

# For lease

Fully air-conditioned  
9347 Pendleton Pike, Indianapolis, IN 46236



**532,364 SF available**

## Location

- Located on Indianapolis East side with immediate access to interstate
- 0.4 miles to I-465
- 2.2 miles to I-70
- 18.9 miles to FedEx Hub
- 21.8 miles to Indianapolis International Airport
- 24.4 miles to UPS

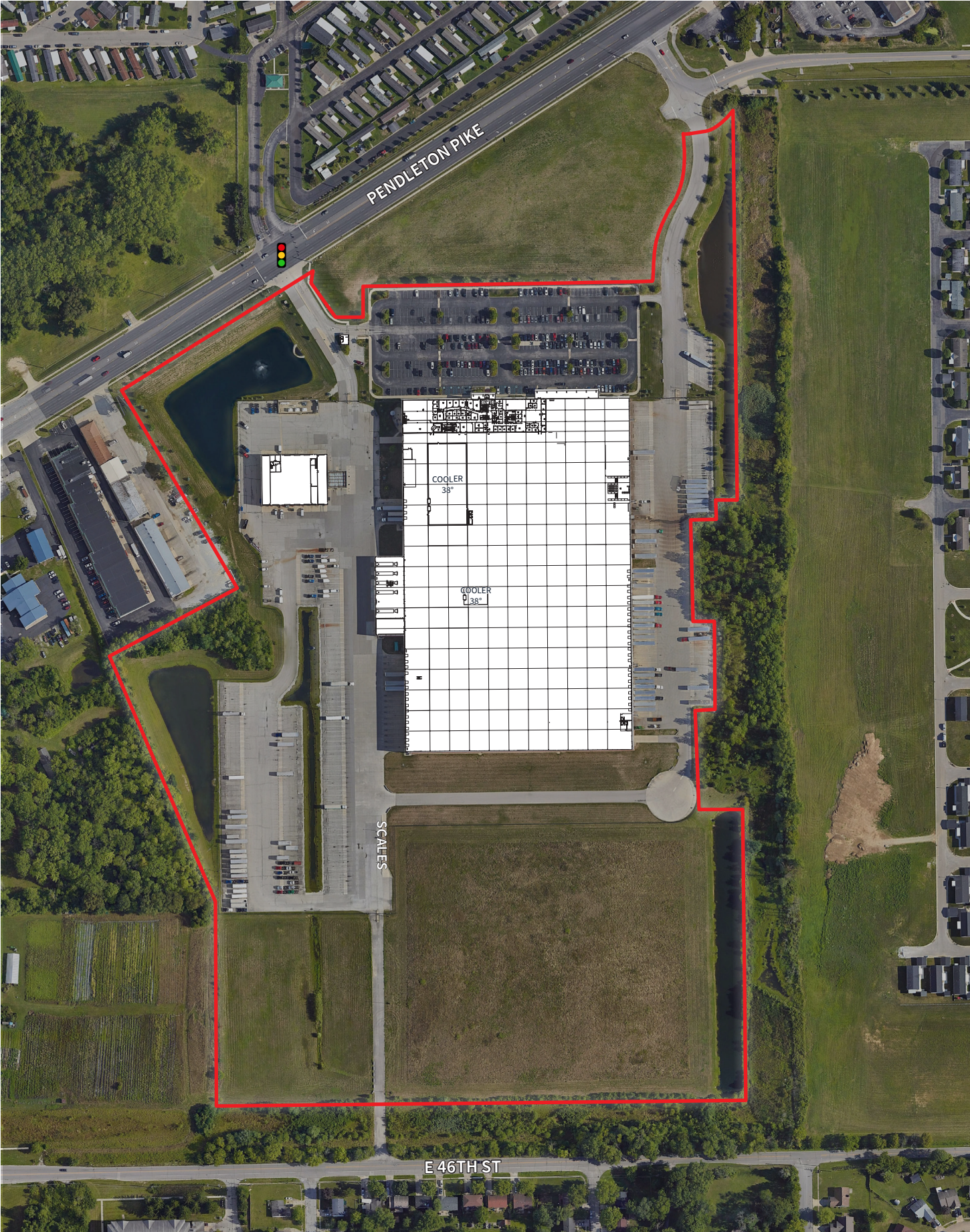
# Property summary

<b>Main building</b>	510,989 SF (expandable)	<b>Trailer parking</b>	237
<b>Office</b>	±55,200 SF (2-story) with elevator	<b>Electrical</b>	9,000-amps total (three 3,000-amp, 480/277 V, 3-phase, 4-wire switch- boards
<b>Site size</b>	62.2 AC	<b>Fire protection</b>	ESFR
<b>Built</b>	2009	<b>Lighting</b>	T-8
<b>Clear height</b>	36'	<b>Expansion</b>	450,000 SF building or additional trailer parking
<b>Column spacing</b>	50' x 48' 60' x 48' speed bays	<b>Maintenance Shop</b>	21,073 SF on site
<b>Dock doors</b>	52 - Cross dock configuration.	<b>Security building</b>	302 SF
<b>Drive-in doors</b>	1		
<b>Auto parking</b>	415		



