

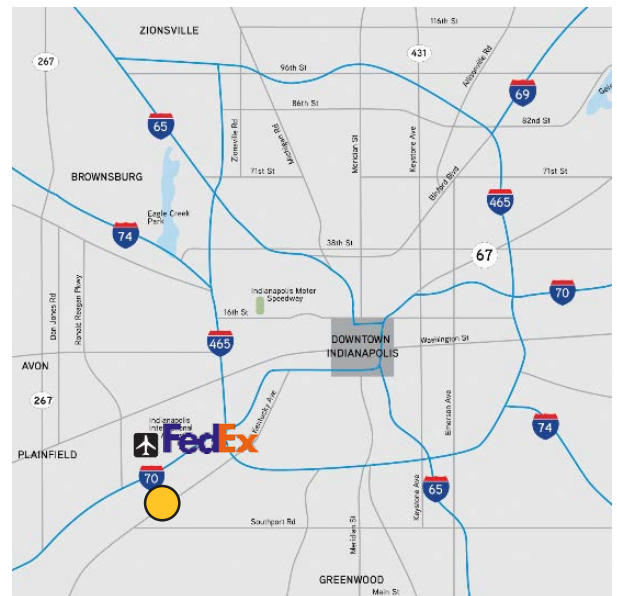
World Connect 6 in AmeriPlex at Indianapolis

4835 DECATUR BLVD, INDIANAPOLIS, IN



Property Highlights

- > Ownership willing to customize building and/or site plan
- > Planned \pm 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:

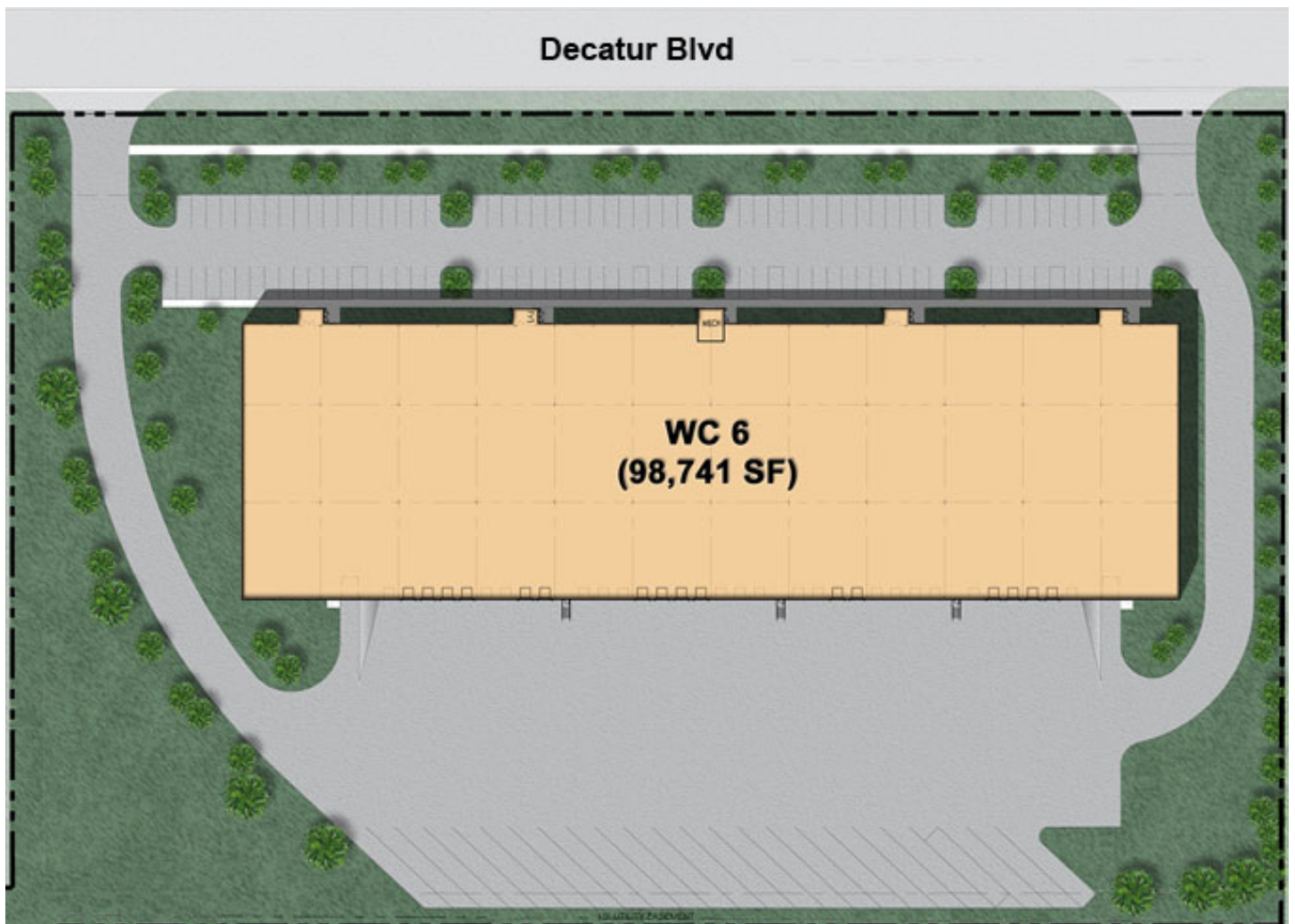


HOLLADAY
PROPERTIES



COLLIERS INTERNATIONAL
241 N Pennsylvania St, Suite 300
Indianapolis, IN 46204
colliers.com

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

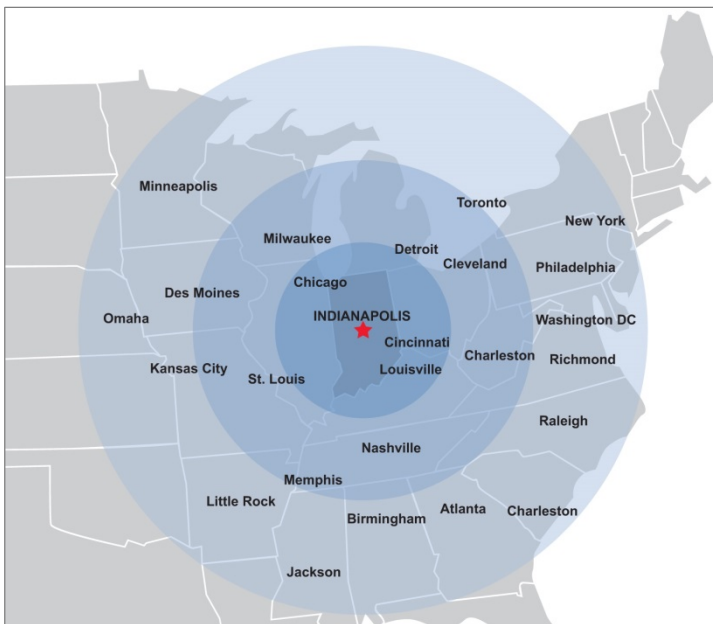
| | |
|--------------------|-------------------------------|
| Construction | Precast |
| Roof | TPO |
| Warehouse Lighting | T-5 energy efficient lighting |
| Warehouse Heating | Gas fired make-up air units |
| Fire Protection | ESFR sprinkler system |
| Office Space | BTS |
| Electrical Service | BTS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

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

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