



Building Specifications:

Total Building Size:	574,249 SF	Typical Bay Size:	42' x 48' (60' speed bays)
Available SF:	200,000 SF - 574,249 SF	Trailer Parking:	146 spaces + 62 along building
Site:	30.96 acres	Sprinkler:	ESFR
Ceiling Height:	32' clear	Parking:	310 cars (expandable)
Office:	To suit	Taxes:	\$0.38 PSF (2013 payable in 2014)
Loading:	71 docks (expandable to 133) 4 drive-in doors (16'x20')	Lease Rate:	\$3.25 PSF Net
Power:	3,000 AMP / 480 volts / 277 volts	Sale Price:	Subject to offer

MIDPOINT USA

6515 AMERIPLEX DRIVE

Portage, Indiana



COMMERCIAL REAL ESTATE SERVICES

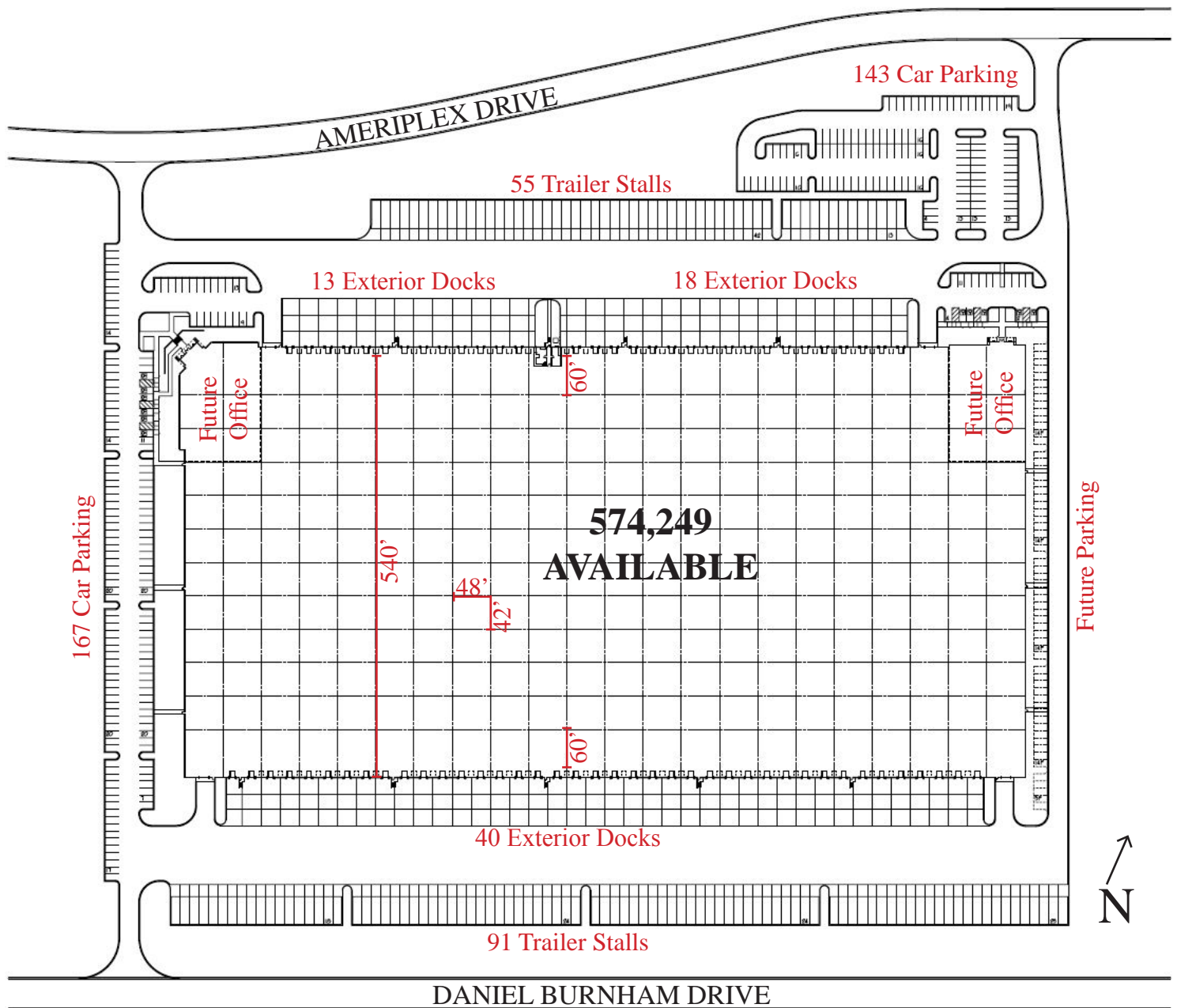
9450 W. Bryn Mawr Avenue, Suite 550
Rosemont, Illinois 60018
Main (773) 355-3000
www.lee-associates.com