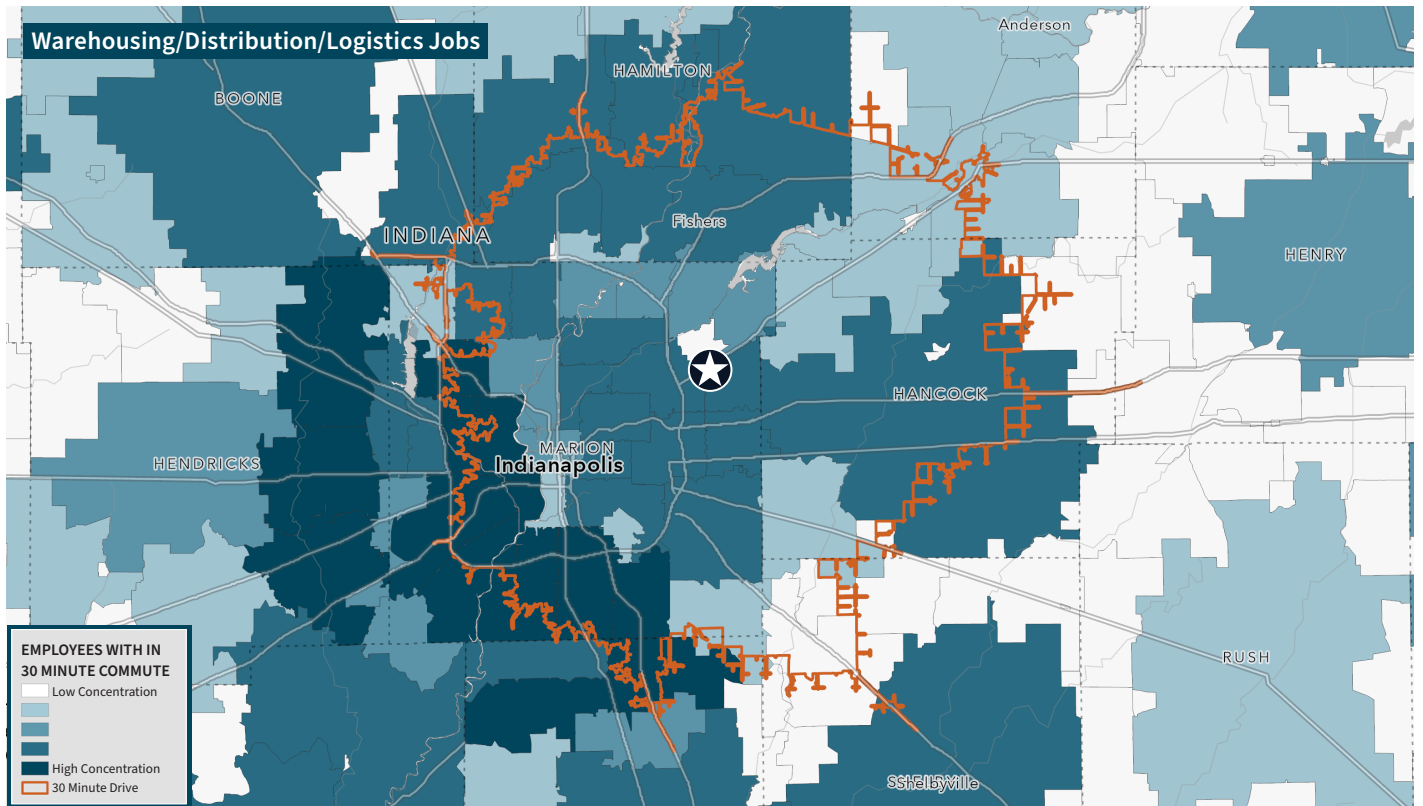


Aerial with building plans





# Labor pool occupation heat map



## The Crossroads of America: Why Indy

A leader in business fundamentals, accessibility, and labor

### Top State for Business

**#5** State for Cost of Doing Business  
*CNBC - 2023*

**#3** Best City in America for Jobs  
*Glassdoor - 2020*

**#5** America's Top States for Business Infrastructure  
*CNBC - 2023*

### Ideal location

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

**#1** in Number of Pass-through Highways

**#2** Largest Global FedEx Air Hub

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