

For lease

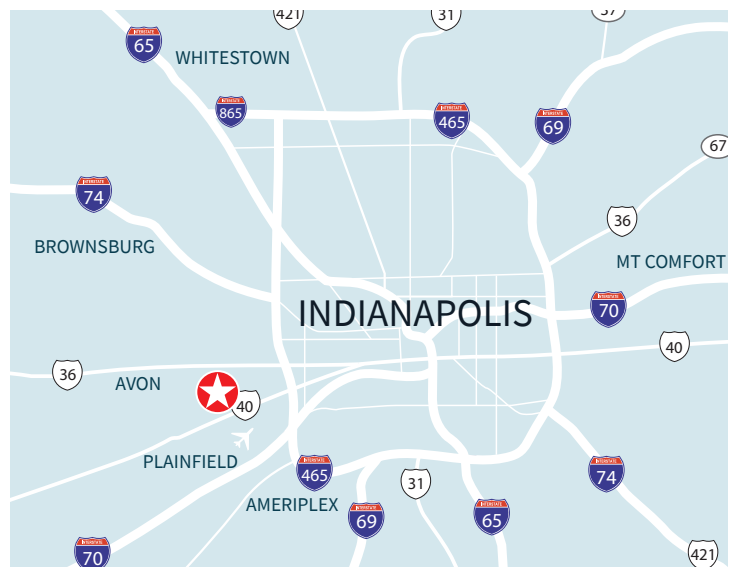
9400 Bradford Road, Plainfield, IN
107,051 SF Available



Class A Plainfield Distribution Center

Located in Plainfield's established industrial hub alongside major distribution operations for Amazon, FedEx, UPS and Walmart, the site benefits from close proximity to I-70, I-465, Indianapolis International Airport and access to experienced logistics workforce. This location delivers optimal multimodal transportation advantages for companies requiring efficient distribution and fulfillment capabilities.

Owned by:

