



DECATUR

TECHNOLOGY PARK



BUILDING 1 - 229,544 SF

Camby Road & Kentucky Avenue
Indianapolis, IN 46113

Developer



STRATEGIC CAPITAL
PARTNERS

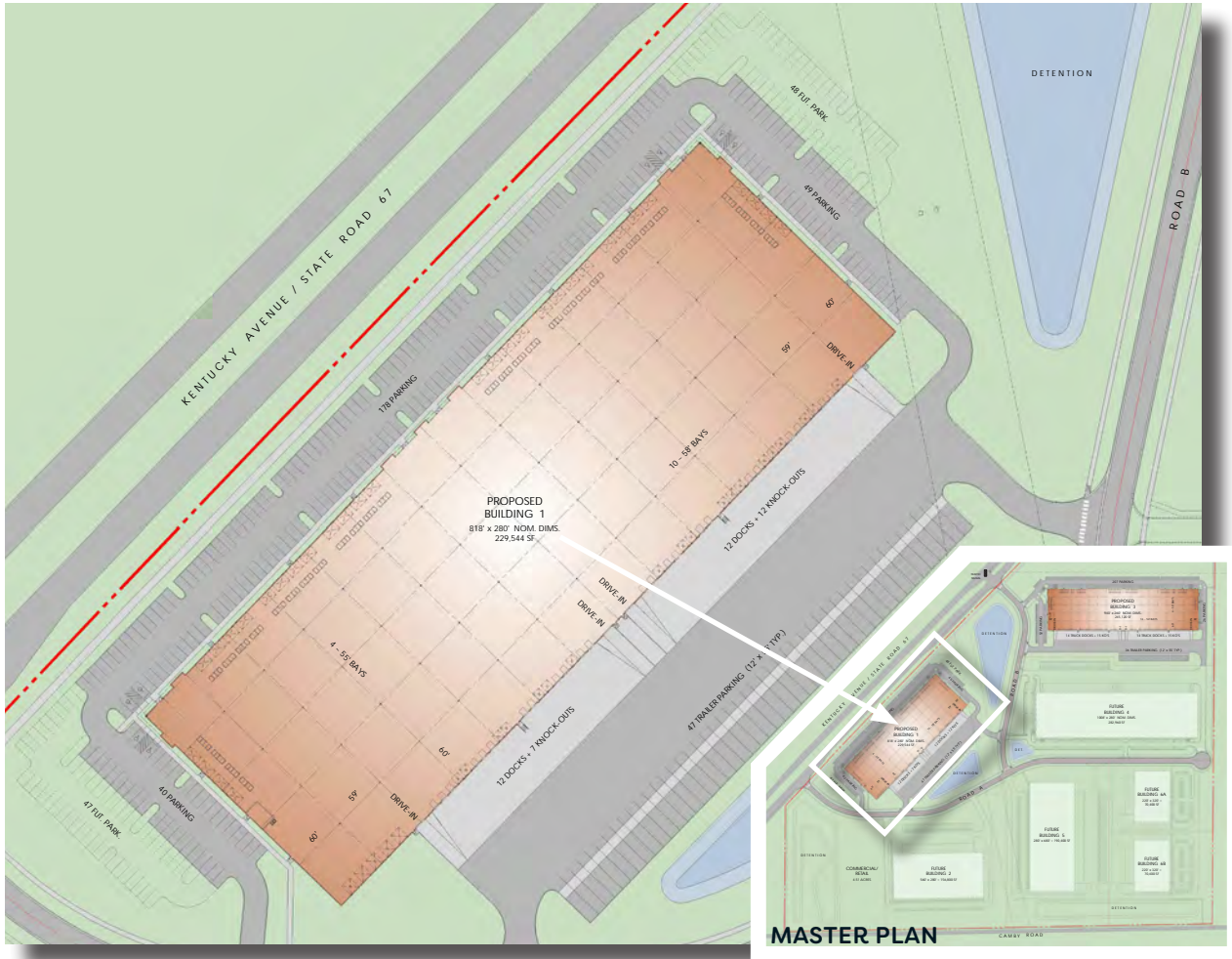
Leasing Broker



DECATURTECHNOLOGYPARK.COM

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker

BUILDING SPECIFICATIONS



Sewer
Citizens Energy



Water
Citizens Energy



Gas
Citizens Energy

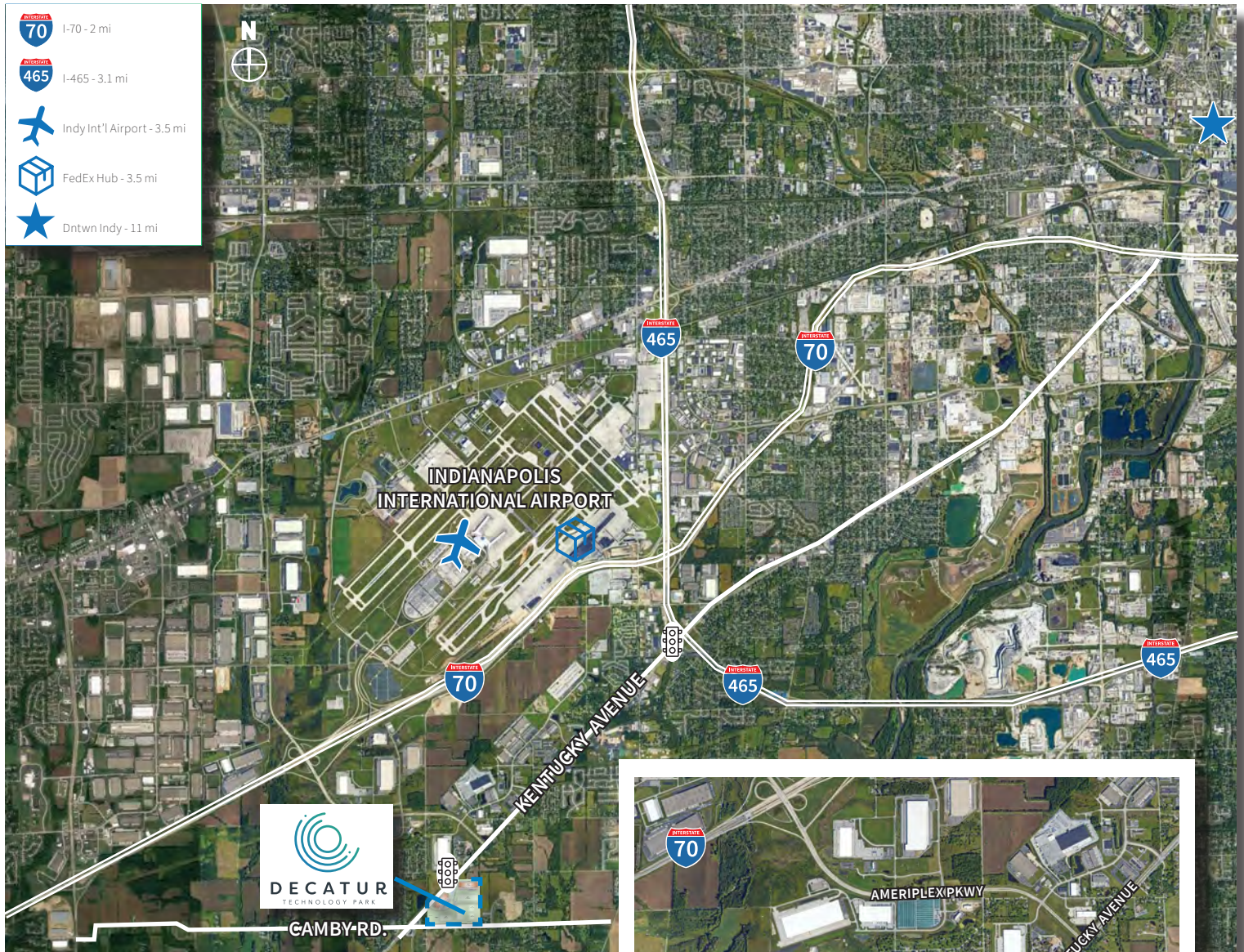


Electric
AES

Building size s.f.	229,544
Parcel size	+/- 23.24 acres
Building dimensions	280' x 818'
Clear height	32'
Drive-in doors	Four (4) 14' x 14' w/ electric operators
Dock doors	Twenty-four (24) 9' x 10', expandable to forty-three (43)
Auto parking	267 spaces, expandable to 362

Trailer parking	47 spaces
Warehouse lighting	Linear LED High Bay
Fire suppression	ESFR
Roofing	.45 mil TPO w/ R-20 insulation
Power	Two (2) 800-amps
Zoning	I2 - Heavy Industrial
Tax abatement	5 years up to 7 years

