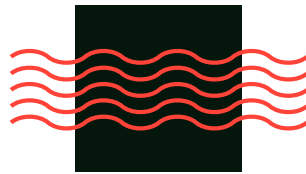

CLASS A LOGISTICS PARK IN PLAINFIELD, INDIANA



Metro *Air*
Business Park

BUILDING 9

4241 PLAINFIELD ROAD, PLAINFIELD, IN
501,398 SQUARE FEET (EXPANDABLE)



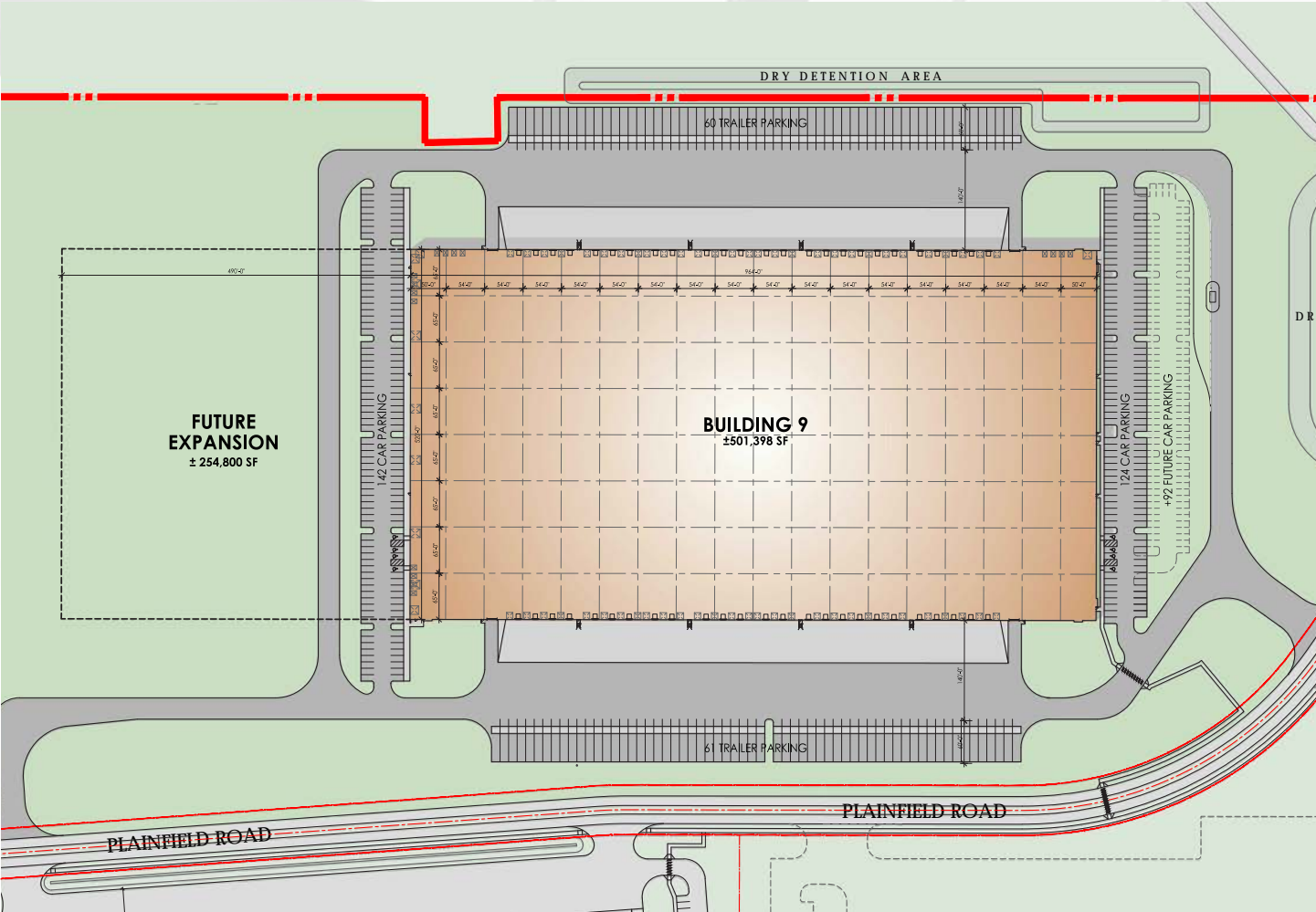
DEVELOPED BY



LEASED BY



METROAIR BUSINESS PARK | BUILDING 9



501,398 SQUARE FEET
(±254,800 SF FUTURE EXPANSION POTENTIAL)

METROAIR BUSINESS PARK | BUILDING 9

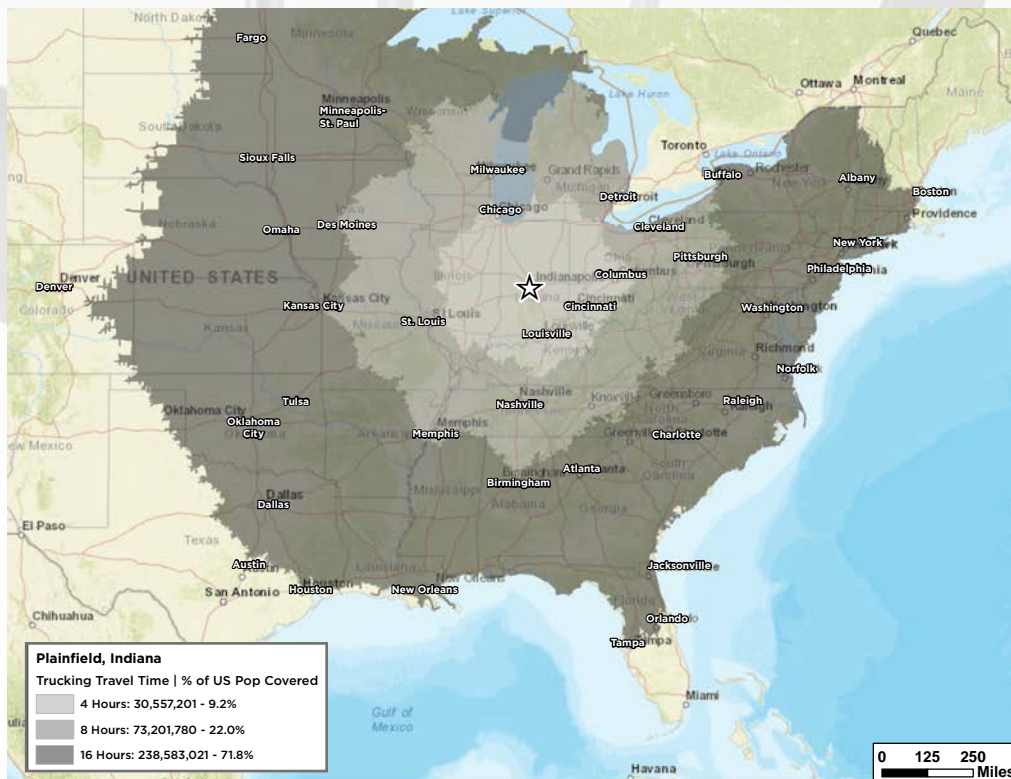


BUILDING SPECS

BUILDING 9 FEATURES

TOTAL SQUARE FEET	501,398 (964' x 520') expandable	AUTO PARKING	±266 (expandable to ±358)
OFFICE AREA	Build-to-suit	SITE ACREAGE	±41 acres
BAY SPACING	Interior: 54' x 65' Speed: 65' x 50'	TRAILER STORAGE	±121
CEILING HEIGHT	36'	SLAB CONSTRUCTION	7" unreinforced, 4,000 psi concrete on aggregate base
DOCK DOORS	50 (9' x 10' manual overhead) expandable to 107	ROOFING	Mechanically attached .45 mil TPO with R-20 insulation, prime white deck
DRIVE-IN DOORS	4 (14' x 14' w/electric operators)	HEATING	Indirect gas-fired, air/energy rotation (rack) units
INTERIOR LIGHTING	Linear LED high bay	ZONING	PUD - Planned Unit Development
EXTERIOR WALLS	Load-bearing precast concrete panels	SPRINKLER SYSTEM	ESFR
INTERIOR WALLS	Painted white	TAX ABATEMENT	10-year real estate tax abatement program
TRUCK COURT	200' depth - 60' concrete apron, 130' heavy-duty asphalt, 10' concrete dolly pad	AVAILABLE	May 2020

