

# METRO AIR ONE

790 Columbia Road | Plainfield, IN 46168



*Unbeatable location.  
Unparalleled advantage.*

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## Building Stats

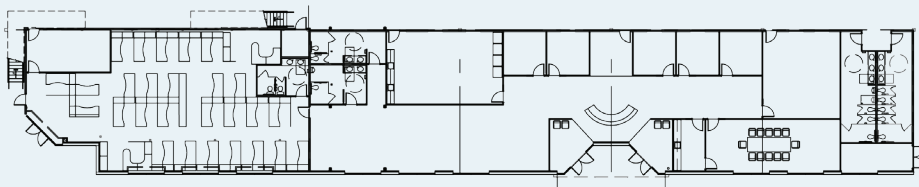
- **109,782 SF** total available
- **7.39** acre site
- **± 6,500 SF** office build-out (2nd floor office not included in SF)
- Built in **2005**
- Pre-cast panel exterior
- **24'** clear height
- ESFR sprinkler system
- T-5 fluorescent lighting
- **18** dock doors (9'x10')
- **2** drive-in doors (14'x14')
- Gas-fired Rack heating units
- **136** parking spaces
- **140'** truck court



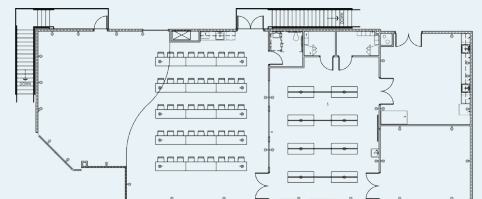
### Overall Space Plan



### First Floor Office Plan



### Second Floor Office Plan





**3.3 miles**  
to Indianapolis  
International Airport

**1.1 miles**  
to I-70

**5.1 miles**  
to I-465

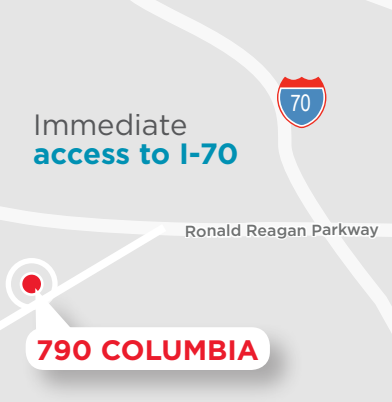
## Building Highlights



Located in the Metro Air Business Park in Indianapolis' largest industrial market




Close proximity to the world's second largest FedEx hub and the Indianapolis International Airport



Immediate access to I-70

Ronald Reagan Parkway


**790 COLUMBIA**



Prime location surrounded by ample amenities including restaurants and shopping centers



Abundant, qualified and skilled labor as well as diverse business professional population within a 20 mile radius

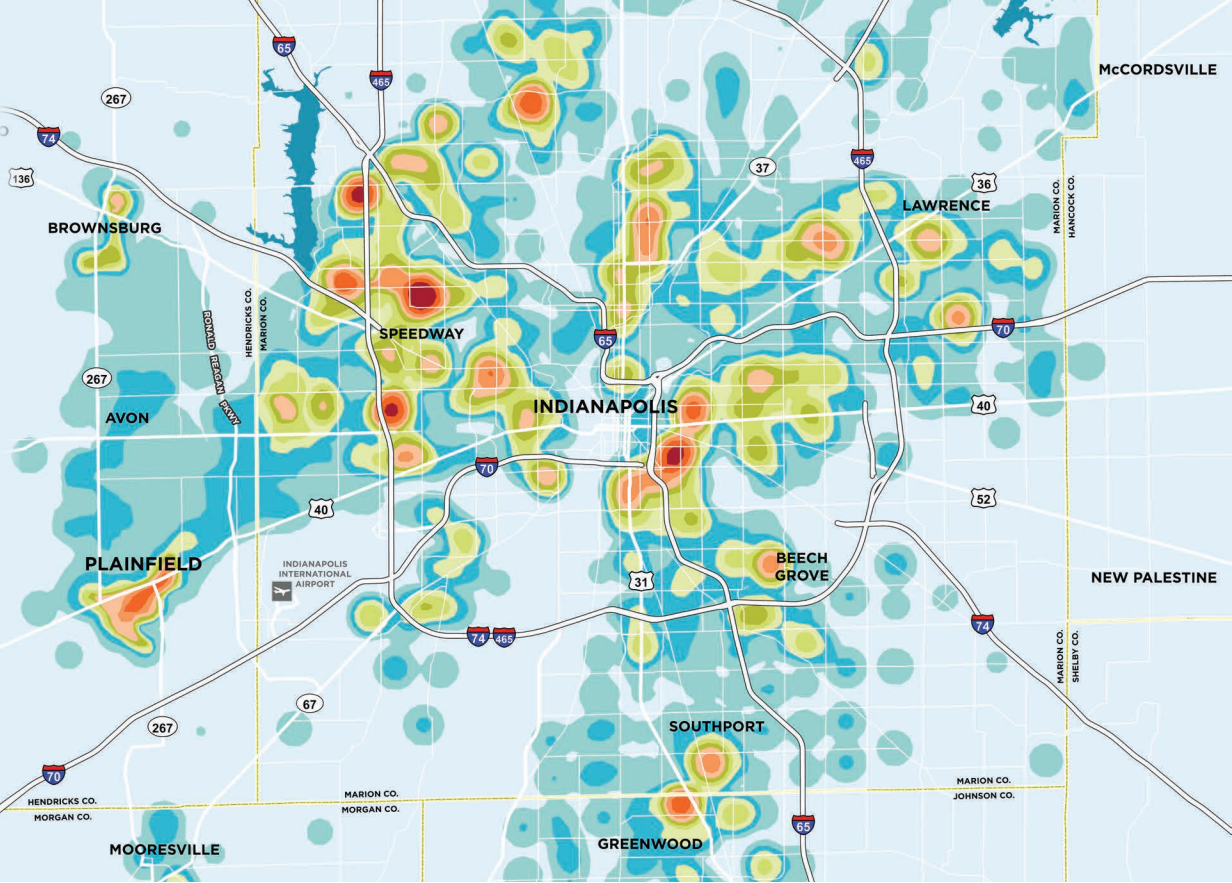


Prestigious corporate neighbors include Rolls-Royce, Tricor Braun, Geodis and Kuhne Nagel

# Plainfield Labor

**68.9%**

of Indianapolis area warehouse & distribution employees are within a 30 minute drive



**2018 BLUE COLLAR  
EMPLOYEE DENSITY**

LOW DENSITY HIGH DENSITY

# The Indianapolis Advantage

## Location, location, location.

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.



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