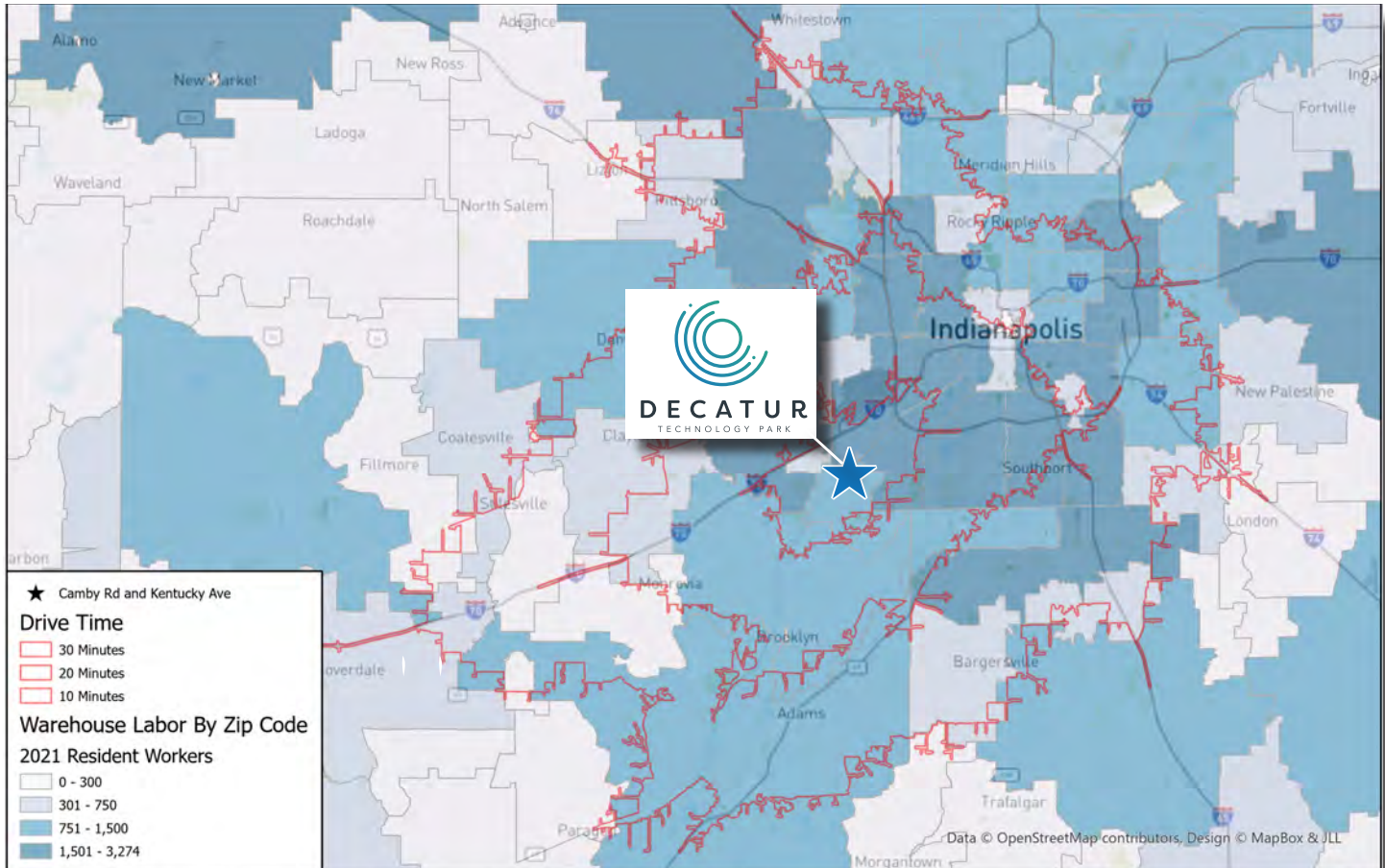
LOCATION



Decatur Technology Park is an excellent location for these select industries:

- Life Sciences
- Light Manufacturing
- Research and Development
- Biotech
- Food and Beverage

WHY INDY - INDY WAREHOUSE LABOR ANALYSIS



ABOUT STRATEGIC CAPITAL PARTNERS

Strategic Capital Partners, LLC. is a developer, owner, operator and general partner in over nine million feet of industrial, office, and multi-use properties. Their portfolio includes speculative, build-to-suit and master-planned projects. Since 2005, they have made their presence known in the top tier submarkets of Charlotte, Cincinnati, Indianapolis, Nashville, Northern Virginia, and Raleigh/Durham. They are currently exploring other markets in the Midwest, Southeast and Mid-Atlantic regions.

FOR MORE INFORMATION, CONTACT:

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Developer



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