



For Lease

702,000 s.f. available

- 702,000 total building s.f.
- 400,000 s.f. minimum divisible
- Build-to-suit office
- 56'w x 50'd column spacing; 60' loading bays
- 36' minimum clear height
- LED high-bay lights with integral motion sensors
- ESFR sprinkler system
- 140' truck court
- 520' building depth
- Zoned industrial
- 10 year real estate tax abatement

GreenParke Three
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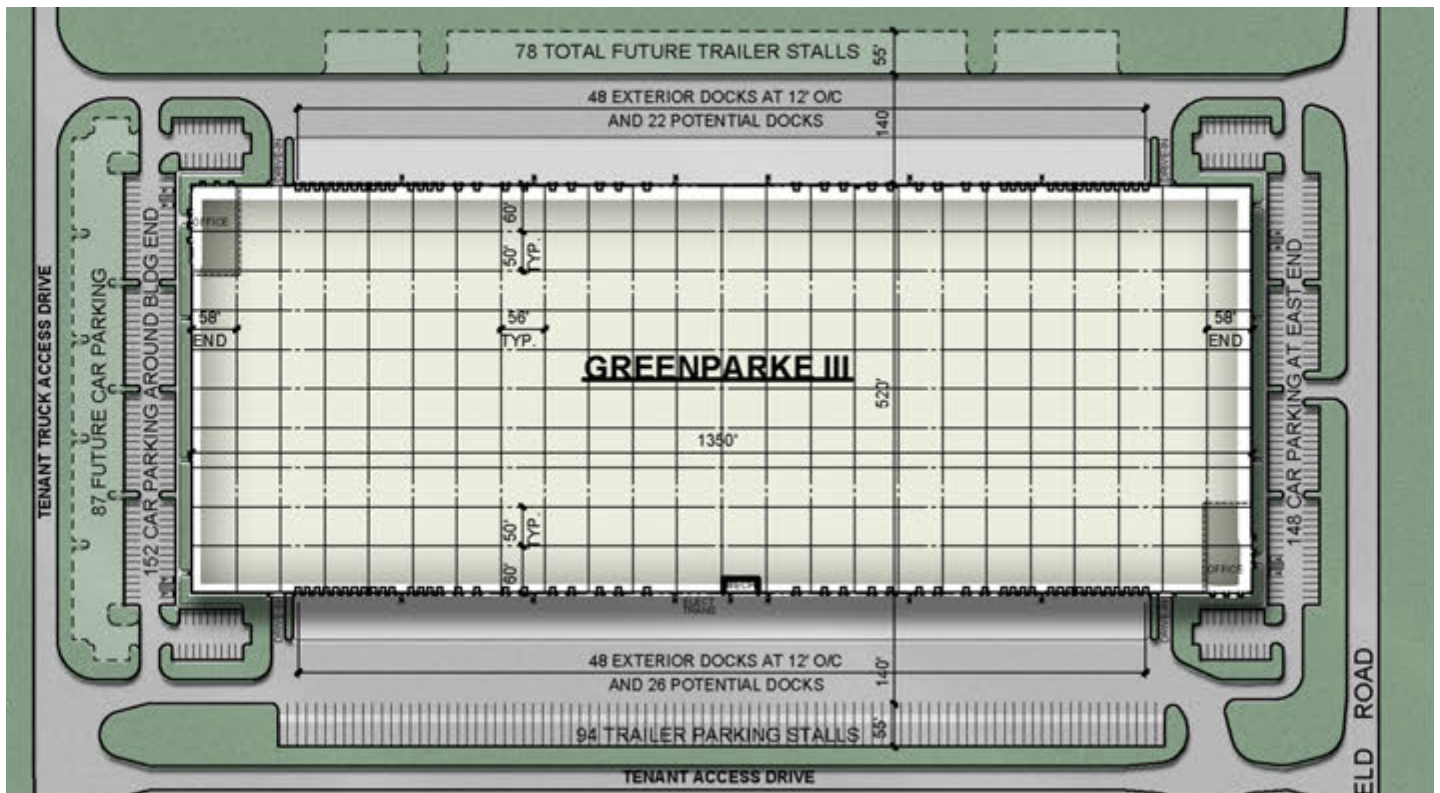
GreenParke Three

3124 Plainfield Road

Building highlights

- 702,000 total building s.f.
- 400,000 s.f. minimum divisible
- Build-to-suit office
- 56'w x 50'd column spacing; 60' loading bays
- 36' minimum clear height
- (96) 9' x 10' dock doors w/ 40,000 lb. levelers, seals and bumpers
- (4) 14' x 16' drive-in doors
- LED high-bay lights with integral motion sensors
- ESFR sprinkler system
- 3,000A 480V 3-phase 4-wire power
- 300 auto parking (expandable to 387)
- 94 trailer parking
- 140' truck court
- 520' building depth
- Precast insulated concrete walls
- 7" reinforced floors; 3,500 psi concrete slab
- White TPO roof (R-20 value)
- Zoned industrial
- 10 year real estate tax abatement

