



# For Lease

## Freestanding 15,375 s.f. warehouse building

- 15,375 Total first floor building s.f.
- 13,300 Total warehouse s.f.
- 3,350 Total office s.f.
  - 1,275 s.f. on 2nd floor (not included in s.f.)
- (5) Dock doors
- (1) Drive-in door
- 18' Clear height
- Ample parking
- Built in 1998
- Lease Rate: Subject to offer

5621 Decatur Blvd.  
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# 5621 Decatur Blvd.

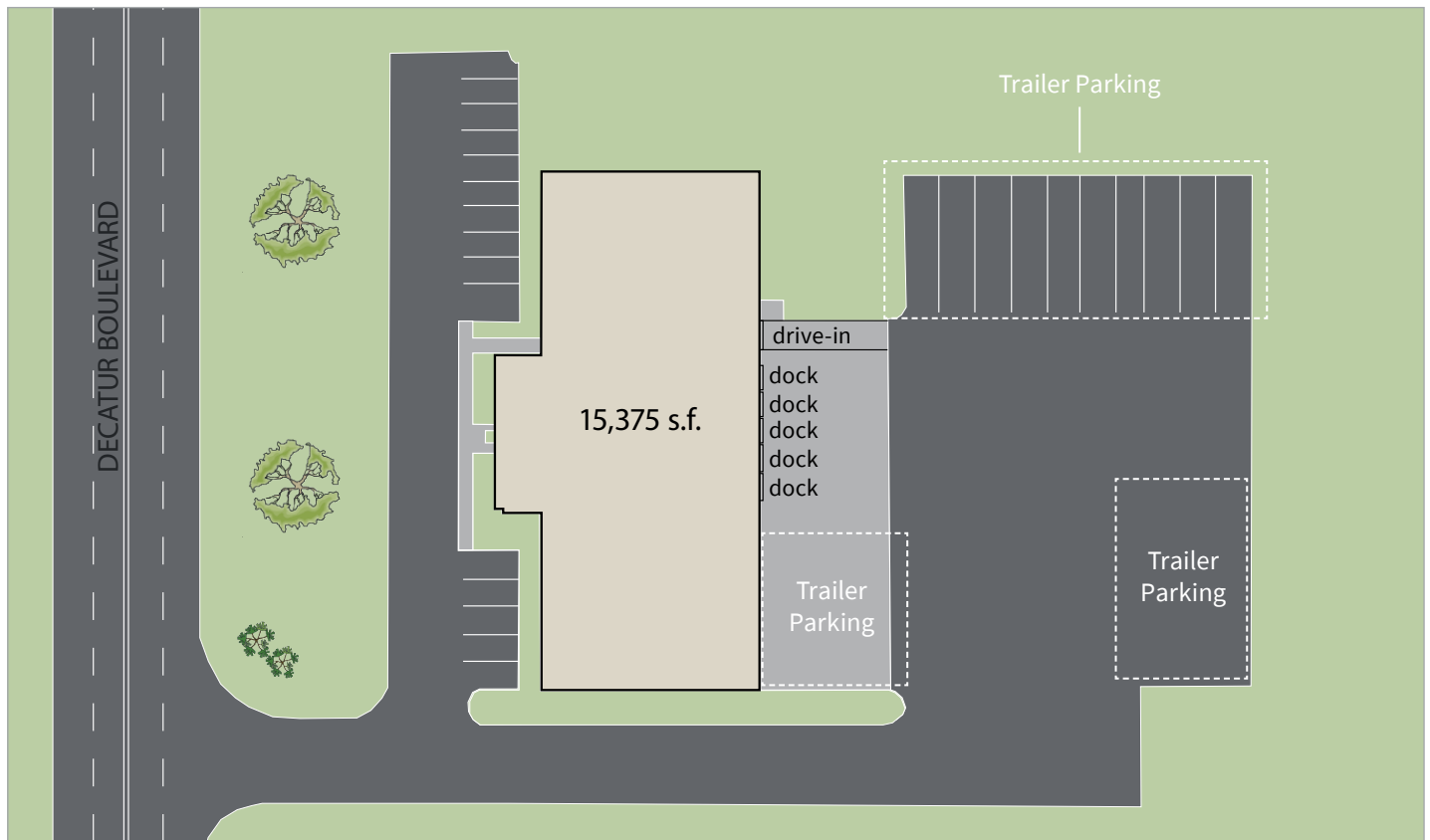
Indianapolis, Indiana

## Property highlights

- 15,375 Total first floor building s.f.
- 13,300 Total warehouse s.f.
- 3,350 Total office s.f.
  - 1,275 s.f. on 2nd floor (not included in s.f.)
- (5) Dock doors
- (1) Drive-in door
- 18' Clear height
- Ample parking
- Concrete slab for trailer parking
- Expansion land for potential parking expansion

