

FOR SALE OR LEASE › COLD STORAGE & DISTRIBUTION FACILITY



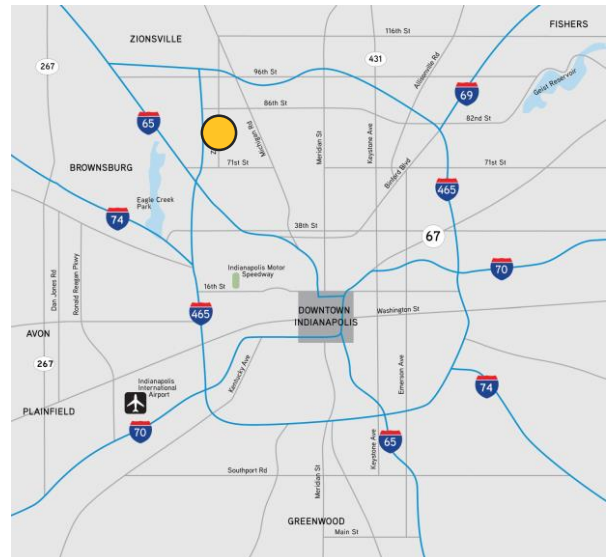
# Park 100 | Building 52

5225 W 81<sup>ST</sup> STREET, INDIANAPOLIS, IN



## Property Highlights

- › 34,800 total SF
- › 20,780 SF freezer
- › Expandable to the west by ± 11,000 SF
- › 24' clear height
- › 40' x 40' column spacing
- › 4 loading docks
- › 27 paved parking spaces
- › Built in 1983
- › I-3 zoning & located in a Free Trade Zone
- › Located in popular Park 100 Business Park
- › Convenient interstate access to I-465 & I-65
- › Sale Price: \$2,450,000 (\$70.40/SF)
- › Lease Rate: \$8.95/SF industrial gross (Available Q3 2018)



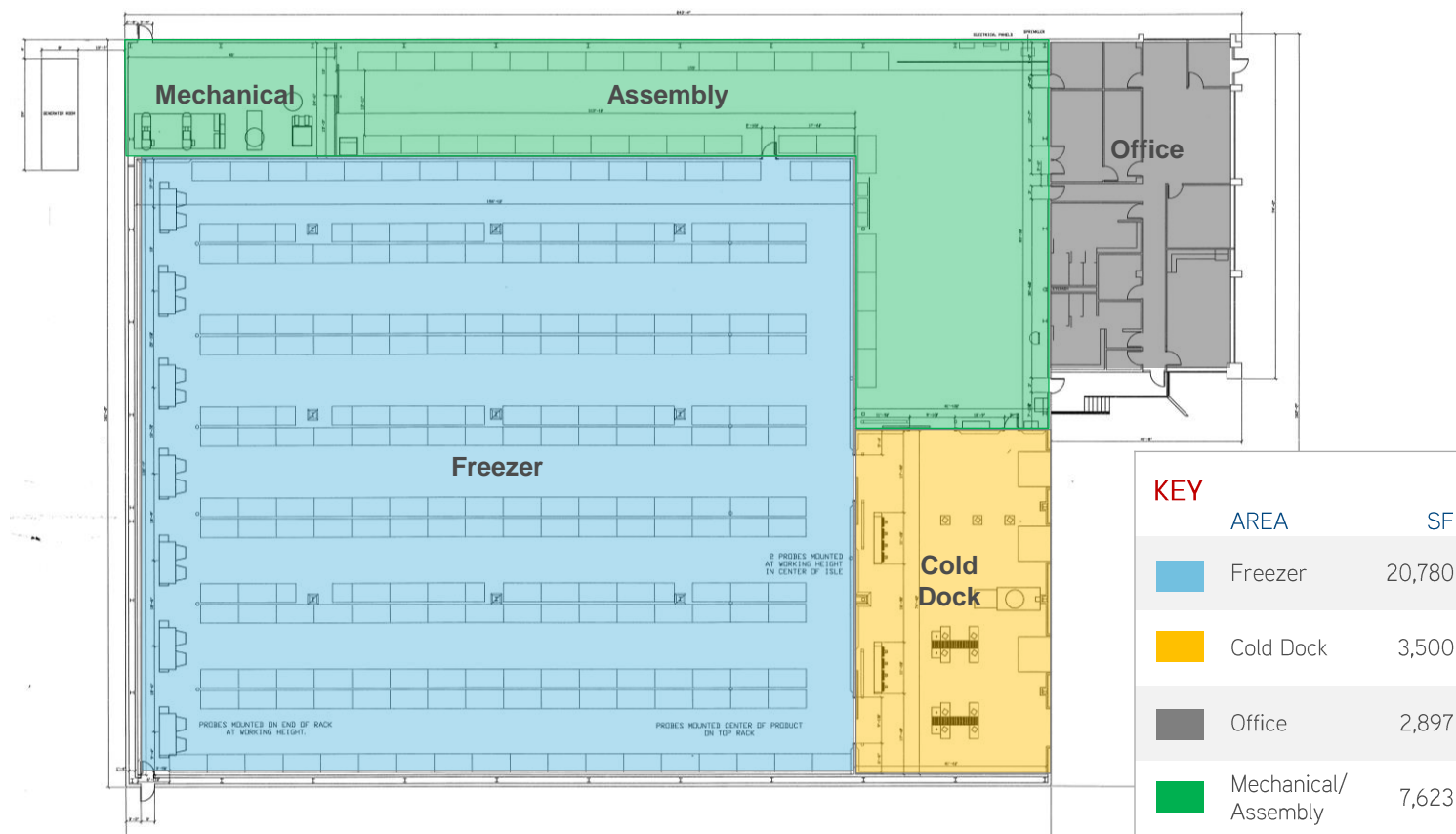
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# Floor Plan & Features

