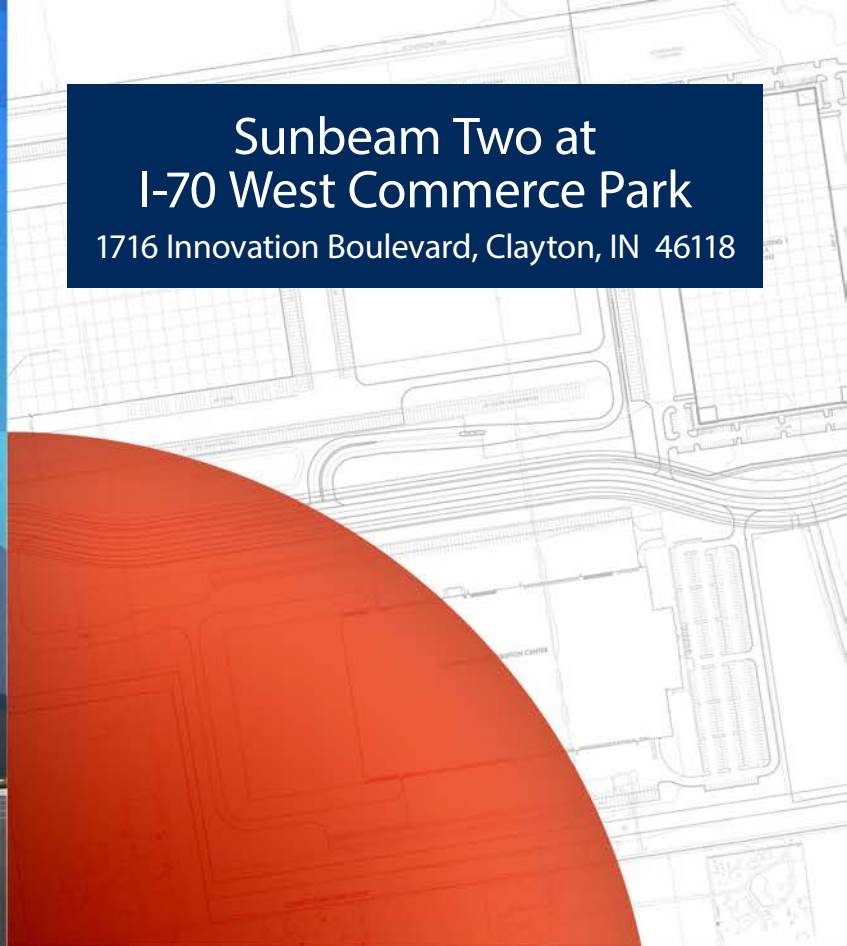


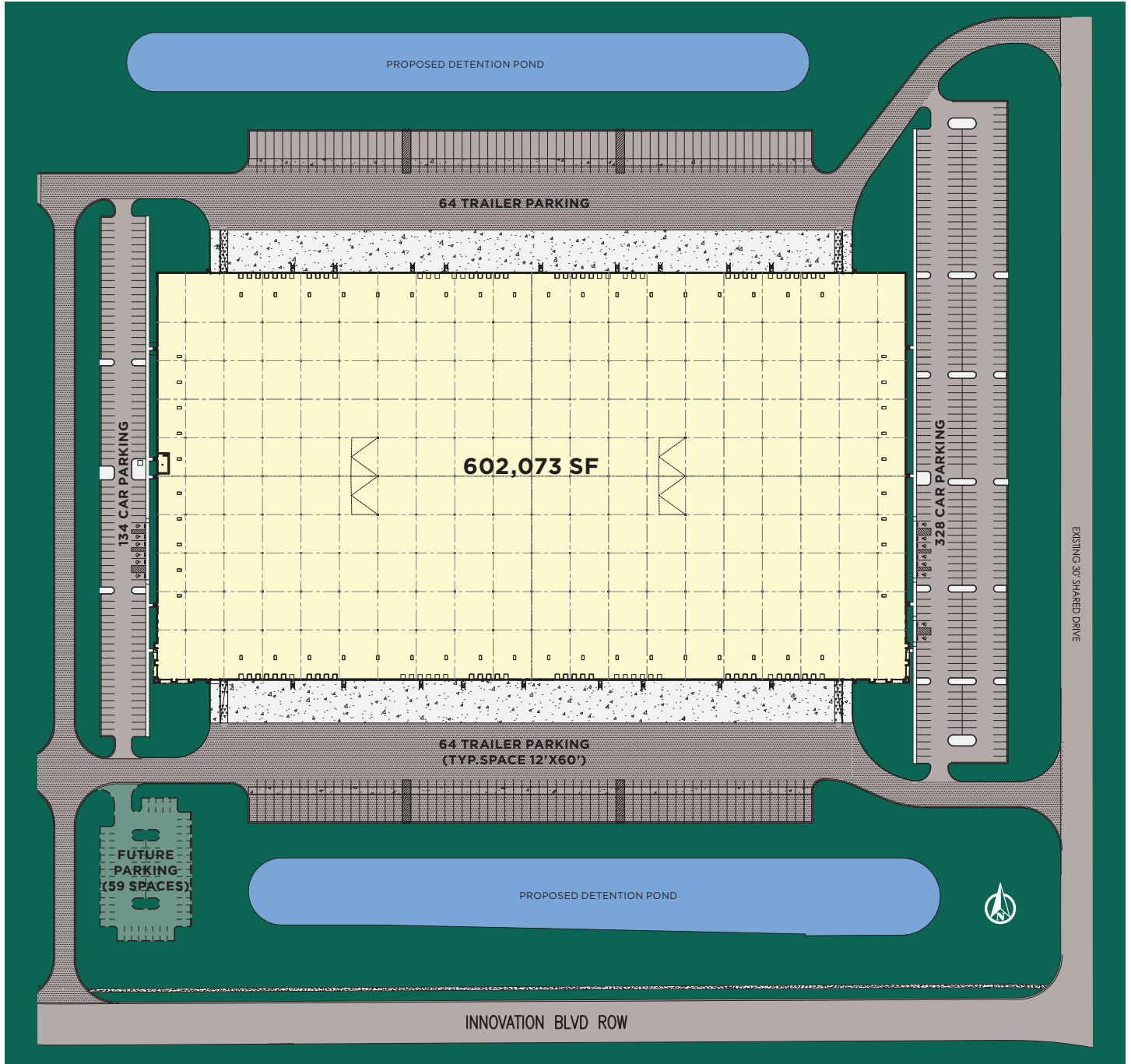
Sunbeam Two at  
I-70 West Commerce Park  
1716 Innovation Boulevard, Clayton, IN 46118



