



Site Features:

- 357,000 Speculative Construction
- Build-to-Suit Office Space
- Close proximity to I-70, I-465, Indianapolis International Airport and FedEx Hub
- Potential for Full Security
- 10 Year Real Estate Tax Abatement
- Located near South Plainfield Connector stop at Stafford Rd and Perry Rd



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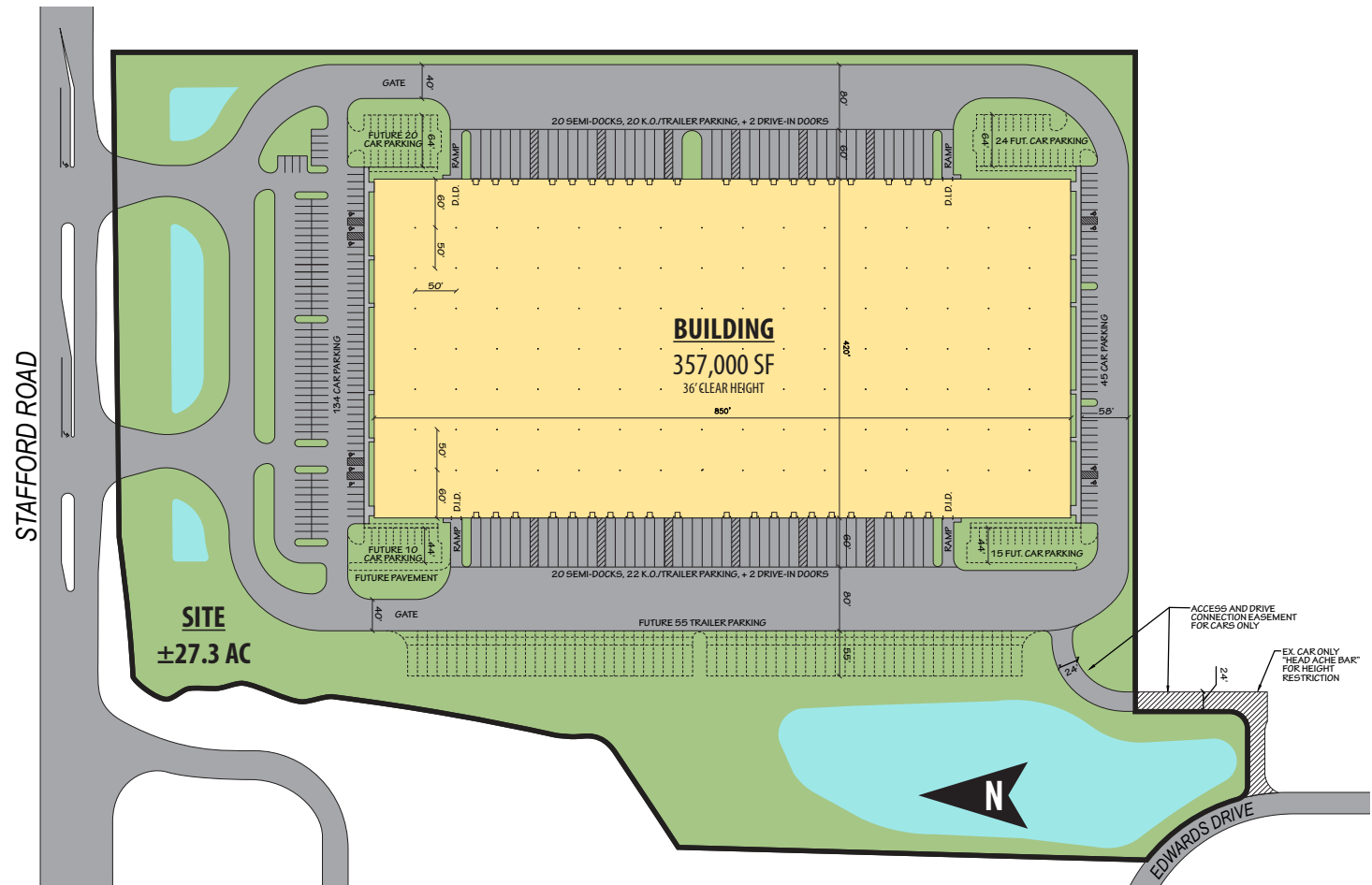
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BUILDING SPECIFICATIONS

