



# DECATUR

TECHNOLOGY PARK



## BUILDING 3 - 245,120 SF

6721 Strategic Parkway  
Indianapolis, IN 46113

Developer



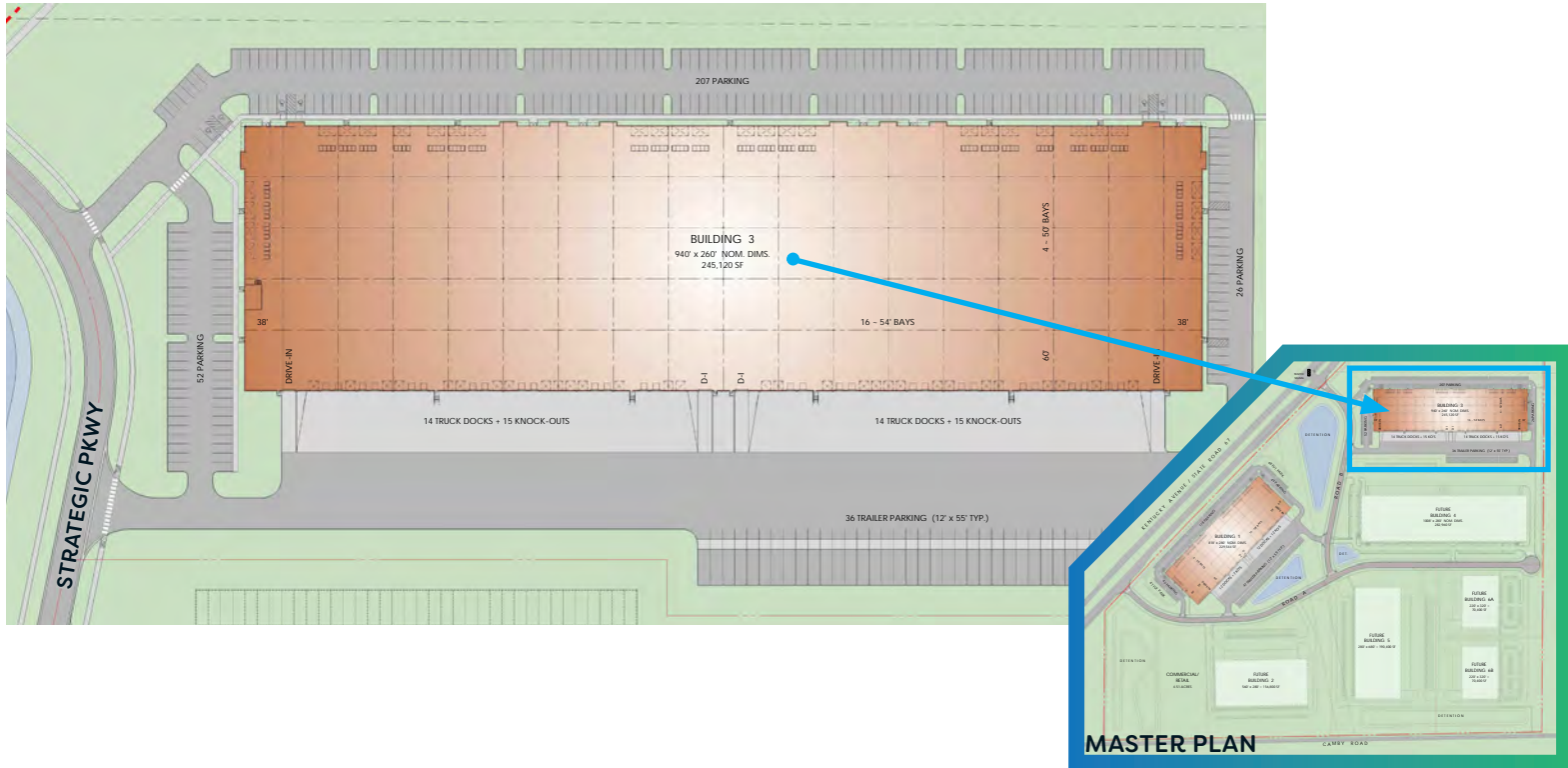
STRATEGIC CAPITAL  
PARTNERS

Leasing Broker



[DECATURTECHNOLOGYPARK.COM](http://DECATURTECHNOLOGYPARK.COM)