**FOR LEASE**

# Sunbeam Two at I-70 West Commerce Park

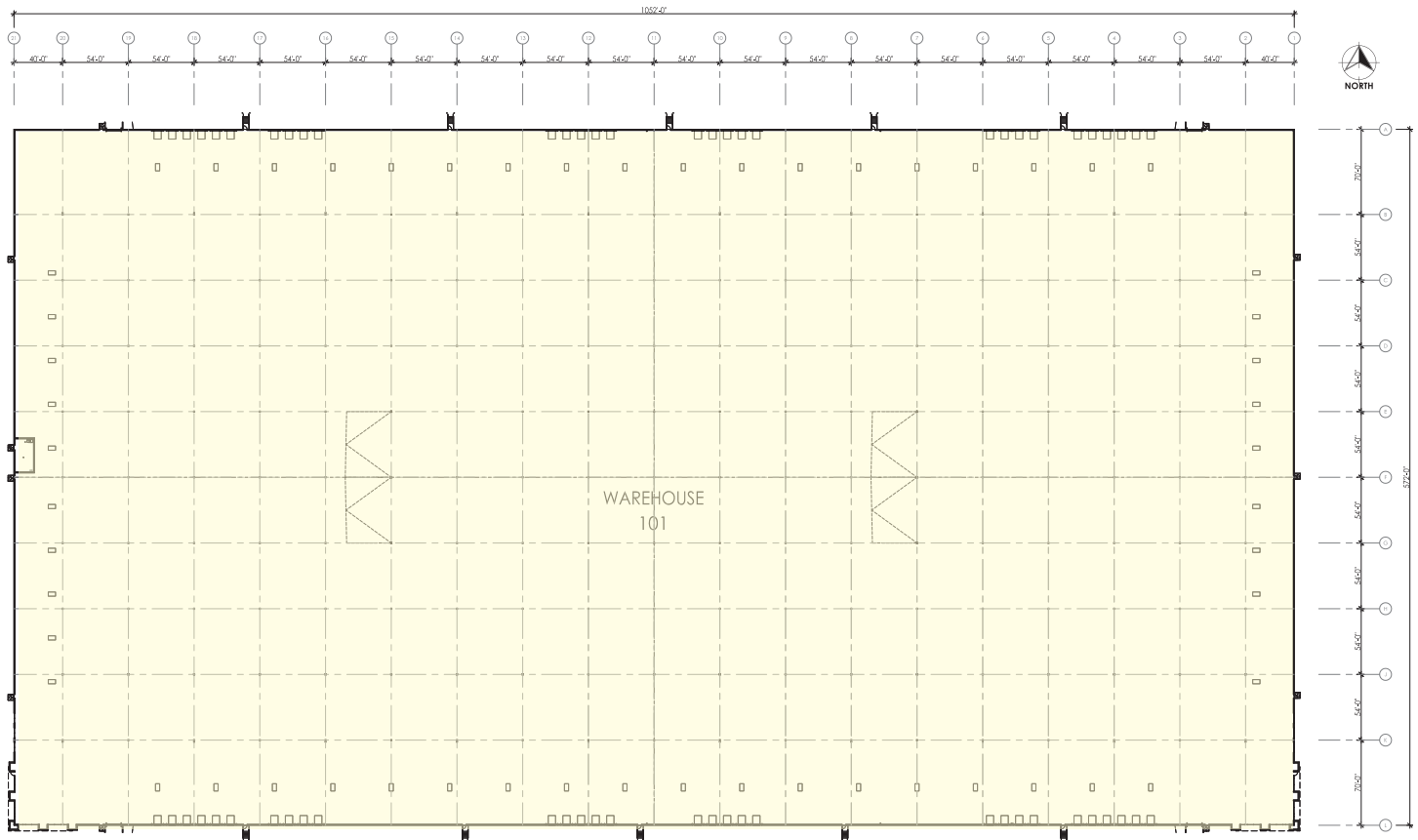
1716 Innovation Boulevard, Clayton, IN 46118



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# Sunbeam Two at I-70 West Commerce Park

1716 Innovation Boulevard, Clayton, IN 46118



Total Building SF	602,073 SF	Docks	60 dock doors equipped with levelers and seals (expandable up to 132 dock doors)	Sprinkler	ESFR sprinkler system
Divisible	300,000 SF minimum divisible	Drive-ins	4 drive-in doors	Lighting	T-5 warehouse lighting with motion sensors
Office	Build-to-suit office	Parking	462 existing auto parking (expandable) 128 trailer parking	Depth	572' building depth
Column Spacing	54' x 54'	Truck Court	140' all concrete	Walls	Precast insulated concrete walls
Loading	70' loading bays			Floors	7" unreinforced floors; 4,000 psi concrete slab
Clear Height	36' minimum			Land Size	45.67 acres

For more information, contact:  
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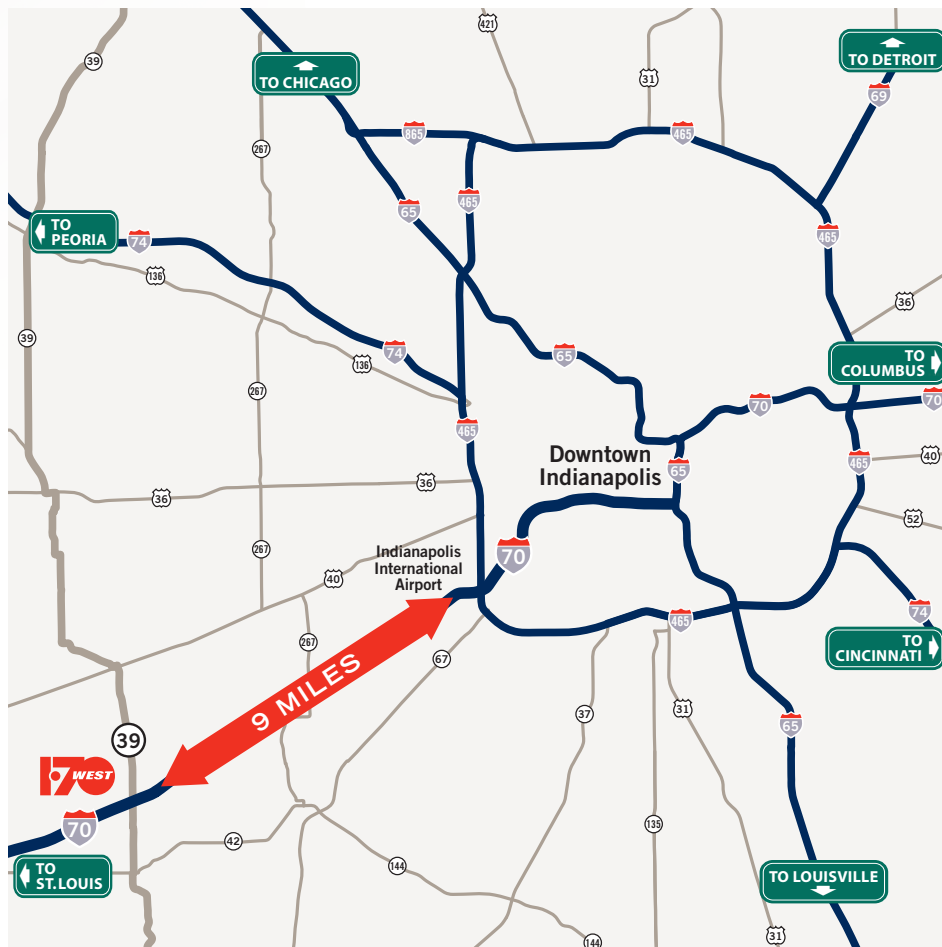
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## WHERE INNOVATION MEETS EXCELLENCE

- 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.
- Indiana is the **Best State for Business in the Midwest** and #5 in the nation. (Chief Executive magazine, 2017)
- Indiana ranks #2 for **Cost of Doing Business and Cost of Living**. (CNBC America's Top States for Business, 2017)
- Indiana offers the **Best State Tax Climate** in the Midwest and ranks #8 in the nation. (Tax Foundation, 2017)
- Indianapolis is home to the **Best Airport in North America**. (Airport Council International's Airport Service Quality Awards, 2017)
- Indiana has a **AAA credit rating** from all three agencies. (S&P, Fitch and Moody's)

# I70 WEST COMMERCE PARK



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