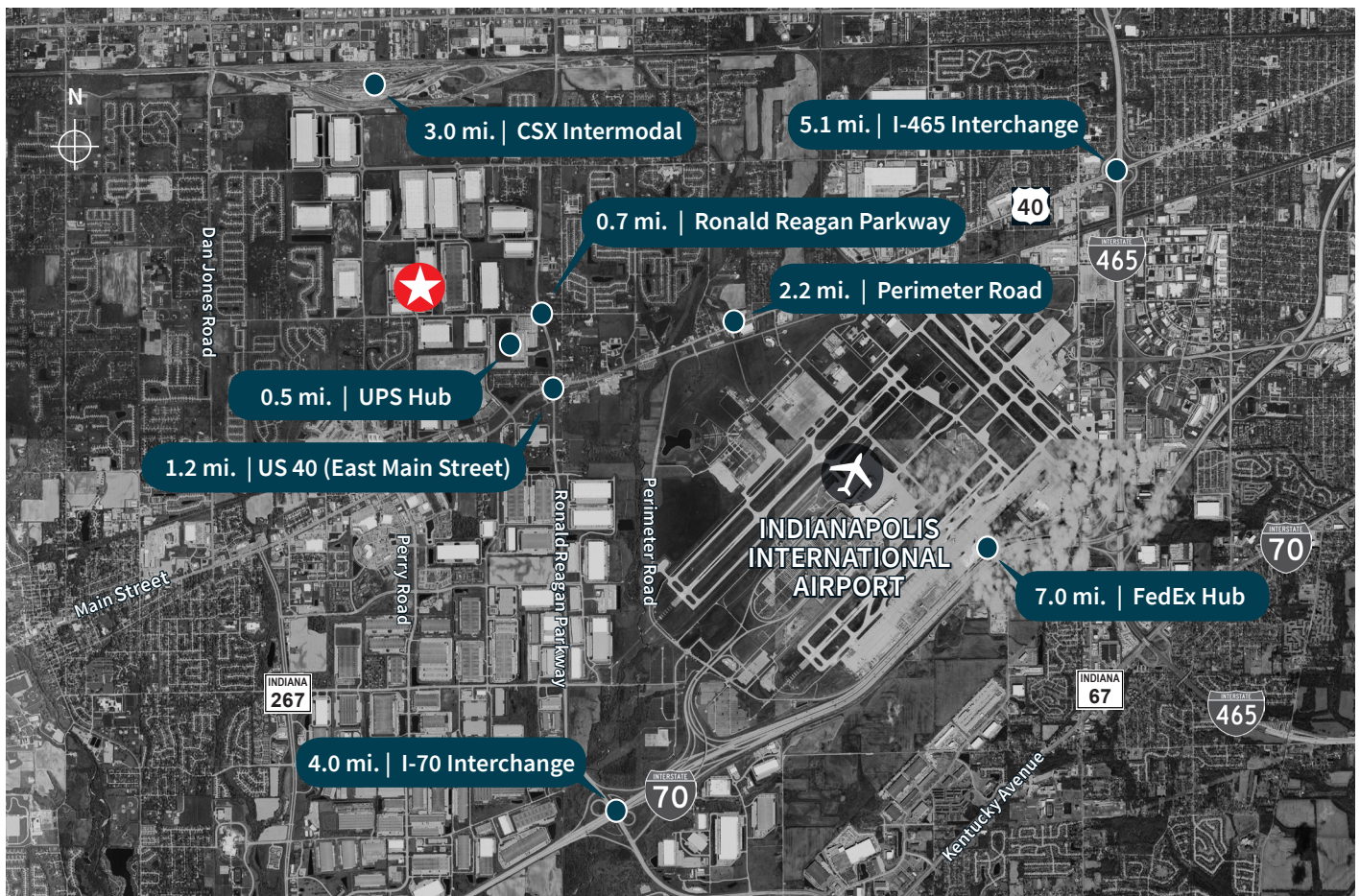


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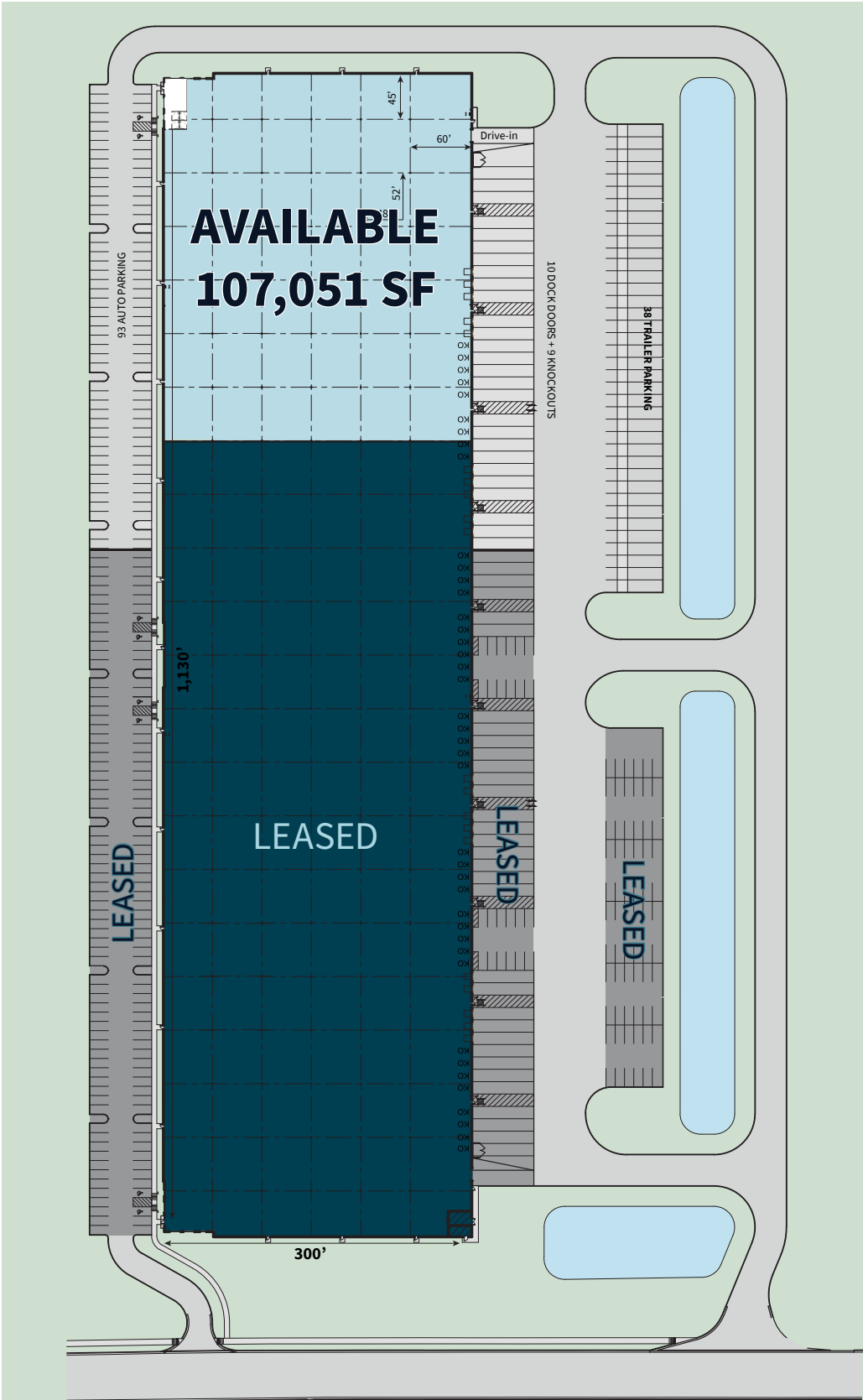
Property specifications

