

3810
PLAINFIELD ROAD

For Lease

Immediate Availability

- 115,002 available (divisible to 57,600 s.f.)
- Build-to-suit office
- 60'w x 60'd column spacing
- Dock and drive-in doors
- 32' clear height
- Convenient I-70 and I-465 interstate access via Ronald Reagan Parkway

Owned by:

CABOT

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Plainfield Logistics Center 5

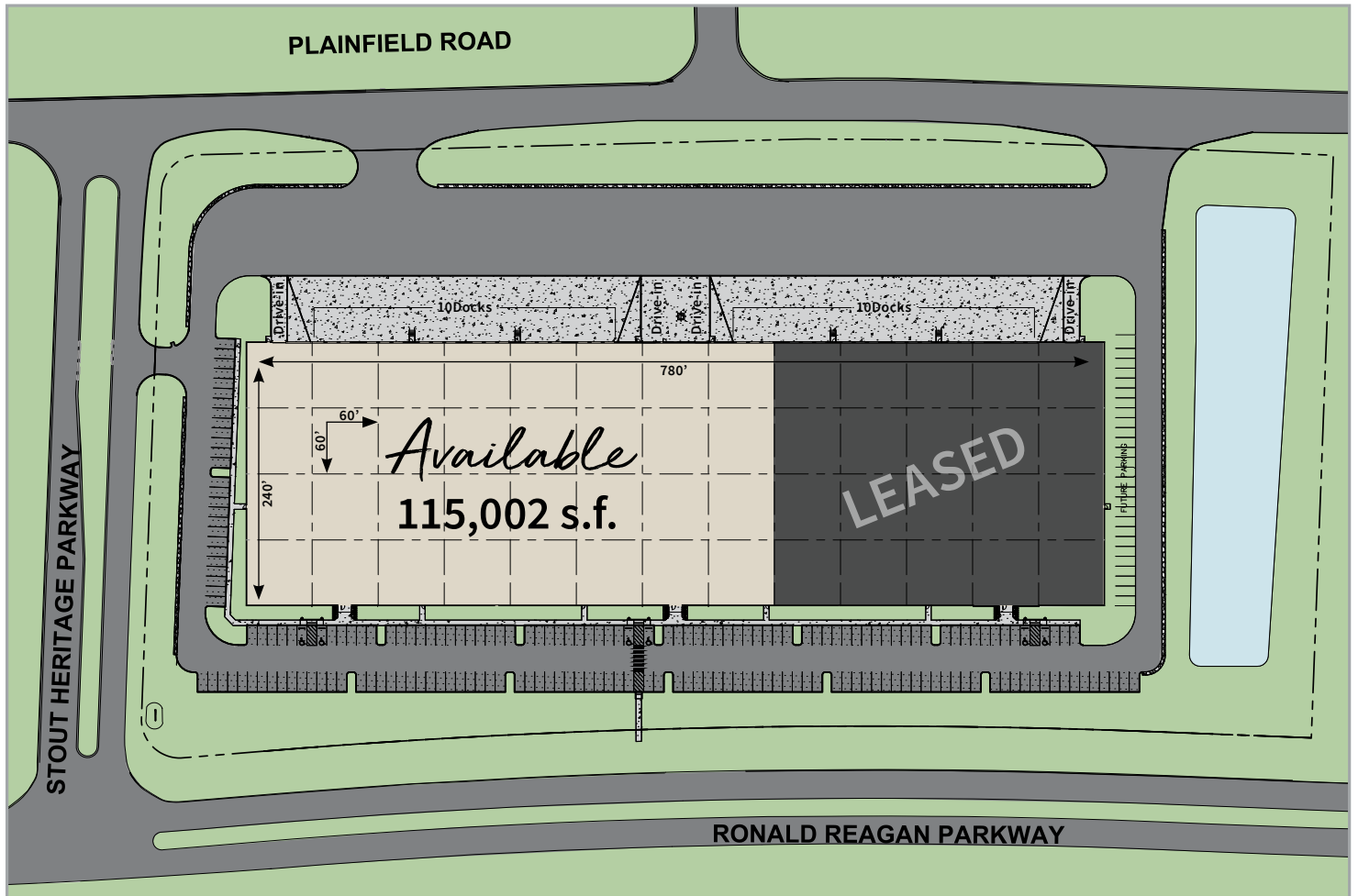
3810 Plainfield Road | Plainfield, Indiana

Building highlights

- 187,200 s.f. building total
- 115,002 s.f. available (divisible to 57,600 s.f.)
- Build-to-suit office
- 60'w x 60'd column spacing throughout
- 32' clear height
- (12) 9' x 10' dock doors (expandable)
- (3) 12' x 14' drive-in doors
- ESFR sprinkler system
- LED lighting
- 191 auto parking total (expandable)
- 240' building depth
- 1,000 amps existing, expandable to 3,400 amps
- 7" thick concrete slab on grade;
4000 psi compressive strength;
700 psi flexural strength
- 45 mil white TPO roof
- 2" domestic water line
- 6" sanitary sewer
- Zoned Planned Unit Development (PUD)
- 10 year tax abatement available



Building plan



Owned by:



Phone by
AT&T



Sewer by
City of Plainfield



Water by
City of Plainfield



Gas by
Vectren



Electric by
Hendricks Power

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

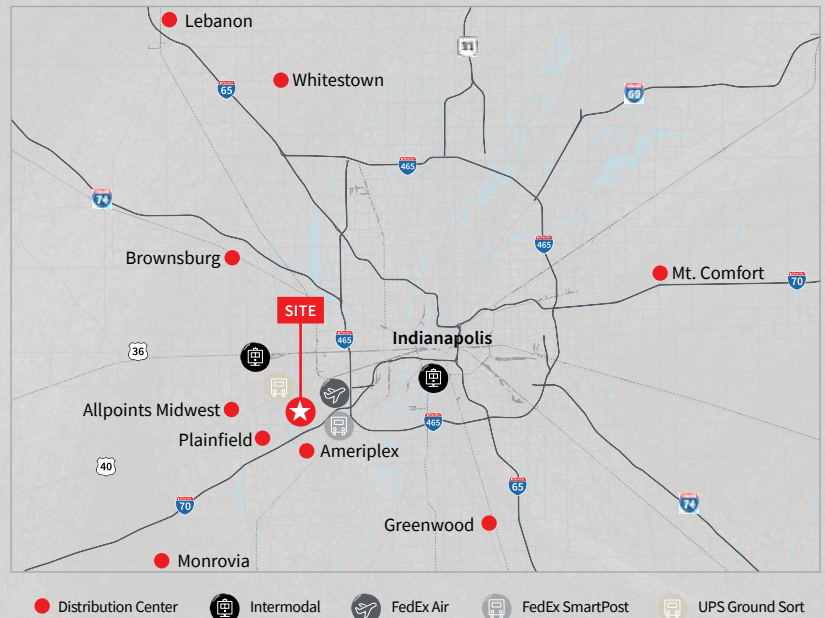
Ideal Location

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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