

FOR LEASE

SHADELAND COMMERCE CENTER

6585 E. 30th Street | Indianapolis, IN 46219

75,000 SF - Available Immediately



PROPERTY HIGHLIGHTS

75,000 SF available

11 docks (9' x 10') & 1 drive-ins (12' x 14')

24' clear height

50' x 50' column spacing

ESFR sprinkler system

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

Zoned: I-3-S

Parking Ratio 1.25/1,000 SF



Under new ownership:



TODD T. VANNATTA, SIOR

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MICHAEL W.M. WEISHAAR, SIOR

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CUSHMAN &
WAKEFIELD

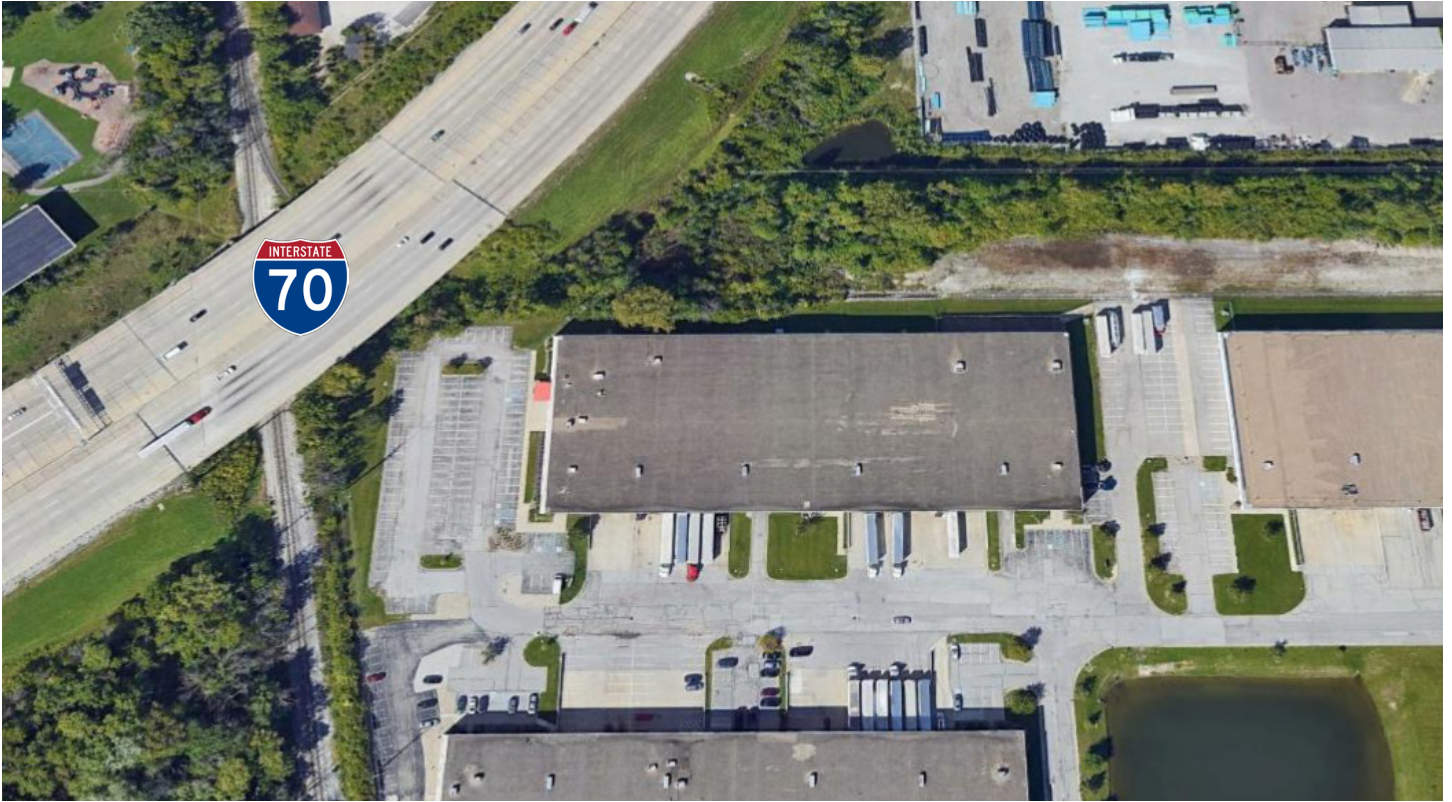
cushmanwakefield.com

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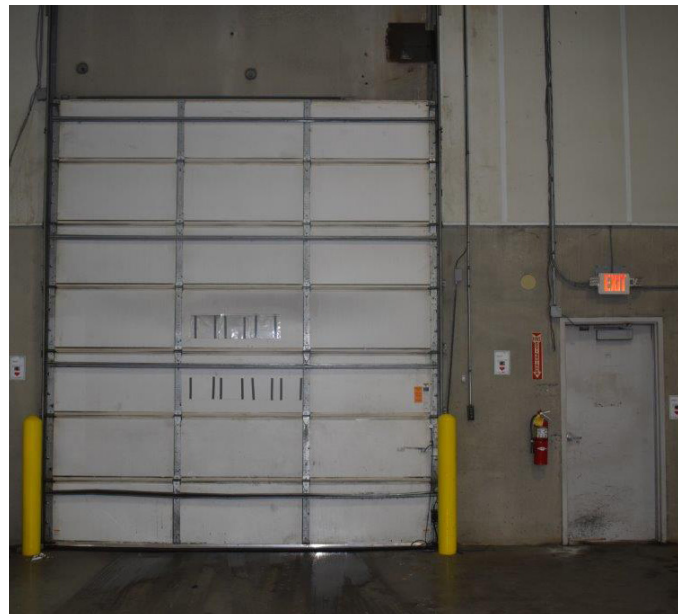
AERIAL



Available Unit

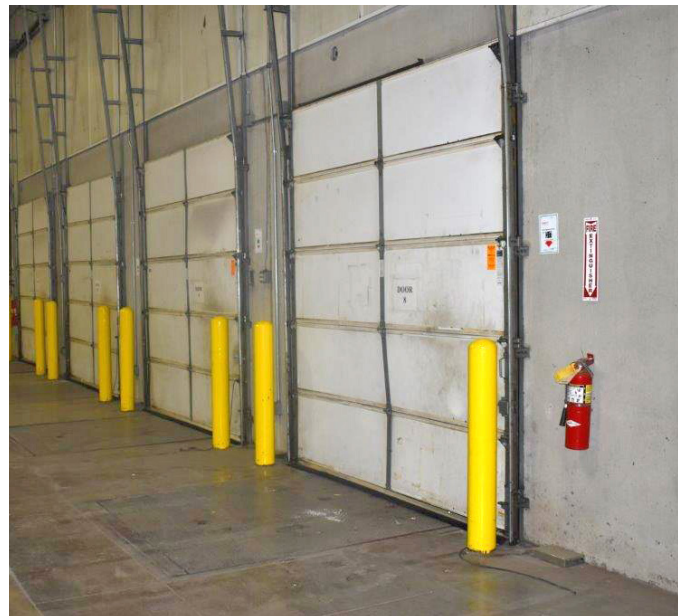
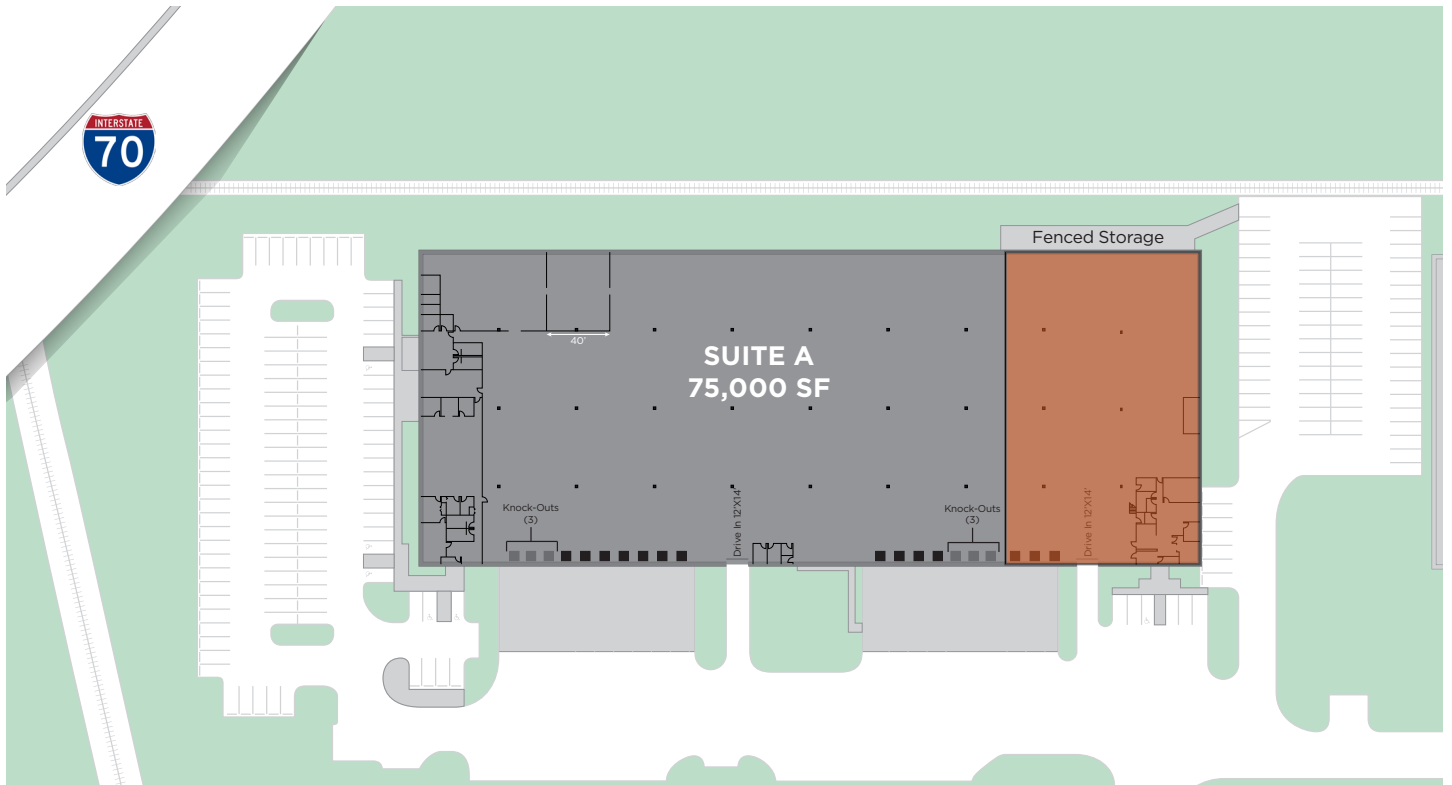
Suite A