Building size:	338,520 s.f.	Trailer parking:	38
Building dimensions:	1,130' x 300'	Truck court:	185'
Available:	107,051 s.f.	Sprinkler system:	ESFR
Office:	1,097 s.f.	Lighting:	LED
Clear height:	32'	Power:	2,400 Amp 480/277 Volt 3-Phase service
Column spacing:	52' x 48' and 60' speed bays	Zoned:	I-2
Dock doors:	5 (expandable to 12)	Property tax:	Built in 2018 with a 10-year Real Estate Tax Abatement
Drive-in door:	1		
Auto parking:	93		



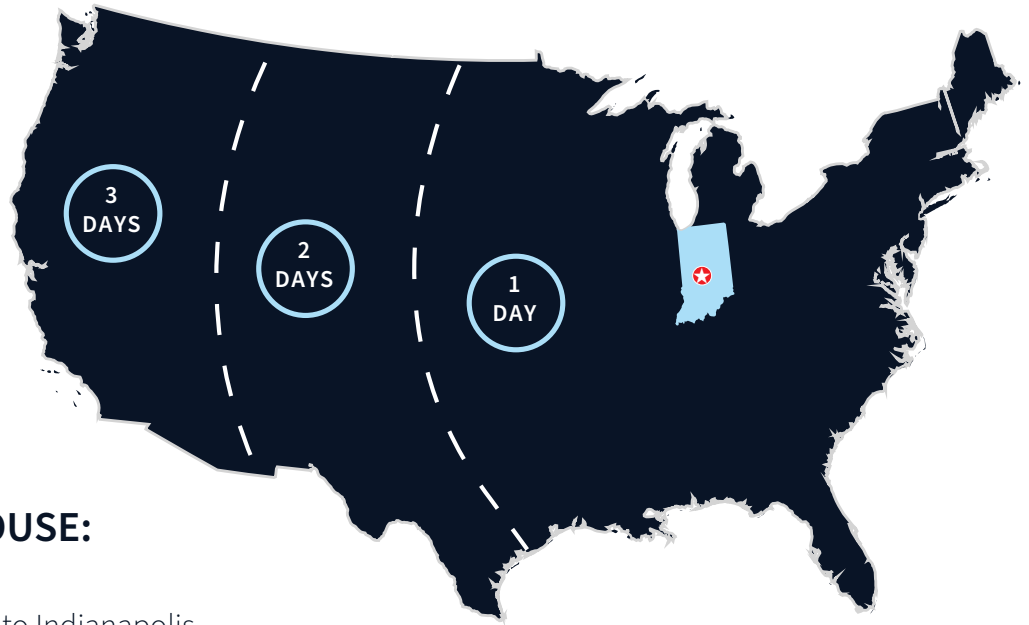
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Site Plan



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Why
Plainfield
Indiana



LOGISTICS POWERHOUSE:



Easy access to Indianapolis International Airport, home to the FedEx Hub, and two regional airports



Within one day's drive to more than half of the populations of U.S. and Canada



1.5B tons of freight travel through Indiana yearly, making it the 5th busiest state for commercial freight traffic (INDOT)



Easy access to major interstates I-65 and I-465



8 interstate systems connect Indiana to the country



Home to more pass-through highways than any other state

Brian Seitz, SIOR
Executive Managing Director
brian.seitz@jll.com
+1 317 810 7184

Brian Buschuk
Senior Managing Director
brian.buschuk@jll.com
+1 317 810 7180

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