- Building Size: 357,000 SF
- Building Dimensions: 850' x 420'
- Office: Build-to-Suit
- Land: Situated on 27.3 Acres
- Construction: Pre-Cast Concrete
- Flooring: 8" unreinforced slab
- Clear Height: 36'
- Electrical: 1600 Amp
- Zoned: I-2
- Sprinkler: ESFR
- LED Lighting with Motion Sensor
- Column Spacing: 50' x 50'
- Staging Bays: 60'
- Dock Positions: 40
- Dock Knockouts: 42
- Drive-In Doors: 4
- Dock Package: Kelley 7' x 8' 40,000 lb. airbag levelers with dock seals, bumpers and lights
- Truck Courts: 140'
- Car Parking: 179 (Expandable to 248)
- Trailer Parking: 42 (Expandable to 97)

SITE UTILITIES

- Electric: Hendricks Power
- Gas: Vectren
- Water: Town of Plainfield
- Phone/Cable/Fiber:
 - Comcast
 - AT&T
 - Indiana Fiber Network, LLC
 - Lightbound, LLC
 - Earthlink MegaPath Corporation
 - On-Ramp Indiana, Inc.
 - Zayo Enterprise Networks



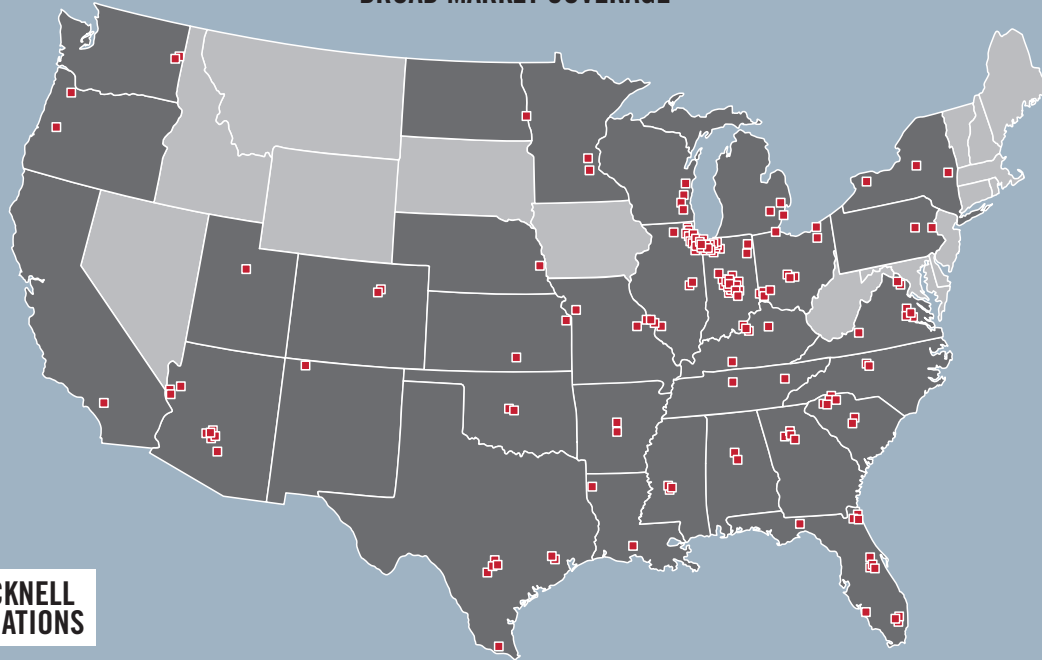
THE INDIANAPOLIS ADVANTAGE

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 ranks as the **Best State for Business** in the Midwest and #5 in the nation. (Chief Executive Magazine, 2015)
- The Indiana business climate was ranked **1st** in the Midwest and **8th** nationwide. Indiana's corporate income tax rate is steadily decreasing each year, from the current 6.5% to 4.9% by 2021. (Tax Foundation, 2015)
- Indiana has the overall **Best Business Climate** in the Midwest. (Site Selection Magazine, 2014)
- Indiana is one of only 11 states earning a **AAA credit rating** from all three agencies. (S&P, Fitch and Moody's)



BROAD MARKET COVERAGE



 **BECKNELL LOCATIONS**

REPRESENTATIVE CLIENTS:



ABOUT BECKNELL

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns interest in more than 19 million square feet of industrial properties representing nearly \$1.3 billion
- Long-term owners—not merchant builders
- Portfolio Characteristics
 - 152 industrial properties
 - Located in 32 states
 - 95% leased (in-service)
 - Average building age 14 years
- Services provided
 - Site Selection/Site Design
 - Architecture/Building & Interior Design
 - Engineering
 - Construction
 - Property Management
- Access to capital
 - No financing contingencies
 - \$100 million unsecured line of credit