Site plan



Aerial



Area highlights



FedEx's **2nd largest** hub
8th largest cargo center in the U.S.
20th largest air cargo center in the world



Indianapolis International Airport:
11 major airlines
Over 8.77 million passengers
 Average of **51 non-stop** destinations



Indianapolis is **within one day's drive** to
 over **60%** of the nation's population



Most active industrial corridor and big-box
 market in the Indianapolis area



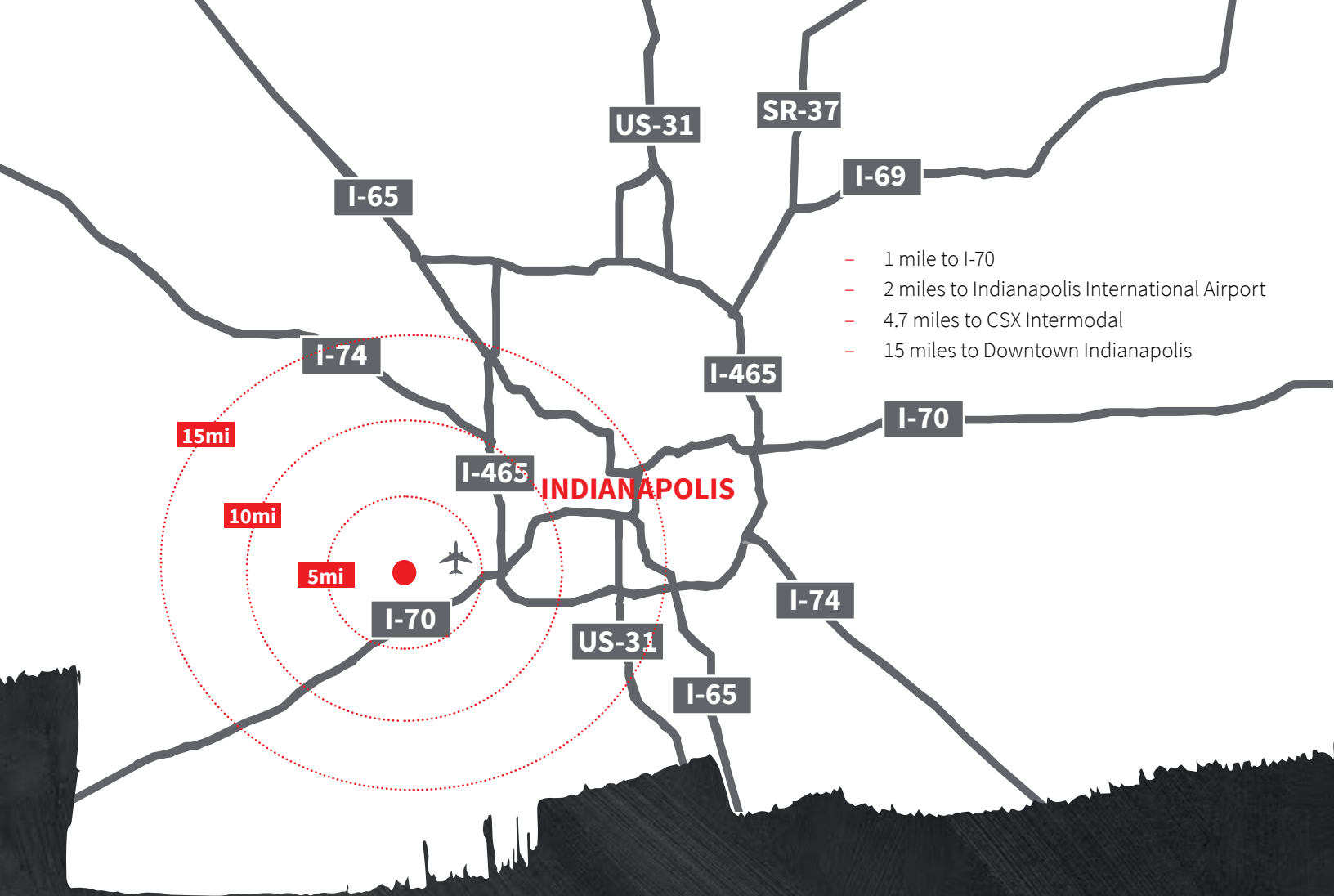
CSX Intermodal located within 5 miles



Explosive retail sector for growth with
 The Shops at Perry Crossing



Real estate **tax abatement** opportunities



Logistical advantage

Indianapolis is criss-crossed by 13 interstate highways, more than any other major U.S. urban center. Indianapolis offers logistics companies measurable transportation cost savings. The region is also home to the world's second largest FedEx hub and major United State Postal Service sorting facility, essential to logistics providers.

Served by Ronald Reagan Parkway, GreenParke Three has accessible links to I-70, I-74, I-65, I-69 and I-465, the city's inner loop road, and is close to Indianapolis International Airport. The airport's significant growth and the relocation of its main entrance to the westside has stimulated significant industrial development, making Plainfield Indianapolis' big-box market.



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