

FOR LEASE

Airwest V

2540 Airwest Boulevard | Plainfield, IN 46168

156,588 SQUARE FEET



PROPERTY HIGHLIGHTS

156,588 square feet available with $\pm 3,400$ square feet of office build-out

21 dock doors and 1 drive-in door

Dock package includes: levelers, swing lights and vision panel

36' ceiling height



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WAKEFIELD

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AERIAL

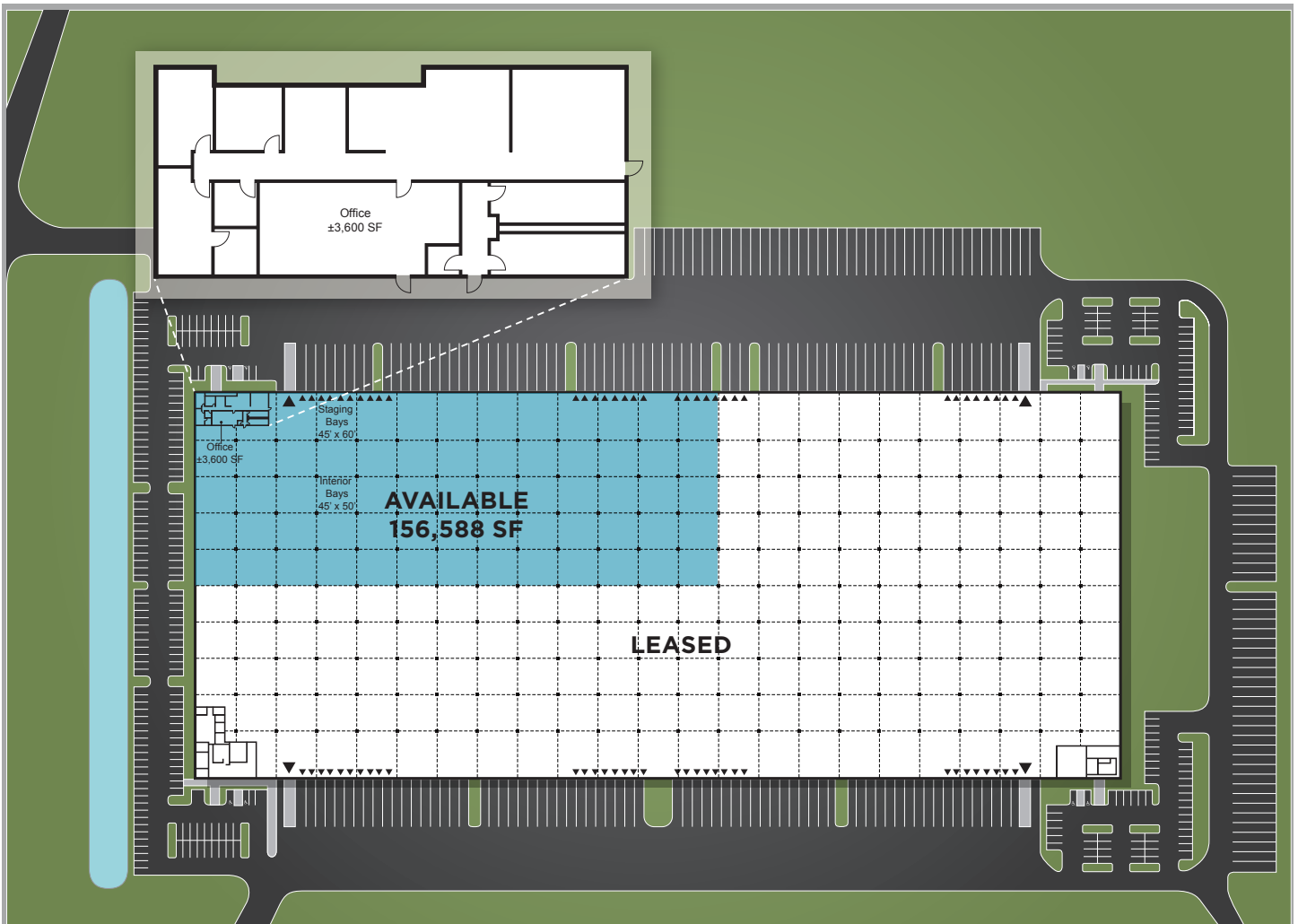


General Specifications

Address:	2516-2548 Airwest Boulevard Plainfield, IN	Fire Protection:	ESFR
Year Built:	2003	Floor:	7" unreinforced concrete
Square Feet:	553,583 SF (entire building)	Dock Doors: (in available space)	21 (9' x 10') (with 35,000 leveler)
Available Sq. Feet:	156,588 SF	Drive-in Doors: (in available space)	1 (12' x 14')
Structure Exterior:	Precast concrete panels	Parking:	90 auto spaces 26 trailer spaces
Land Area:	31.37 acres	Truck Court Area:	140' with 60' concrete aprons
Office Area:	±3,400 SF	Roof:	EPDM
Clear Height:	36'	Lighting:	T5 Fluorescent
Column Spacing:	45' x 50' interior bays 45' x 60' staging bays		

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FLOOR PLAN



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THE CENTRAL INDIANA REGION

- Known as the Crossroads of America, more interstate highways, including I-65, I-69, I-70 and I-74, converge in Indianapolis than any other city in the United States.
- Indianapolis is the most centrally located city in the United States; 50% of all U.S. businesses and 80% of the U.S. and Canadian populations can be reached within a one day's drive from the Indianapolis region.
- The Hoosier state ranks in the top 10 in 46 logistics categories. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation—truck, rail, air and water. Indianapolis is home to the second-largest FedEx hub in the world.
- A new intermodal facility opened in 2013 in downtown Indianapolis allowing cargo to travel from Asia to Indiana nonstop. This facility is expected to reduce supply chains by as much as one full week—having a rail route that bypasses Chicago means a container of goods could make it from Asia to Indy in as little as 20 days.
- Indiana is the Best State for Business in the Midwest and #5 in the nation. (Chief Executive Magazine, 2018)
- Indiana offers the Best State Tax Climate in the Midwest and ranks #8 in the nation. (Tax Foundation, 2018)
- Indiana ranks #2 for Cost of Doing Business (CNBC, 2018)



- Indianapolis is #5 on the list of Best Affordable Places to Live in the U.S. (U.S. News and World Report, 2018)
- Indiana has a AAA credit rating from all three agencies. (S&P, Fitch and Moody's)

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