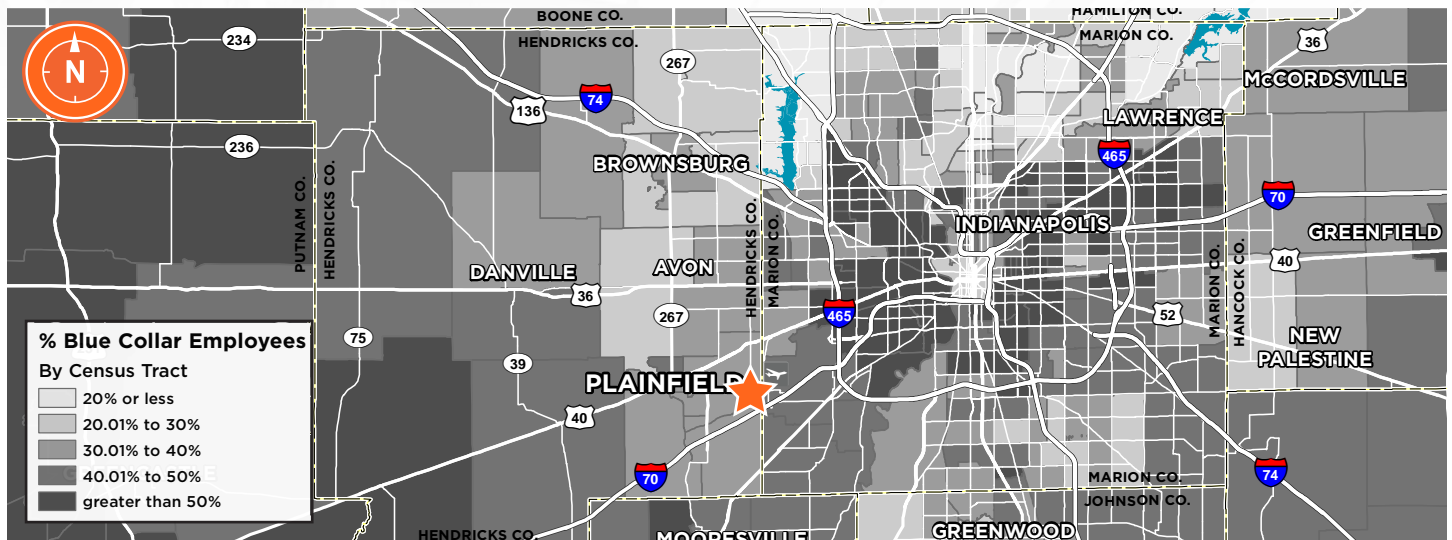
TRUCK TRAVEL TIME



LOCATION ADVANTAGE

- U.S. crossroads for in-state, domestic and international commerce
- Hendricks County is widely recognized as an economic and logistics leader
- 1 mile from Indianapolis International Airport, home to the nation's second largest FedEx Express hub
- Indianapolis International named Best Airport in North America by Airports Council International for the 10th consecutive year
- Strong pro-business support at the state and local level
- Dedicated programs to support a large, highly skilled workforce

LABOR ANALYSIS



John Cumming
Strategic Capital Partners, LLC
+1 317 819 1889
jcumming@strategiccapitalpartners.com

Patrick B. Lindley, SIOR
Cushman & Wakefield
+1 317 639 0457
patrick.lindley@cushwake.com



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