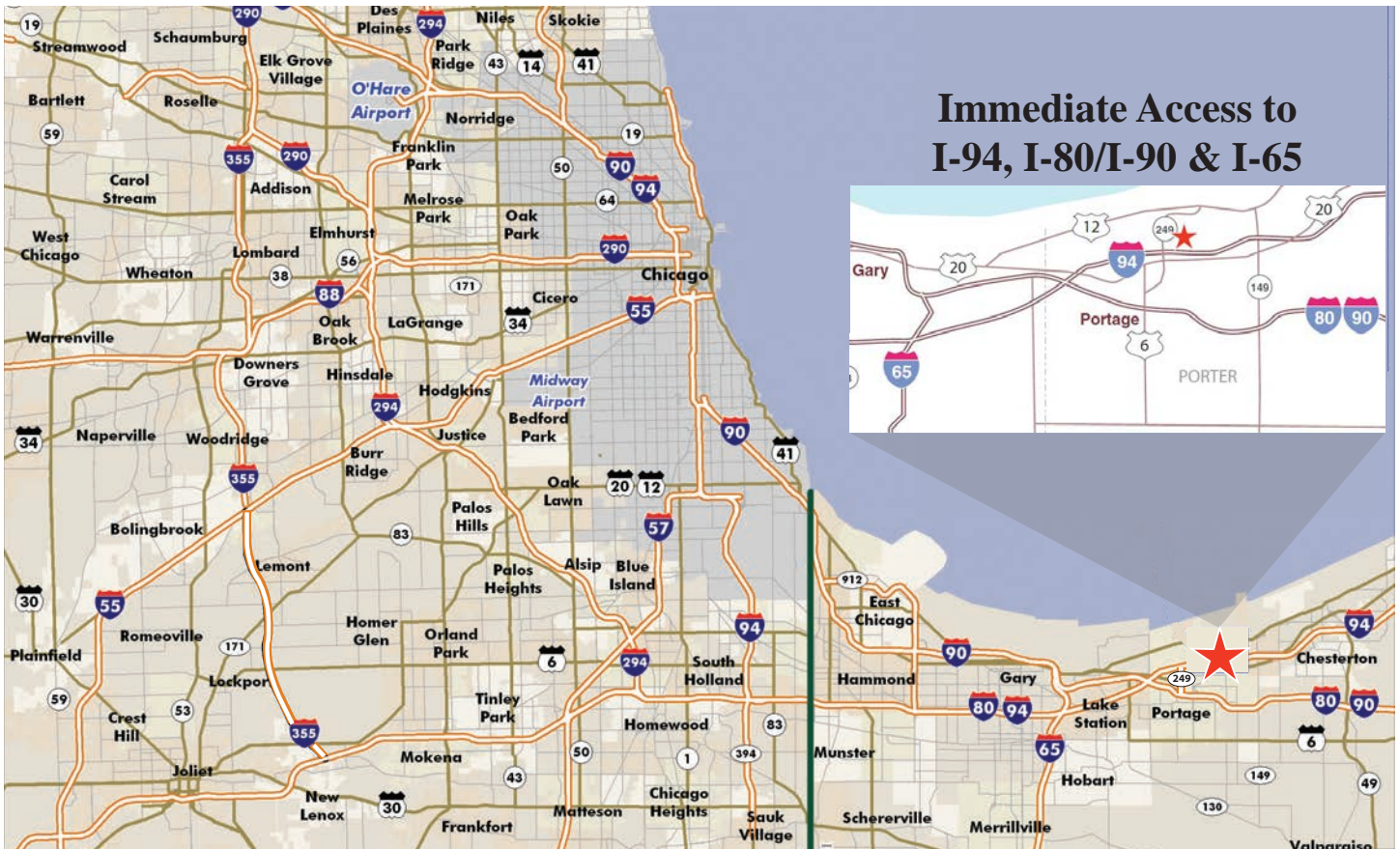
For more info, please contact:

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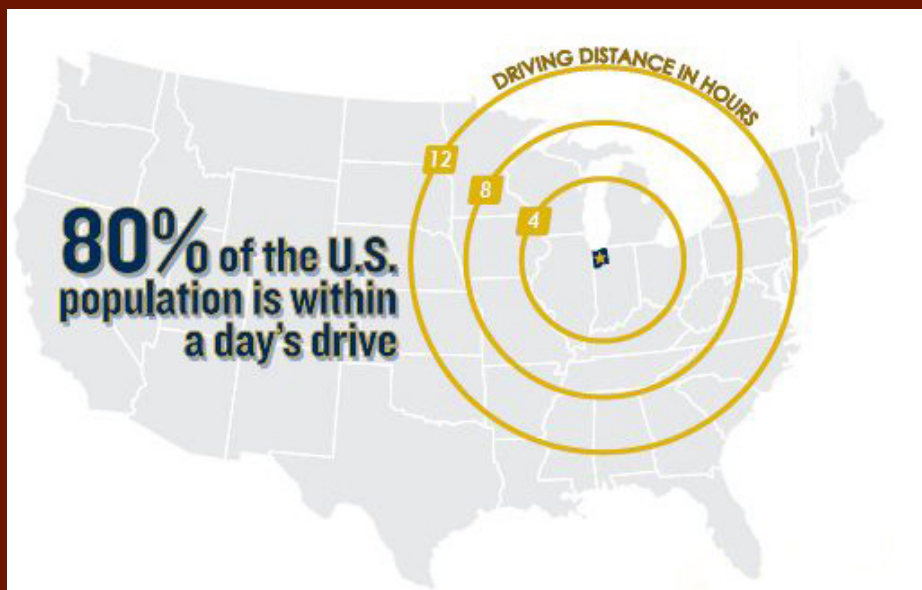
JUSTIN P. FIERZ
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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Certain Principals of Lee & Associates may have a direct or indirect ownership interest in this property.





- › 35 miles from downtown Chicago
- › 10 year real estate tax abatement
- › Immediate access to I-94, I-80, I-90 and I-65
- › Leed Certification Available
- › Indiana is one of the most business-friendly states in America:
 - › Indiana ranks 1st in the Midwest and 2nd in the nation in Site Selection magazine's annual Top 10 Competitive States of 2012 ranking (May 2013)
 - › Indiana ranks best in the Midwest and 5th overall in Area Development magazine's "Top States for Doing Business" study (Oct. 2012)
 - › Indiana ranks 1st in the Midwest and 11th nationally in the Tax Foundation's 2012 Business Tax Climate Index (Oct. 2012)
 - › Indiana ranks 5th in the nation for business friendliness and 7th for cost of living in CNBC's "America's Top States for Business" report (July 2012)
 - › Indiana ranks 5th in the Nation in Chief Executive Magazine's "Best & Worst States" survey (May/June 2013)
 - › 10% lower wage rates than Illinois
 - › 50% lower worker's compensation rates than Illinois
 - › 70% lower unemployment insurance than Illinois
 - › Indiana is a "Right to Work" State



INDIANA RANKS 1ST
IN THE MIDWEST AND **2ND** IN THE
NATION IN *SITE SELECTION*
MAGAZINE'S ANNUAL TOP 10
COMPETITIVE STATES OF 2012
RANKING (May 2013)

**INDIANA RANKS
BEST IN THE
MIDWEST**
IN *AREA DEVELOPMENT*
MAGAZINE'S "TOP STATES FOR
DOING BUSINESS" STUDY
(October 2012)

INDIANA IS ONE OF ONLY
A FEW STATES IN THE NATION TO CUT
TAXES BY NEARLY 30 PERCENT.
INDIANA MAINTAINS ITS
AAA CREDIT RATING
Standard & Poor's. Fitch and Moody's

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6515 AMERIPLEX DRIVE
Portage, Indiana



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