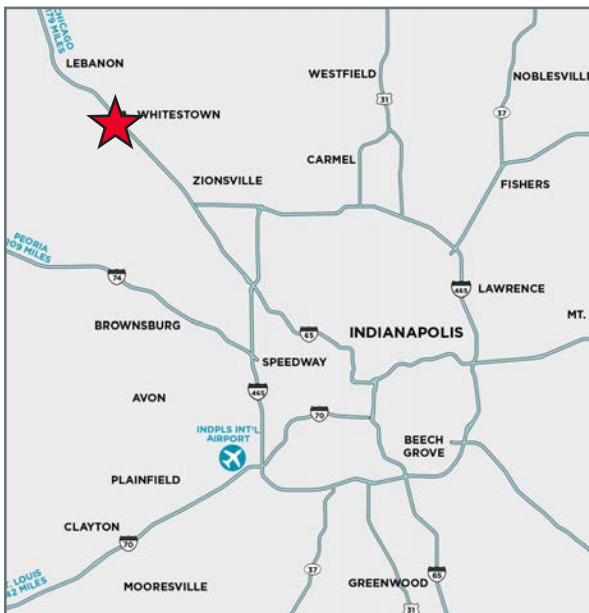


For Lease
3860 S. 500 E.
Whitestown, IN 46075

NEW OWNERSHIP



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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Direct: +1 312 940 5395
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Leased By

