

New Construction at World Connect 6 in Ameriplex

4835 Decatur Blvd, Indianapolis, IN 46241



Property Highlights

- > 107,310 SF new construction (divisible to 20,910 SF)
- > 75,150 SF remaining
- > 9.09 acres
- > 28' clear height
- > Ample auto parking
- > Trailer parking on site
- > AmeriPlex location adjacent to Indianapolis International Airport and FedEx hub
- > Immediate access to I-70, I-465 & SR 67
- > 8-year real estate tax abatement in place

Project Timing

<u>Project Item</u>	<u>Status</u>
Project Permits	In Process
8-year Real Estate Tax Abatement	Complete
Site Work	April 2019
Walls Going Up	June 2019
Roof Installation	July 2019
Ready for Fixturing	August 2019
Certificate of Occupancy	September 2019

OWNED BY:



Site plan of a large industrial building complex. The building is divided into two main sections: "AVAILABLE 75,150 SF" and "LEASED 32,160 SF". The plan includes a parking lot with numerous stalls, some labeled with numbers (e.g., 11, 13, 14, 15, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The plan also shows "120' TRUCK SPACES" and "100' DRAINAGE EASEMENT" areas. Dimensions are provided for various sections, including 130', 70', 60', 100', 110', 120', 130', 140', 150', 160', 170', 180', 190', 200', 210', 220', 230', 240', 250', 260', 270', 280', 290', 300', 310', 320', 330', 340', 350', 360', 370', 380', 390', 400', 410', 420', 430', 440', 450', 460', 470', 480', 490', 500', 510', 520', 530', 540', 550', 560', 570', 580', 590', 600', 610', 620', 630', 640', 650', 660', 670', 680', 690', 700', 710', 720', 730', 740', 750', 760', 770', 780', 790', 800', 810', 820', 830', 840', 850', 860', 870', 880', 890', 900', 910', 920', 930', 940', 950', 960', 970', 980', 990', 1000'. Boundary coordinates are provided: S 45° 02' 34" E - 476.17' (W), S 45° 02' 34" E - 476.18' (D), N 44° 57' 27" E - 755.67' (M), N 44° 57' 26" E - 755.67' (D). The plan also shows "100' DRAINAGE EASEMENT" and "100' DRAINAGE EASEMENT" areas.



Property Specifications

SITE & BUILDING SPECS

Total Building Area	107,310 SF (600' wide x 180' deep)
Site Area	9.09 acres
Clear Height	28'
Column Spacing	60' x 60'
Configuration	Rear load facility
Dock Equipment	(19) 9' x 10' docks w/seals & levelers
Knock-outs	(16) Knock-outs
Dock Levelers	35,000 lb. mechanical levelers
Drive-in Doors	(2) 12' x 14' automatic drive-in doors
Knock-outs	(2) knock-outs
Trailer Parking	26 spaces
Auto Parking	110 spaces (up to 127 spaces)
Truck Court	130'
Office Space	BTS

CURRENT AVAILABLE SPACE SPECS

Square Feet	75,150 SF
Dock Equipment	(8) 9' x 10' docks w/seals & levelers
Knock-outs	(12) knock-outs
Drive-in Door	(1) 12' x 14' automatic drive-in door
Knock-outs	(2) knock-outs
Trailer Parking	Up to 14 spaces available

DESIGN DETAILS

Construction	Insulated precast panel system
Roof	.045 mechanically attached white TPO roof system
Floor	6" unreinforced concrete floor slab w/ Ashford seal
Warehouse Lighting	LED high bay lights
Warehouse Heating	Energy Recovery Unit Systems
Fire Protection	ESFR
Electrical Service	800 amp / 277/480 v main service

AmeriPlex at Indianapolis

- › Great location
 - Great access
 - Great working environment
- › AmeriPlex at Indianapolis is the premier business park in Indianapolis, adjacent to the Indianapolis International Airport.
- › Just ten minutes to downtown and four minutes to I-465.
- › Numerous amenities offered nearby include: IndyGo bus route, retail, hotels, daycare, walking/running trails and a 24-hour urgent care medical clinic.
- › Wildlife Friendly Development in Indiana. Green space, animal habitats and pedestrian pathways create a balanced nature/work environment.



OWNED BY:



CONSTRUCTION BY:



WHY INDY



Colliers
INTERNATIONAL

TOP IN TRANSPORT ACCESSIBILITY



INDIANAPOLIS INTERNATIONAL AIRPORT

home to **2ND LARGEST** FedEx air hub worldwide + **6TH LARGEST** cargo airport in U.S.

GARY/CHICAGO INTERNATIONAL AIRPORT

key player in the logistics arena – connects Chicago to Midwest distribution sites



CLASS I RAILROADS PASS THRU INDIANA

AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

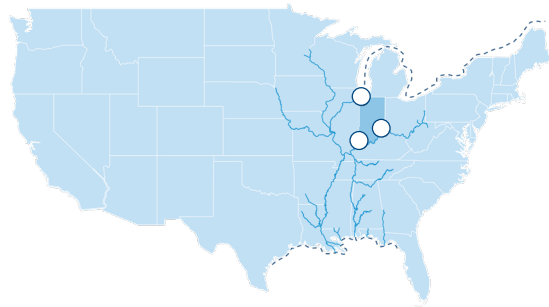
INTERMODALS

served by CSX + Indiana Railroad



OUR WAY IS THE HIGHWAY

8 INTERSTATES intersect the state making Indiana the national leader in pass-thru highways



PORTS OF THE HOOSIER STATE

3 INTERNATIONAL maritime ports serving key Indiana access points providing access to the world's most productive industrial + agricultural regions

NW – Burns Harbor, IN
SW – Mt. Vernon, IN
SE – Jeffersonville, IN

TAKE TO THE SKIES

4 international airports statewide

#1 IND – Best Airport in North America – Conde Nast Traveler

ON THE RIGHT TRACK

3RD total freight railroads in U.S.

5TH Class I railroads in U.S.

CROSSROADS OF AMERICA

40⁺ major cities within an 8-hr drive

75% US + Canada population within a 1-day drive

OPEN WATERS

2 major freight transport arteries
Ohio-Mississippi + Great Lakes River Systems

6TH waterborne shipping in U.S.

STRONG BUSINESS FUNDAMENTALS

2ND

best state for infrastructure*

3%

business property tax rate cap

5TH

best state for cost of doing business

5TH

top business climate states*

5.75%

corporate income tax

7%

sales tax rate

10TH

best state tax climate index*

YES

a Right to Work state

*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation