

World Connect 6 in AmeriPlex at Indianapolis

4835 DECATUR BLVD, INDIANAPOLIS, IN



Property Highlights

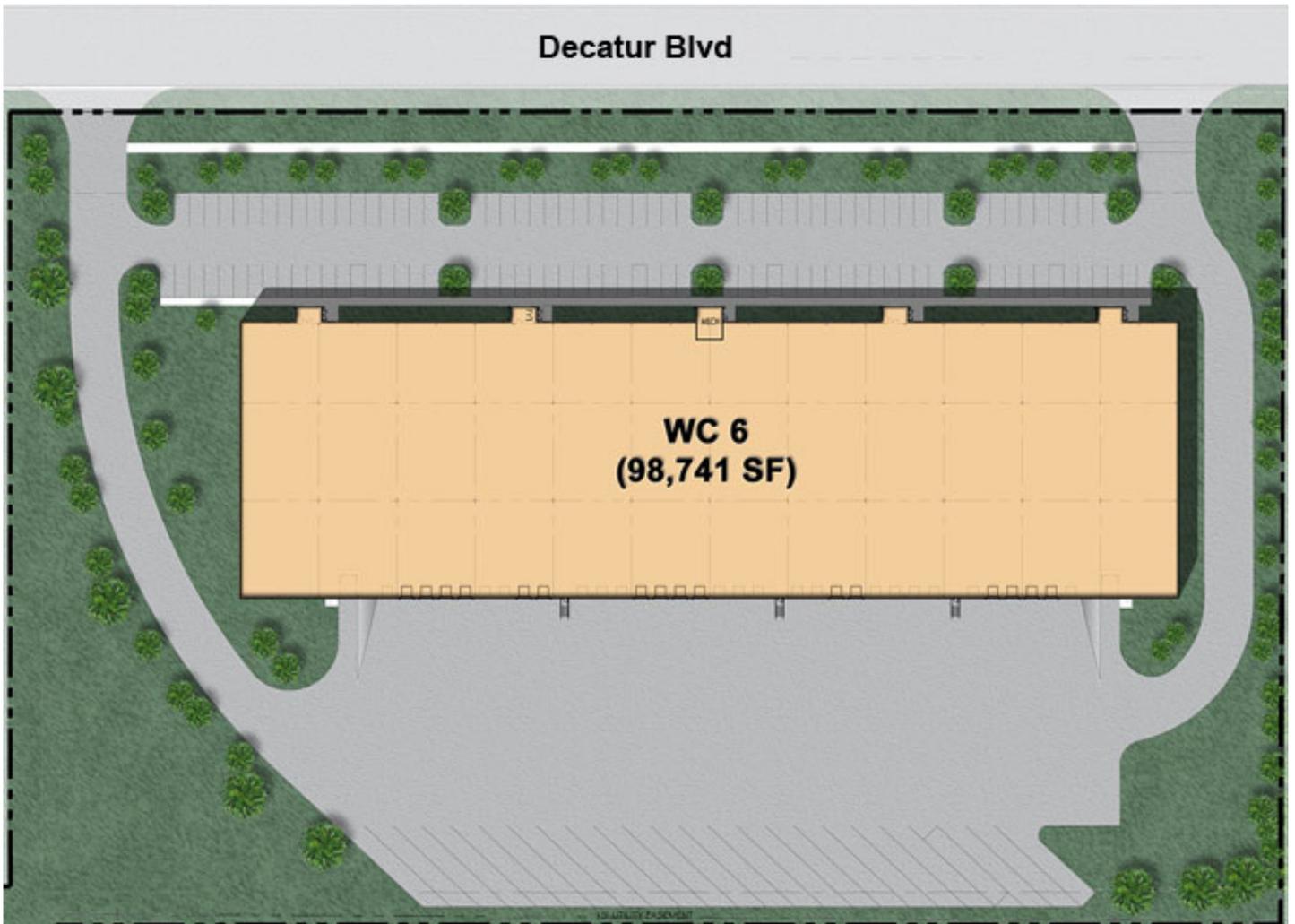
- > Ownership willing to customize building and/or site plan
- > Planned ± 98,741 total SF
- > 9.09 acre site
- > Planned 24' (adjustable to 28' if desired)
- > Pursuing LEED Certification
- > 10-year real estate tax abatement approved by City of Indianapolis
- > Ample auto parking
- > Potential for up to 24 trailer spots
- > Immediate access to I-70, I-465 & SR 67
- > Convenient access to CSX Intermodal Facility in Avon with direct service to the west coast
- > On-site property management
- > Access to Indianapolis Foreign Trade Zone Status



Owned by:



Site Plan



Aerial & Property Specifications



PLANNED PROPERTY SPECIFICATIONS

Total Building Area	98,741 SF
Space Available	98,741 SF (divisible)
Total Site Acreage	9.09 acres
Clear Height	24' (adjustable to 28' if desired)
Building Depth	170'
Column Spacing	48' x 50' typical
Bay Staging	48' x 60'
Docks Available	(33) 9' x 10'
Drive-in Doors Available	(2) 12' x 14'
Car Parking	125 auto spaces (expandable to 135)
Trailer Parking	Up to 24 trailer spaces
Truck Court	140' (not including trailer parking area)
Zoning	Light Industrial

PLANNED DESIGN DETAILS

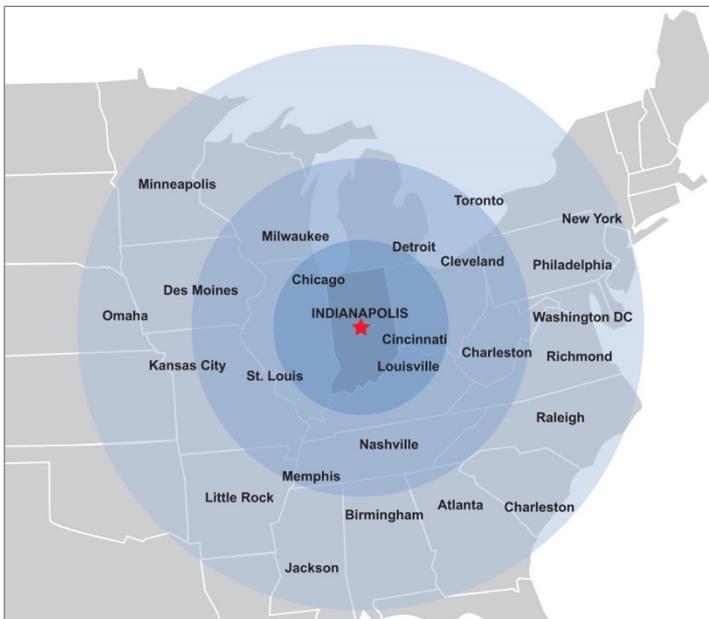
Construction	Precast
Roof	TPO
Warehouse Lighting	T-5 energy efficient lighting
Warehouse Heating	Gas fired make-up air units
Fire Protection	ESFR sprinkler system
Office Space	BTS
Electrical Service	BTS

Some Notable Corporate Neighbors

- FedEx
- PepsiCo/Quaker Oats
- Rolls-Royce
- Allison Transmission
- Lockheed Martin

**INDIANA RANKS AMONG THE TOP 10 STATES
IN OVER 30 LOGISTICS CATEGORIES, INCLUDING:**

- 1st in pass-thru interstates
- 1st in pass-thru truck tonnage
- 2nd largest FedEx Hub
- 3rd in number of freight railroads
- 5th in number of rail carloads
- 6th largest cargo airport in the U.S.
- 7th in domestic waterborne shipments
- 14th in foreign + domestic waterborne shipments



KEY DESTINATIONS

Mileage

Cincinnati, OH	120
Louisville, KY	125
Columbus, OH	190
Chicago, IL	190
St. Louis, MO	230
Nashville, TN	297
Detroit, MI	300



Indiana

- > Known as the “Crossroads of America”, Indiana is a national leader in pass-through interstates and home to the 2nd largest FedEx air hub worldwide, allowing businesses to reach across the globe.
- > 8 interstate systems intersect with Indiana.
- > 75% of American and Canadian populations can be reached within a day’s drive.

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.

Contact

JASON SPECKMAN, SIOR

317 713 2115

jason.speckman@colliers.com

RYAN KELLY

317 713 2118

ryan,kelly@colliers.com