

MODERN OFFICE/WAREHOUSE FACILITY

- 189,114± square feet available
- 1,830± square feet office
- 36' ceiling height
- Cross-dock facility
- 10-year real estate tax abatement program

Owned By



www.glprop.com

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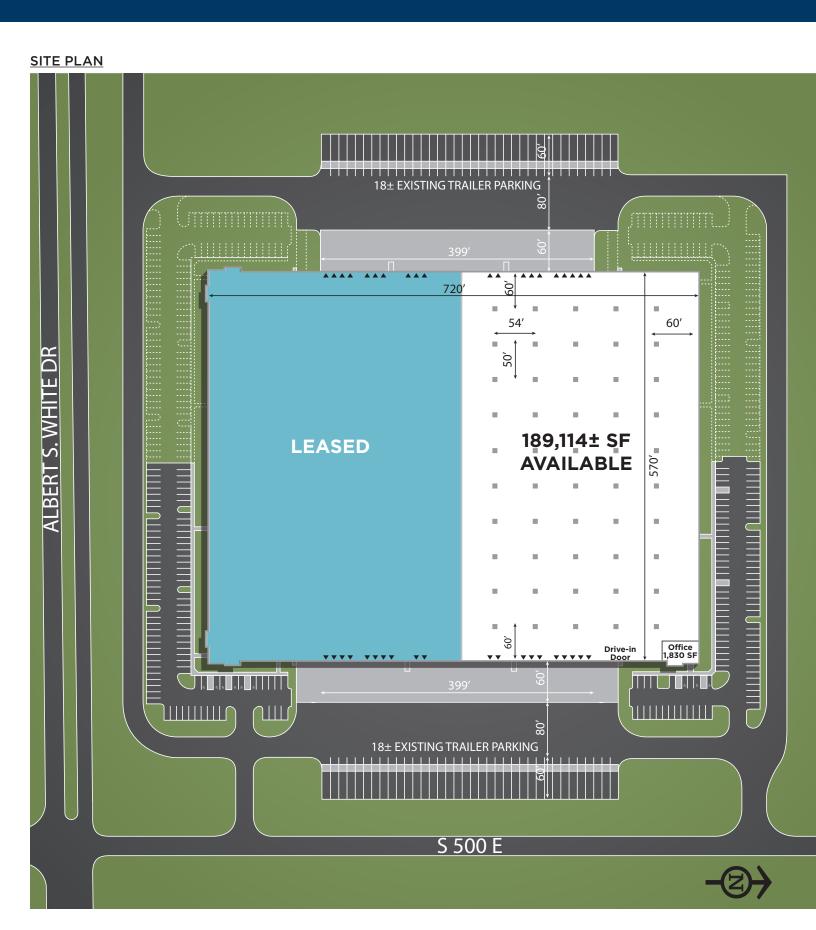
Leased By



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For Lease **3860 S. 500 E.** Whitestown, IN 46075





PROPERTY DESCRIPTION

Available Sq.Ft.: 189,114± square feet

Cross-dock configuration

Office: 1,830± square feet

Ceiling Height: 36'

Zoning: I-1

Column Spacing: 50' x 54'

Dock Bay Spacing: 60' x 60'

Exterior Docks: 20 dock doors

Drive-in Doors: 1 drive-in door

Car Parking: 92 car parking spaces

Truck Court: 140'

Construction: Precast insulated concrete walls

Trailer Parking: 36± trailer spaces

Roof: TPO roof with a R Value of 20

Floor: 7" unreinforced 4,000 psi

concrete slab

Sprinkler: ESFR sprinkler system

Interior Lighting: LED fixtures

Heating: Gas-fired make-up air units

designed to maintain an inside

temperature of 60° with an outside temperature of 0°

Other: 10-year real estate tax

abatement program



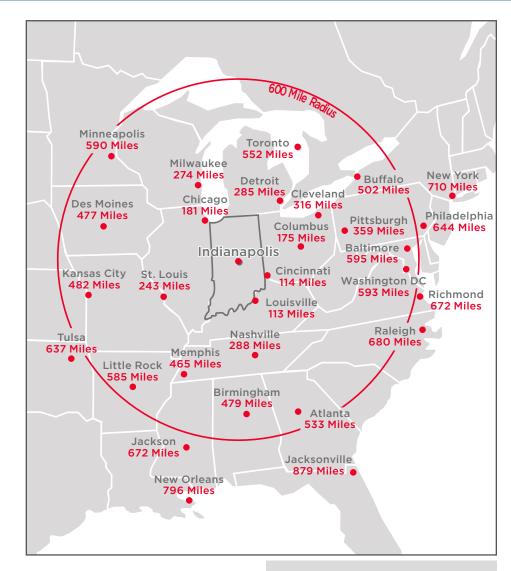
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WAKEFIELD The Central Indiana Advantage

The Central Indiana Region LOCATION, LOCATION

- 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 weekhaving 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 is #1 in the Midwest and #2 in the nation for Best Infrastructure. (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 is #2 in Cost of Doing Business. (CNBC, 2018)



- Indianapolis is home to the Best Airport in North America. (Airport Council Internationsl, 2018)
- Indiana is one of the Top 10 Most **Entrepreneur Friendly States.** (SBE *Council*, 2017)
- 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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