



**CUSHMAN &
WAKEFIELD**

FOR SALE

2400 N. Priority Way
Yorktown, IN 47396



**Rail-served / Crane-equipped / Heavy Industrial Facility
with Direct Access to I-69**

- 127,835 total square feet available (expandable)
- Dock and drive-in loading
- Rail spur on adjacent site
- Six (6) suspension cranes
- Four (4) jib cranes
- Built to heavy manufacturing specs
- Heavy electrical
- 2-story high-quality office with elevator
- 0.5 miles to I-69
- Adjacent ground available for larger site needs
- Industrial park setting with corporate neighbors



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IndyIndustrialSpace.com



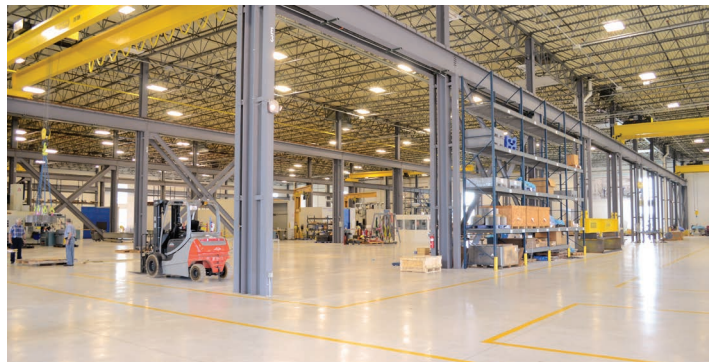
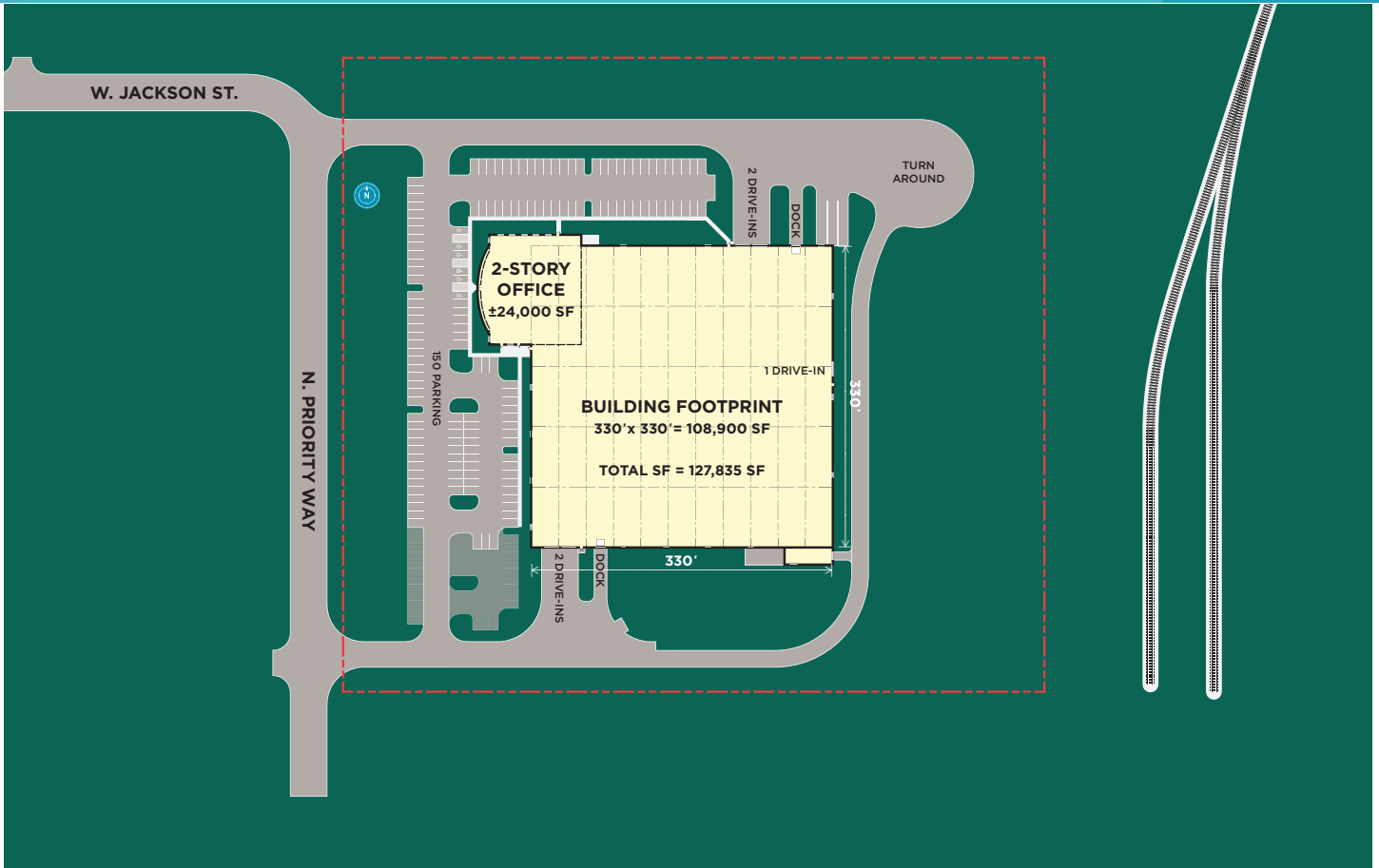
General Specifications

Address:	2400 N. Priority Way Yorktown, IN	Zoning:	Limited Industrial
Year Built:	2011	Dock Doors:	Two (2)—9' x 10'
Square Feet:	127,835 SF (expandable by ± 100,000 SF)	Drive-in Doors:	Four (4)—16' x 16' One (1)—14' x 14'
Site Area:	± 15.00 acres	Electric:	7+MW substation on site - 480v wiring in facility / 4160v wiring into transformer
Structure Exterior:	Pre-cast concrete panels	Parking:	± 150 car parking spaces
Flooring:	18" slab with sealed joints	Truck Court:	Full concrete parking and truck court
Office Area:	24,000 SF—Two (2) 12,000 SF floors with elevator	HVAC:	Rooftop heating units Roof mounted ventilation units
Clear Height:	23' under crane beams 33' to roof beams	Rail service	Yes; on adjacent site (Norfolk & Southern)
Lighting:	Manufacturing/warehouse: T-5 Exterior lights: LED	Cranes	(2) 25-ton with 50-ton drop down (3) 10-ton (1) 20-ton
Fire Protection:	Wet	Specialty	± 3,000 SF fully air-conditioned quality control room including air-bag system insulated slab
Column Spacing:	65' x 30'		

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Yorktown, IN 47396



The Central Indiana Region

LOCATION, LOCATION, LOCATION

- Known as the **Crossroads of America**, more interstate highways converge in Indianapolis than any other city in the United States including I-65, I-69, I-70 and I-74.
- 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*, 2016)
- Indiana is #1 in the Midwest and #7 in the nation in the **Top States for Doing Business Survey**. (*Chief Executive Magazine*, 2015)
- Indiana offers the **Best Business Tax Climate** in the Midwest and is #8 in the nation. (*Tax Foundation*, 2017)



- Indiana is one of the **Top 10 Most Entrepreneur Friendly States** (*SPE Council*, 2017)
- Indianapolis is #5 on the list of **Best Affordable Places to Live in the U.S.** (*U.S. News and World Report*, 2016)
- Indiana is one of only 15 states earning a **AAA credit rating** from all three agencies. (*S&P, Fitch and Moody's*)

For more information, contact:

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