

FOR LEASE

# SHADELAND COMMERCE CENTER

6951 E. 30th Street | Indianapolis, IN 46219

4,400 - 17,600 SF



## PROPERTY HIGHLIGHTS

Various suit configurations available

4,400 - 17,600 SF

Dock and drive-in capability (in some suites)

18' clear height

Wet sprinkler system

480-277 volt power; 120-208 volt power to each space

Easy access to major highways (within 1 mile to I-70 & I-465)

Parking ratio .90/1,000 SF



Under new ownership:

**P** PLYMOUTH REIT

### TODD T. VANNATTA, SIOR

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**CUSHMAN &  
WAKEFIELD**

cushmanwakefield.com

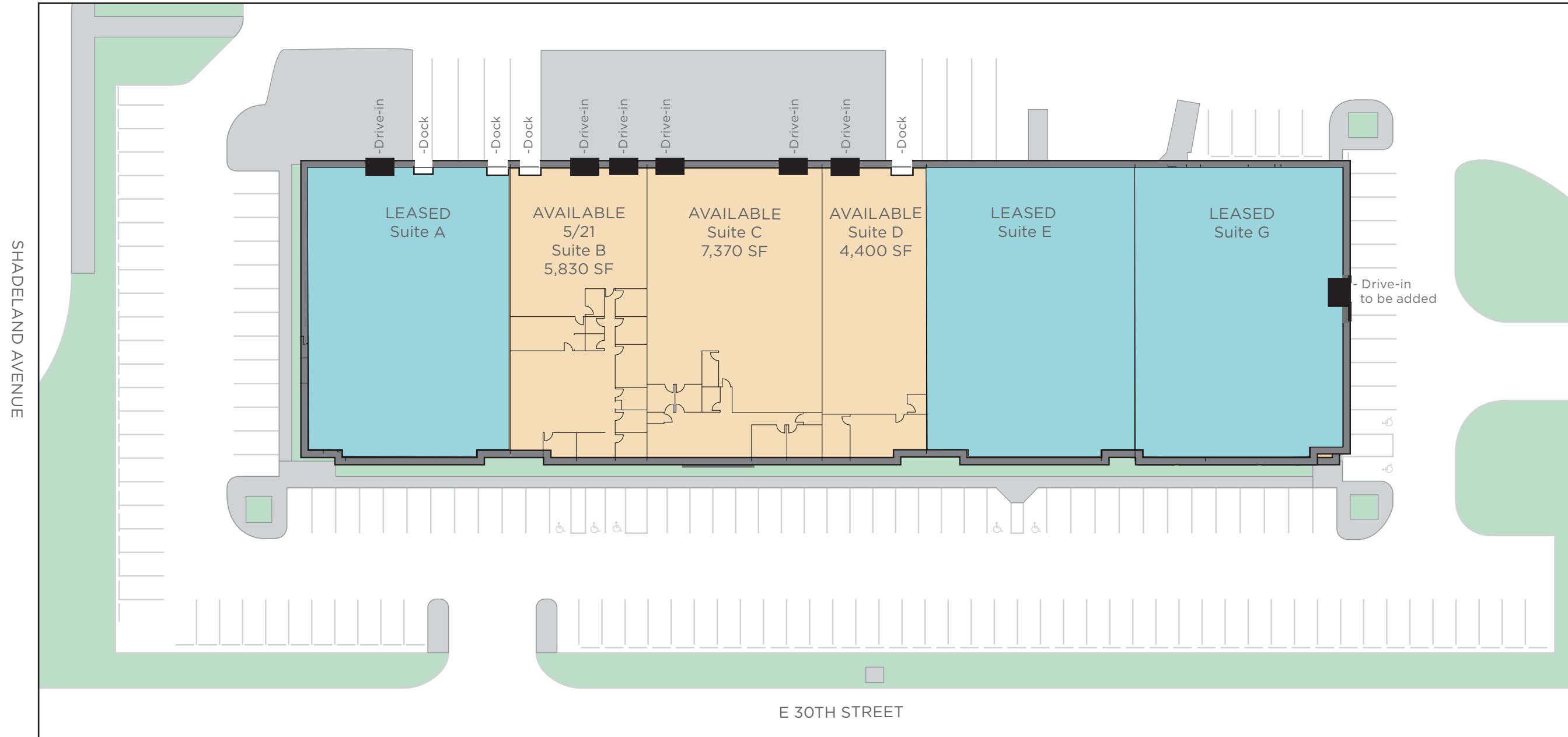
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## AVAILABLE UNITS



### Suite B

- 5,830 square feet total
- 2,930 SF office
- One dock / Two drive-ins
- Available 5/1/2021

### Suite C

- 7,370 square feet total
- 1,335 SF office
- Two drive-ins (16'x16'/10'x16')
- Available

### Suite D

- 4,400 square feet total
- 600 SF office
- One dock door / One drive-in (10'x12')
- Available

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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, 2019)
- Indiana offers the 10th **Best Business Tax Climate** in the nation. (Tax Foundation, 2020)
- Indiana is #1 in the nation for **Best Infrastructure** (CNBC, 2019)



- Indiana's **corporate income tax rate** is **steadily decreasing** each year, from the current 5.75% to 4.9% by 2021 (Indiana Economic Development Corporation)
- Indiana has a AAA credit rating from all three agencies. (S&P, Fitch and Moody's)

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