## BUILDING SPECIFICATIONS



<b>Building size s.f.</b>	245,120	<b>Fire suppression</b>	ESFR
<b>Parcel size</b>	± 28.85 acres	<b>Roofing</b>	.45 mil TPO w/ R-20 insulation
<b>Building dimensions</b>	260' x 940'	<b>Power</b>	Two (2) 800-amps
<b>Clear height</b>	32'	<b>Auto parking</b>	285 spaces
<b>Drive-in doors</b>	Four (4) 14' x 14' w/ electric operators	<b>Trailer parking</b>	36 spaces
<b>Dock doors</b>	Twenty-eight (28) 9'x 10', expandable by thirty (30) more	<b>Zoning</b>	I2 - Light Industrial
<b>Warehouse lighting</b>	LED	<b>Tax Abatement</b>	5 years (up to 7 years)



**Sewer**  
Citizens Energy



**Water**  
Citizens Energy



**Gas**  
Citizens Energy



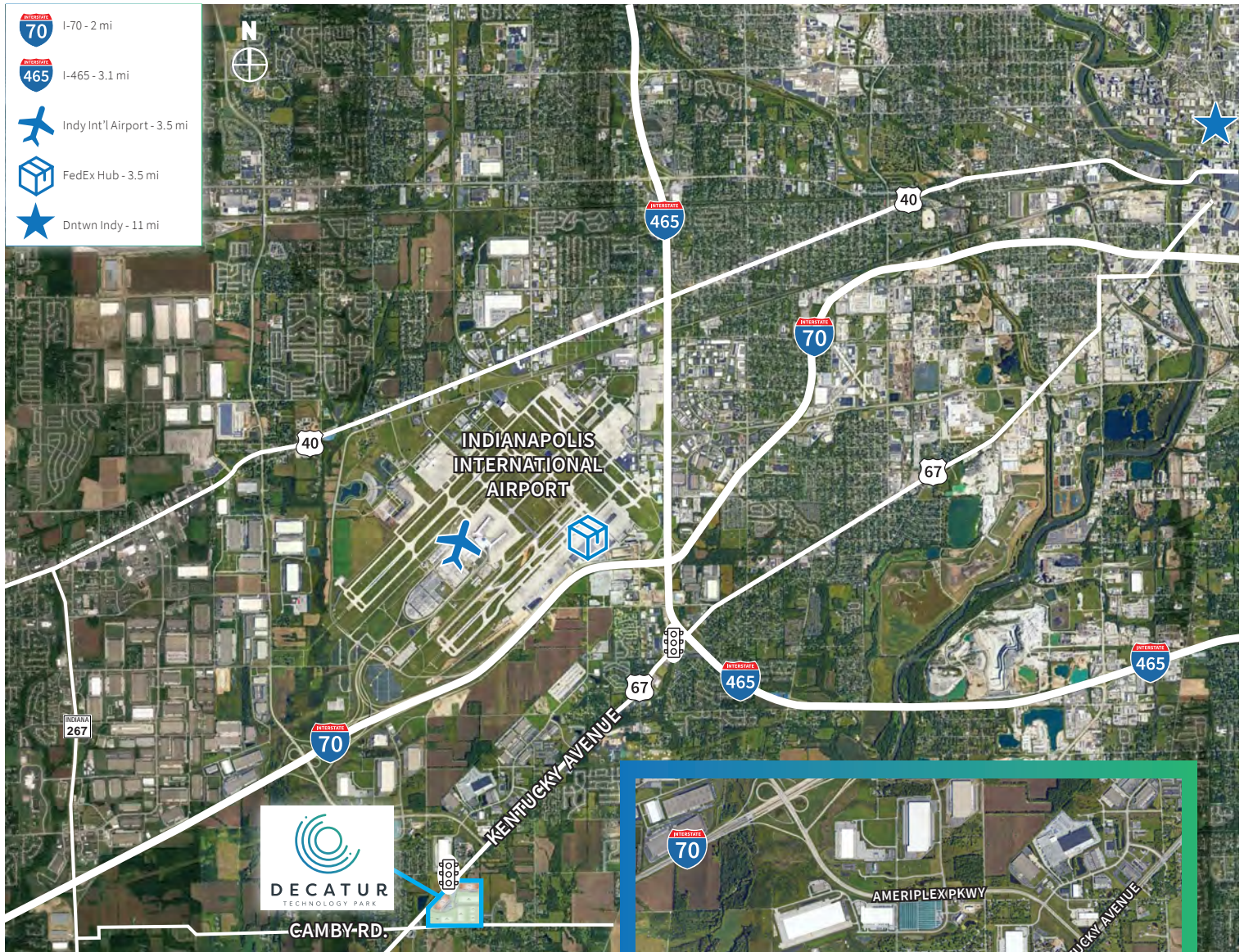
**Electric**  
AES



**Parcels Available**  
Build-to-suit



## LOCATION

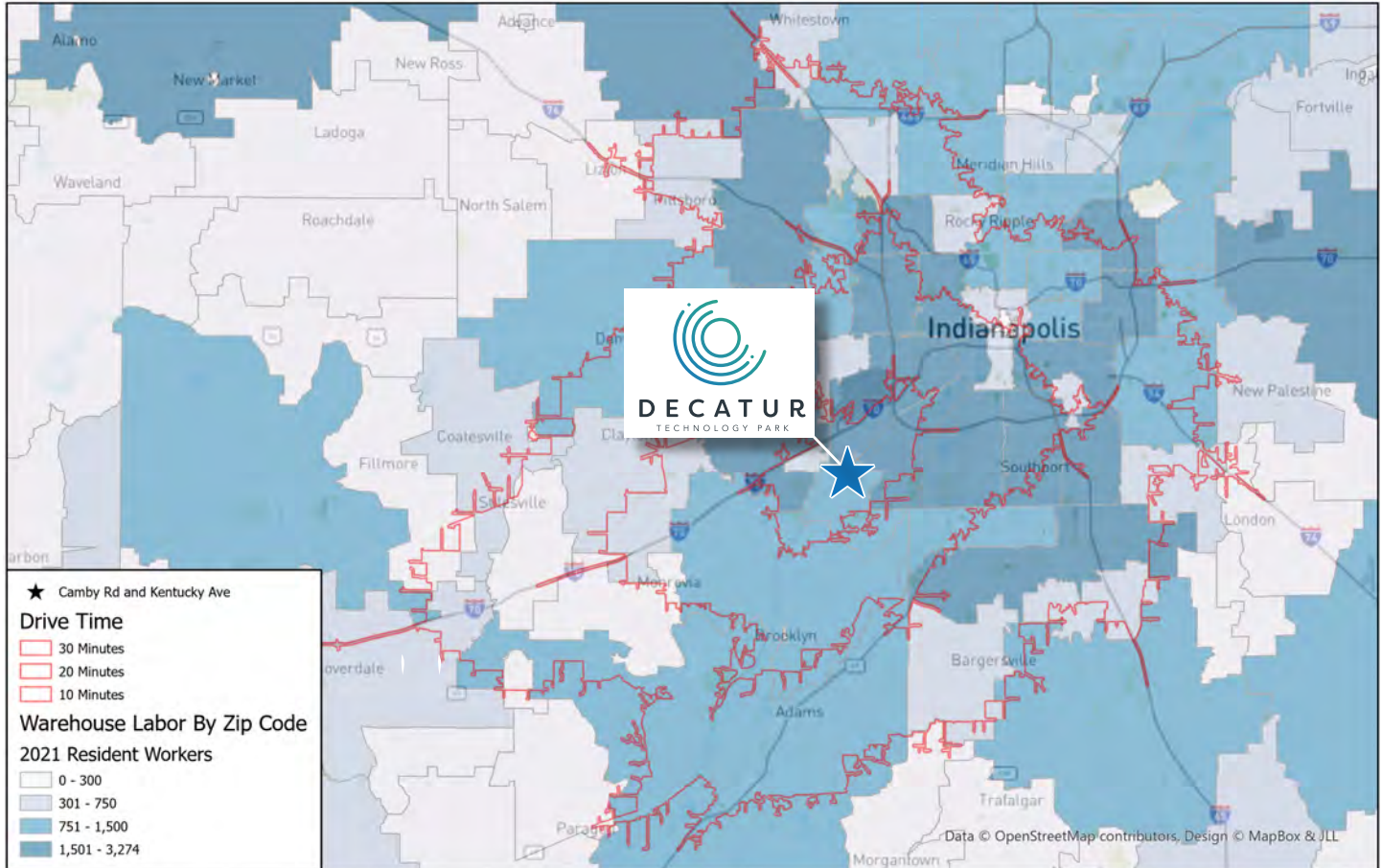


Decatur Technology Park is an excellent location for these select industries:

- 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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