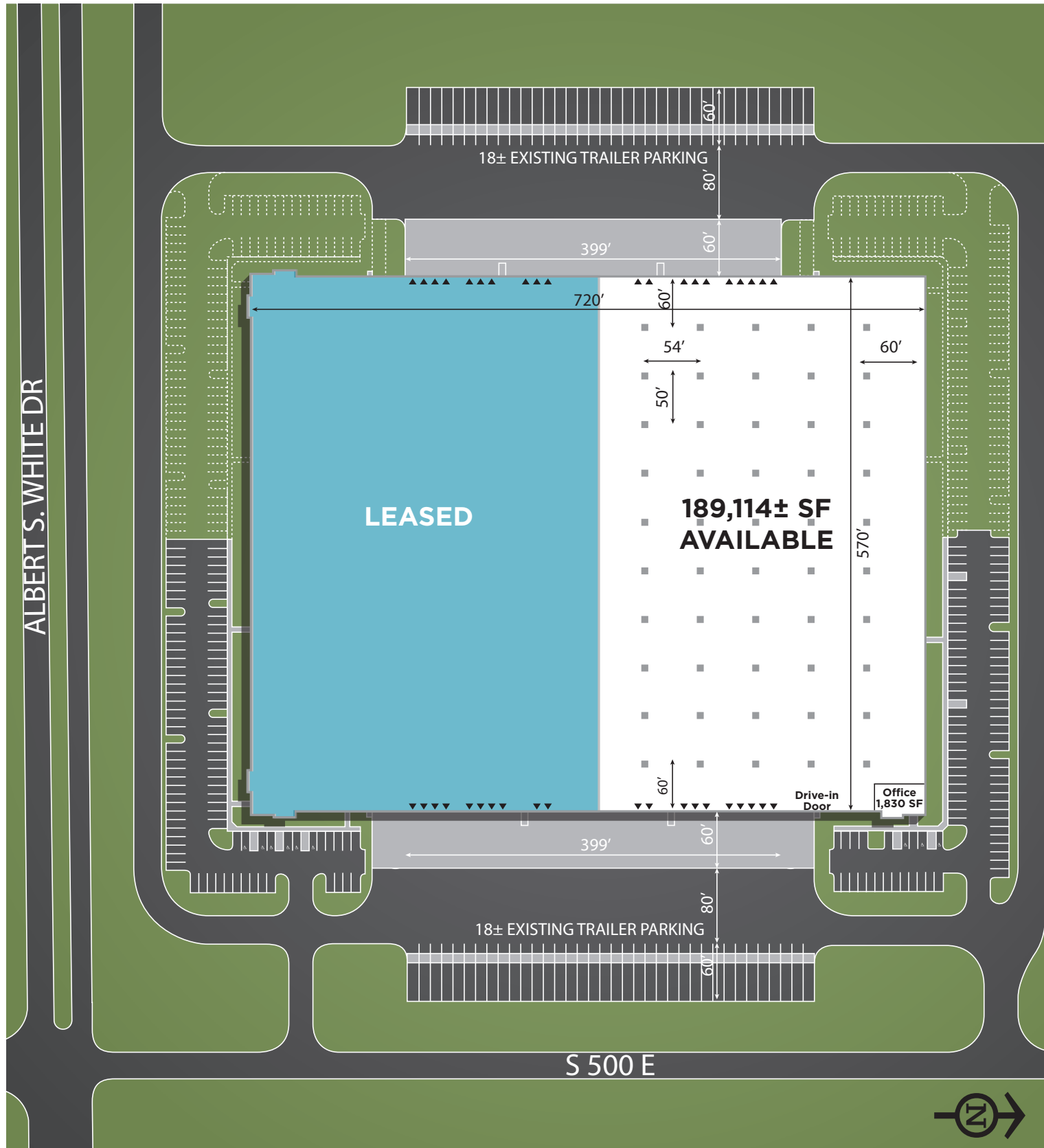


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SITE PLAN



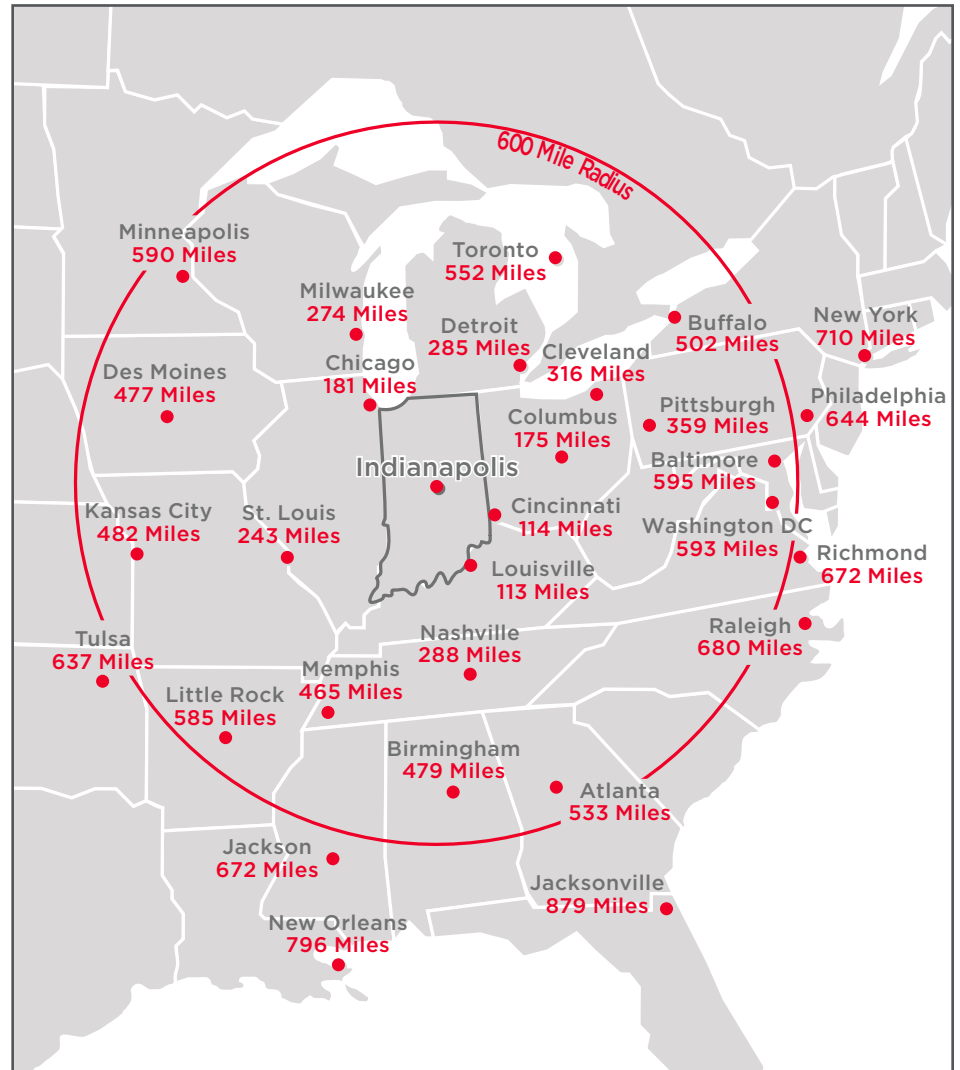
PROPERTY DESCRIPTION

Available Sq.Ft.:	189,114± square feet Cross-dock configuration	Construction:	Precast insulated concrete walls
Office:	1,830± square feet	Trailer Parking:	36± trailer spaces
Ceiling Height:	36'	Roof:	TPO roof with a R Value of 20
Zoning:	I-1	Floor:	7" unreinforced 4,000 psi concrete slab
Column Spacing:	50' x 54'	Sprinkler:	ESFR sprinkler system
Dock Bay Spacing:	60' x 60'	Interior Lighting:	LED fixtures
Exterior Docks:	20 dock doors	Heating:	Gas-fired make-up air units designed to maintain an inside temperature of 60° with an outside temperature of 0°
Drive-in Doors:	1 drive-in door	Other:	10-year real estate tax abatement program
Car Parking:	92 car parking spaces		
Truck Court:	140'		



The Central Indiana Region LOCATION, 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 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 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 International, 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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