Size:	75,000 SF
Office build-out	5,811 SF
Loading:	11 docks (9' x 10') 1 drive-in (12' x 14')
Ceiling height:	24' clear
Column spacing:	50' x 50'
Lighting:	T-5 w/ motion sensors
Fire protection:	ESFR sprinkler
Power:	400 amp, 277/480 volt, 3-phase
Specialty:	Receiving area with restroom facilities



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SITE PLAN



SHADELAND COMMERCE CENTER

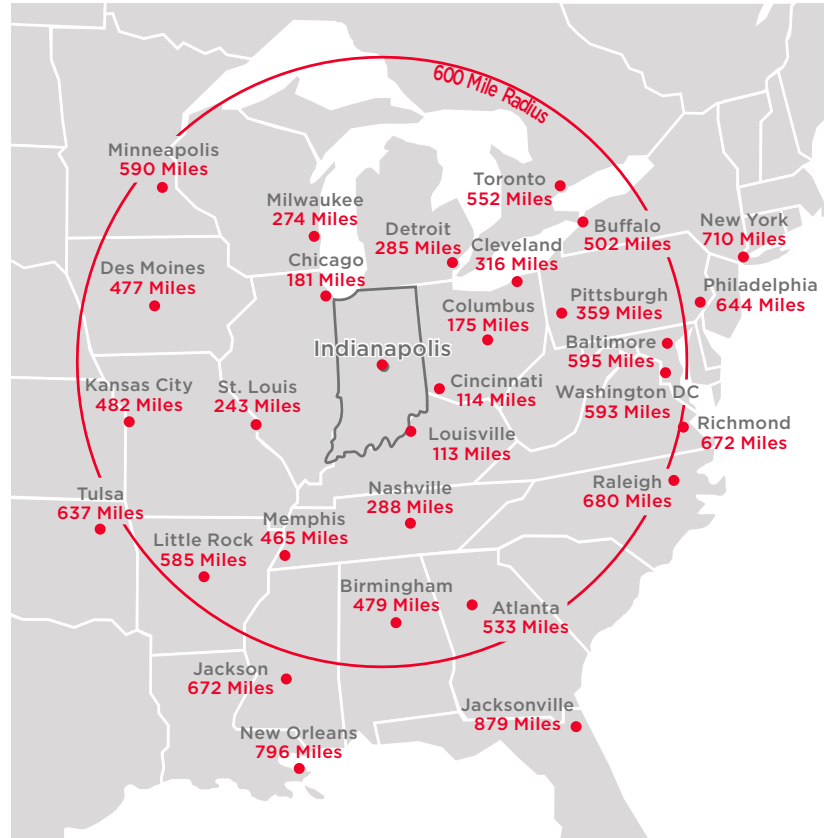
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THE CENTRAL INDIANA REGION

- 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, 2018)
- Indiana offers the Best State Tax Climate in the Midwest and ranks #8 in the nation. (Tax Foundation, 2018)
- Indiana ranks #2 for Cost of Doing Business (CNBC, 2018)



- Indianapolis is #5 on the list of Best Affordable Places to Live in the U.S. (U.S. News and World Report, 2018)
- Indiana has a AAA credit rating from all three agencies. (S&P, Fitch and Moody's)

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