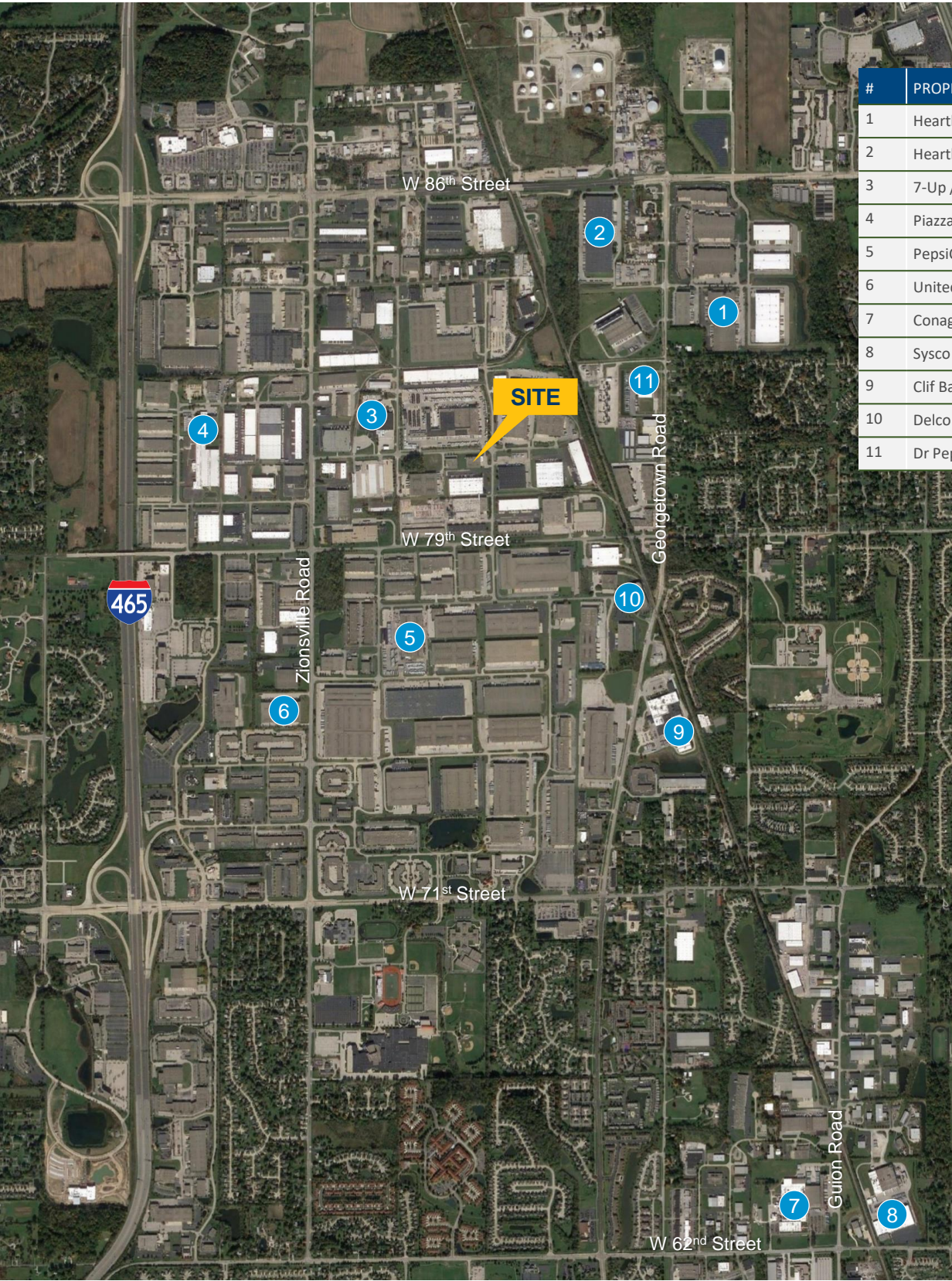


## BUILDING FEATURES

Total Building Area	34,800 SF
Freezer	20,780 SF
Mechanical/Assembly	7,623 SF
Cold Dock	3,500 SF
Office	2,897 SF
Dock Doors	4 with levelers & seals
Pneumatic levelers	3
Manual levelers	1
Clear Height	24'
Lighting	LED
Sprinklers	Wet system (building)
Power	277/480V / 1600 amp / 3 phase
Generator	1,000 gallon diesel (Cummins/Onan)
Electric	Indianapolis Power & Light
Gas & Water	Citizens Energy Group
Taxes (Annual)	\$29,112.46 (2016 payable 2017)
Sale Price	\$2,450,000 (\$70.40/SF)
Lease Rate	\$8.95/SF industrial gross

## REFRIGERATION FEATURES

System	Ammonia; liquid overfeed/recirculated
Charge	Approx. 5,000 lbs.
Temperature	-22° F in freezer
Range	Refrigeration temps capable
Cold Dock	+34° F
Clear Height	20' 8"
Floor	Electric heat
Sprinklers	Dry System (refrigerator)
Frozen Storage	100% racked
Pallet Positions	± 1,925
Age	1996
Condition	Well-maintained; 12-15 years useful life
Recent Upgrades	New evaporative condenser installed in 2013  All controls for cooler system replaced within last 3 years



#	PROPERTY
1	Heartland Sweetners
2	Heartland Foods
3	7-Up / Snapple
4	Piazza Produce
5	PepsiCo
6	United Refrigeration
7	Conagra
8	Sysco
9	Clif Bar Baking Company
10	Delco
11	Dr Pepper Distribution

# WHY INDY?

## TOP IN TRANSPORT ACCESSIBILITY

### INTERNATIONAL AIRPORTS



### air

- > Indiana offers **4** international airports
- > Indianapolis International Airport – home to the **2<sup>nd</sup> largest** FedEx air hub worldwide + **8<sup>th</sup> largest** cargo airport in the U.S.
- > Gary/Chicago International Airport – a key player in the logistics arena – connects Chicago to Midwest distribution sites

### DRIVE TIME



### roadways

- > **75%** of US & Canadian population within 1-day drive
- > “Crossroads of America” – **8** interstates intersect
- > National leader in pass-thru highways

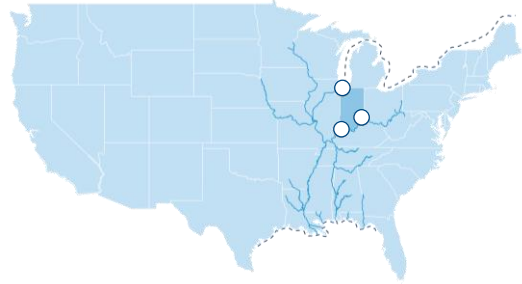
### RAIL ACCESS



### railroads

- > **Ranks 3<sup>rd</sup>** in U.S. for total freight railroads
- > **5<sup>th</sup>** in U.S. for Class 1 railroads
- > **Class I railroads** passing thru Indiana: AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

### MARITIME ACCESS



### waterways

- > **3 international maritime ports** serving key Indiana access points: NW – Burns Harbor, SW – Mt. Vernon, SE – Jeffersonville
- > **6<sup>th</sup> in U.S.** for waterborne shipping – providing access to the world’s most productive industrial + agricultural regions
- > Situated on **2 major** freight transport arteries – the Great Lakes + Ohio-Mississippi river system

## STRONG BUSINESS FUNDAMENTALS

**1<sup>ST</sup>**

cost of doing business  
CNBC News

**2<sup>ND</sup>**

best state for workforce quality  
Chief Executive Magazine

**3%**

business property tax rate cap

**6<sup>TH</sup>**

top business climate states  
Site Selection Magazine

**6%**

corporate income tax

**7%**

sales tax rate

**8<sup>TH</sup>**

best state tax climate index  
The Tax Foundation

**YES**

A Right to Work state

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