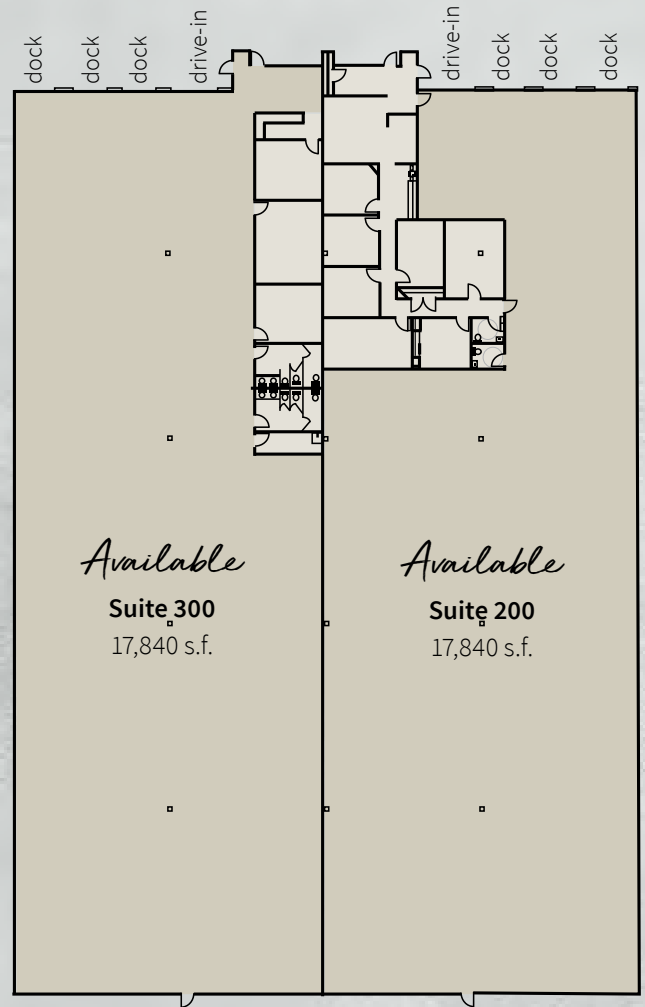
35,680 s.f. total available

Suite 300

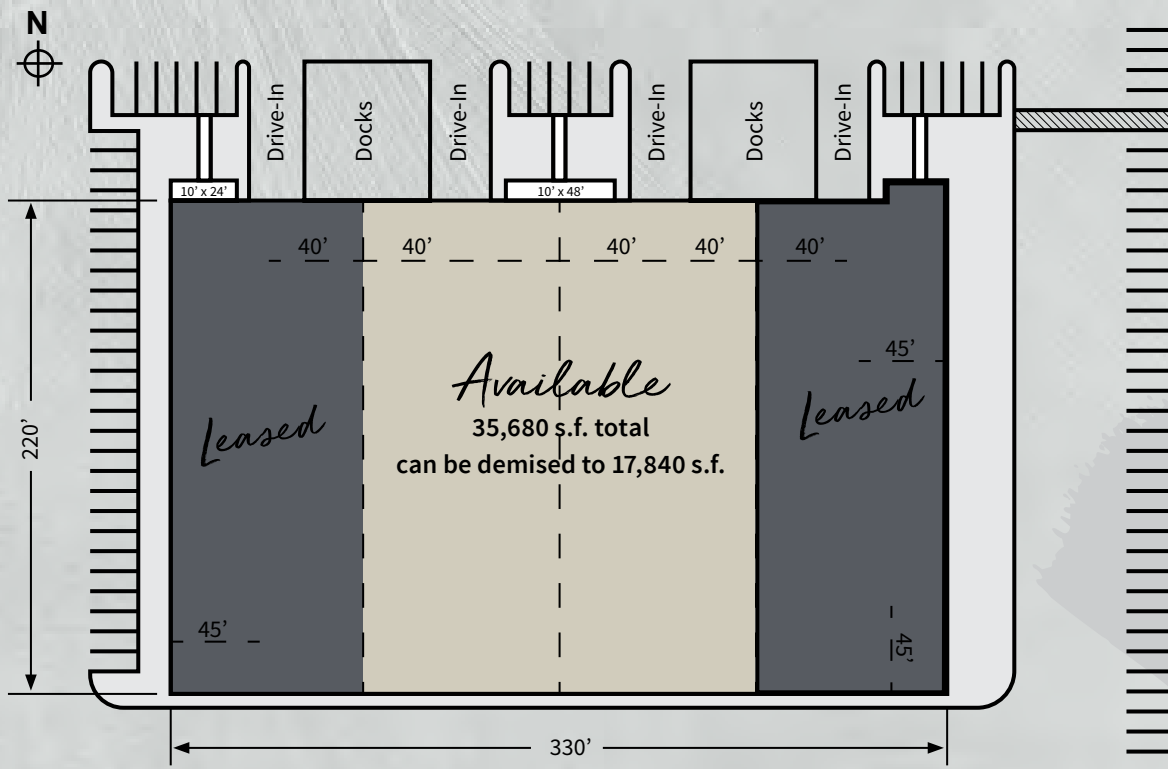
- 17,840 s.f. available
- ±1,800 s.f. office
- (3) 9' x 10' dock doors with levelers
- (1) 12' x 14' drive-in door
- LED warehouse lights to be installed
- 200 A 480 V 3-phase 4-wire power

Suite 200

- 17,840 s.f. available
- ±2,700 s.f. office
- (3) 9' x 10' dock doors with levelers
- (1) 12' x 14' drive-in door
- LED warehouse lights to be installed
- 200 A 480 V 3-phase 4-wire power



Site plan





Traders Point

- Dick's Sporting Goods
- Bed Bath & Beyond
- AMC Theatres
- Panera Bread
- Michaels
- Petsmart
- Famous Footwear
- Chili's
- Noodles & Company
- Wendy's
- Qdoba
- Longhorn Steakhouse
- Yats
- Subway
- Fifth Third Bank
- Cold Stone Creamery
- Starbucks Coffee
- Huntington Bank
- GNC
- Monical's Pizza
- Great Clips

Location

- Access to I-465 at West 86th Street and 71st Street
- 18 miles to the Indianapolis International Airport
- 15 miles to Downtown Indianapolis
- Close proximity to Traders Point Shopping Center with abundant amenities
- IndyGo bus transportation services Park 100 and stops at Traders Point Shopping Center



The Crossroads of America - Why Indy

A leader in business fundamentals, accessibility, and labor



Top State for Business

"Over the long run, high industrial diversity, strong demographics, and low costs will allow Indianapolis to outperform the nation."

Moody's Analytics - February 2018

#2 Best States for Longterm Fiscal Stability
US News & World Report - 2018

#2 America's Top States for Business Infrastructure
CNBC - 2019

#3 Best City in America for Jobs
Glassdoor - 2018

Top 5 US States for Business
Chief Executive - 2018

#5 State for Cost of Doing Business
CNBC - 2018

#10 Best State Tax Climate Index
Tax Foundation - 2019

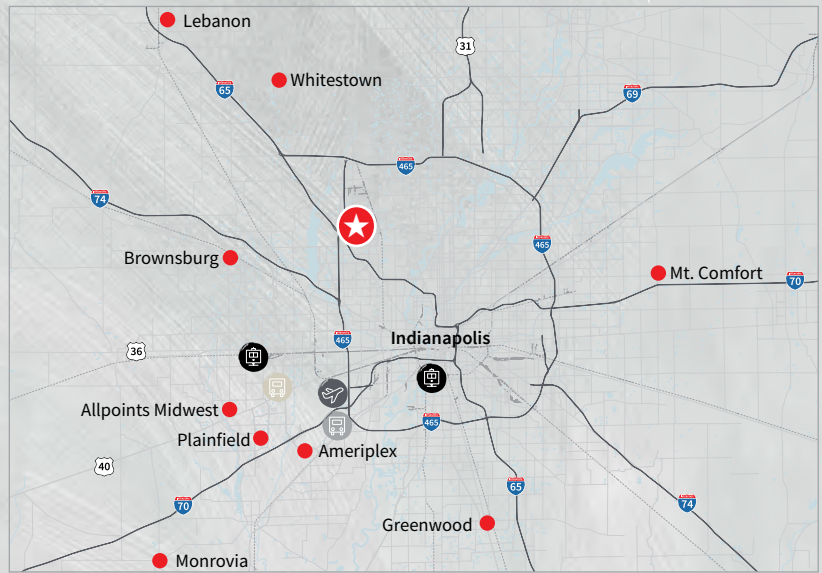
Ideal Location

Indianapolis boasts a central location within the US and offers more interstate coverage than any other metropolitan area in the nation.

#1 Best Airport in North America
Airports Council International - 2010, 2012, 2014-18

#1 in Number of Pass-through Highways
IEDC - 2019

#2 Largest Global FedEx Air Hub
IEDC - 2019



● Distribution Center 🏠 Intermodal ✈️ FedEx Air 📦 FedEx SmartPost 📦 UPS Ground Sort

Superior Labor



Developer /
Business Friendly



Superior
Logistical Access



Strong
Labor Pool



Competitive
Rental Rates



Strong
Market Velocity



Low
Vacancy

1,062,644
civilian workforce

3.1%
unemployment rate

#7
quality of life rank

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