



For Lease

Freestanding 15,375 s.f. warehouse building

- 15,375 Total building s.f.
- 3,350 s.f. Total office (1,275 s.f. on 2nd floor)
- (5) Dock doors
- (1) Drive-in door
- 18' Clear height
- Ample parking
- Built in 1998
- Concrete slab for trailer parking
- Expansion land for potential parking expansion
- Asking rate: \$10.00/s.f. NNN

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5621 Decatur Blvd.

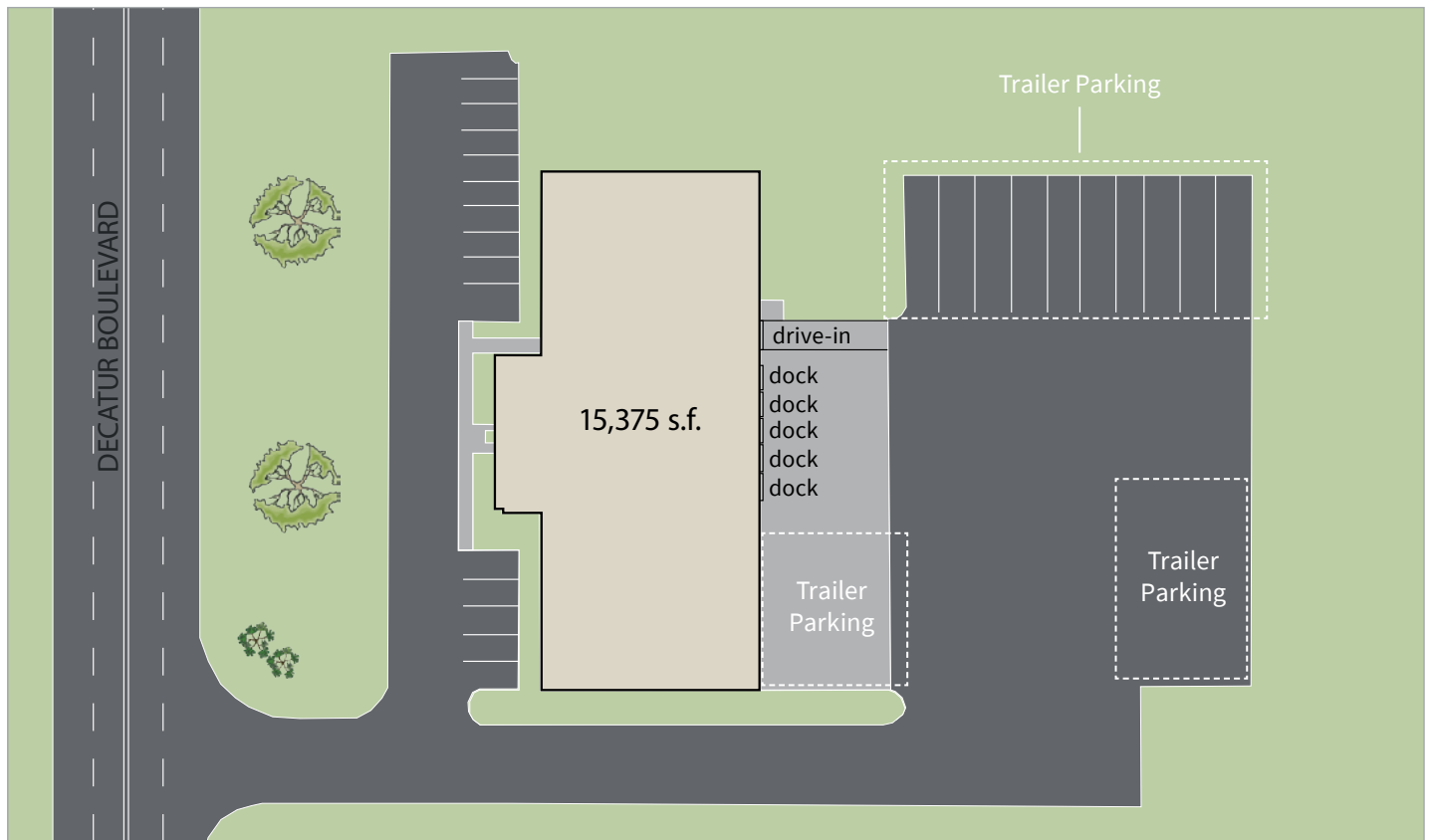
Indianapolis, Indiana

Property highlights

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Site plan



Aerial



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

#5 State for Cost of Doing Business
CNBC - 2018

#10 Best State Tax Climate Index
Tax Foundation - 2019

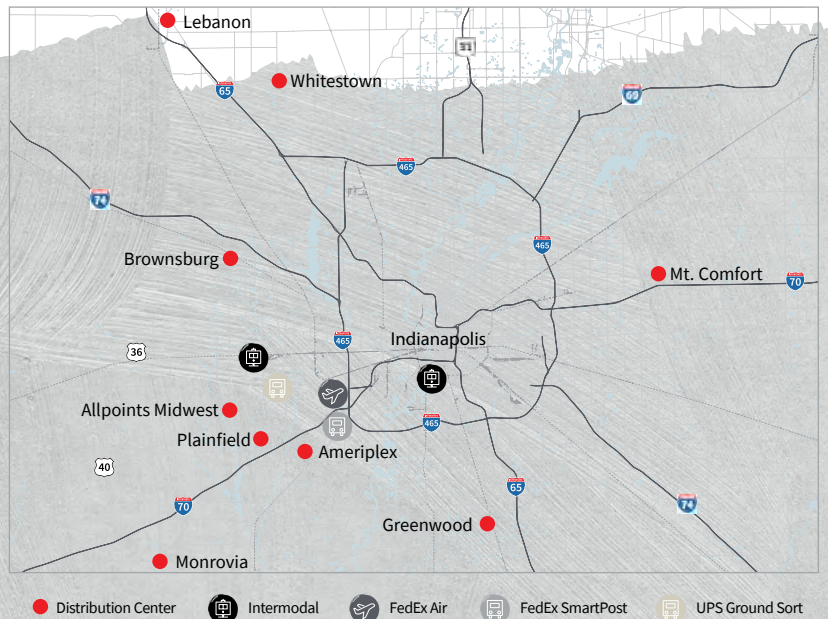
Ideal Location

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,

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

#2 Largest Global FedEx Air Hub
IEDC - 2019



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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