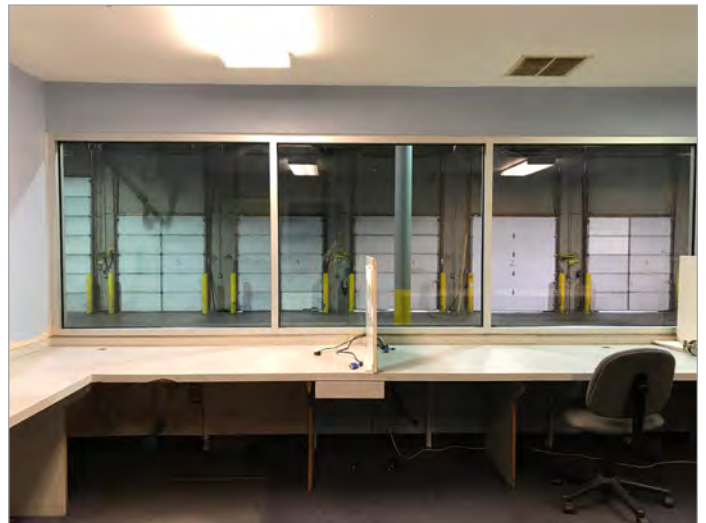


## Site plan





Aerial





# The Crossroads of America - Why Indy

A leader in business fundamentals, accessibility, and labor



## Top State for Business

"Over the long run, high industrial diversity, strong demographics, and low costs will allow Indianapolis to outperform the nation."

Moody's Analytics - February 2018

**#2** Best States for Longterm Fiscal Stability  
US News & World Report - 2018

**#2** America's Top States for Business Infrastructure  
CNBC - 2019

**#3** Best City in America for Jobs  
Glassdoor - 2018

**Top 5** US States for Business  
Chief Executive

**#5** State for Cost of Doing Business  
CNBC - 2018

**#10** Best State Tax Climate Index  
Tax Foundation - 2019

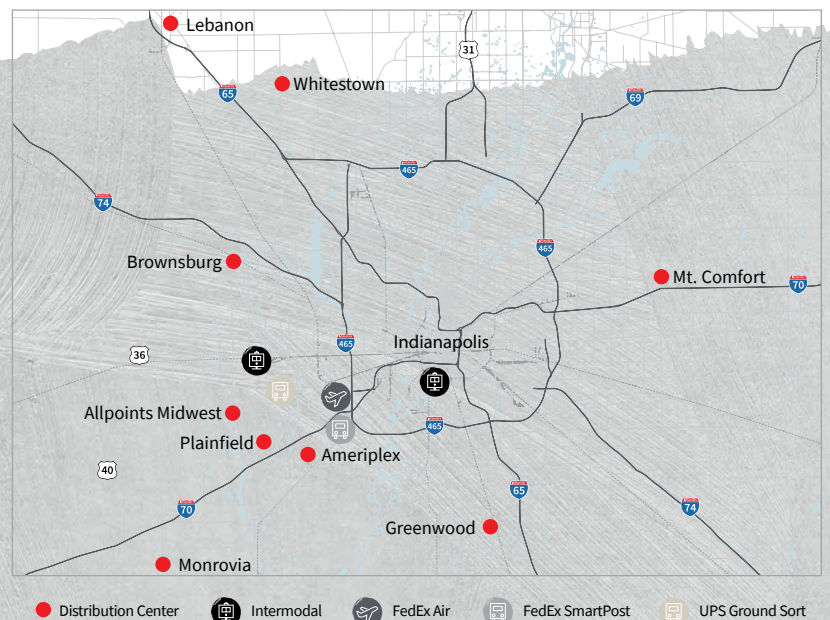
## Ideal Location

Indianapolis boasts a central location within the US and offers more interstate coverage than any other metropolitan area in the nation.

**#1** Best Airport in North America  
Airports Council International - 2010, 2012,

**#1** in Number of Pass-through Highways  
IEDC - 2019

**#2** Largest Global FedEx Air Hub  
IEDC - 2019



## Superior Labor



Developer /  
Business Friendly



Superior  
Logistical Access



Strong  
Labor Pool



Competitive  
Rental Rates



Strong  
Market Velocity



Low  
Vacancy

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