

FOR LEASE > INDUSTRIAL



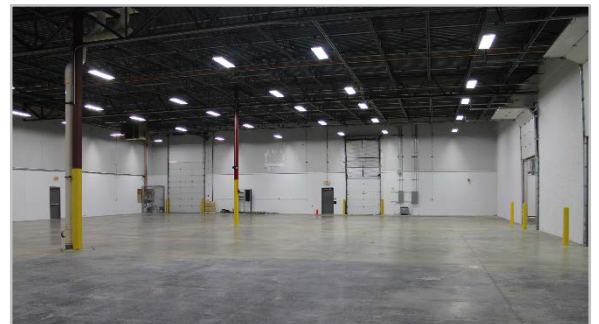
THE LINDBERGH @ AMERIPLEX

5101 DECATUR BOULEVARD, INDIANAPOLIS, IN



Property Highlights

- > 28,986 SF available – including 10,184 SF of office space
- > Excellent access to key transportation routes: Indianapolis International Airport, I-70, I-465, SR37, SR67 and downtown Indianapolis
- > Ideal for distribution / high tech manufacturing / R & D
- > Abundant parking
- > 4 docks, 1 drive-in
- > New T-5 energy efficient lighting
- > Newly renovated and ready for immediate occupancy



OWNED BY:

Dalfen
AMERICA CORP.

JOHN DEMAREE, SIOR
317 713 2109
john.demaree@colliers.com

BRAD WILLIAMS
317 713 2127
brad.williams@colliers.com

LEASED & MANAGED BY:

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

Building Specifications



PRIME LOCATION

in greater Indianapolis Metro

- > Across the road from Midfield Terminal at Indianapolis International Airport
- > Just 4 minutes to I-465
- > And 10 minutes from downtown Indianapolis

BUILDING SPECIFICATIONS

Gross Building Size	82,888 SF
Available Unit Size	28,986 SF
Total Land Area	8.66 acres
Building Dimensions	180' x 450'
Clear Height	20'
Column Spacing	50' x 50' bays
Dock Doors	4, levelers and seals
Drive-in Door	1
Truck Court	130' including a 60' concrete apron
Total Parking	345 car spaces (total building)
Floor Slab	6" reinforced concrete
Fire Protection	Wet sprinklered system
HVAC	Individual office areas feature roof-mounted condensing/compressor units with forced air furnaces. Warehouse areas have suspended gas-fired unit heaters.
Electrical	480 / 277V 3-Phase electrical service available 1200 Amp service
Lighting	T-5
Construction	Pre-cast panels
Zoning	CS, Commercial Special
Year Built	1999
Utilities	Electric – Indianapolis Power & Light Gas – Citizens Gas Telecommunications – AT&T Water – Indianapolis Water Sewer – City of Indianapolis

AMERIPLEX

Great location.

Great access.

Great working environment.

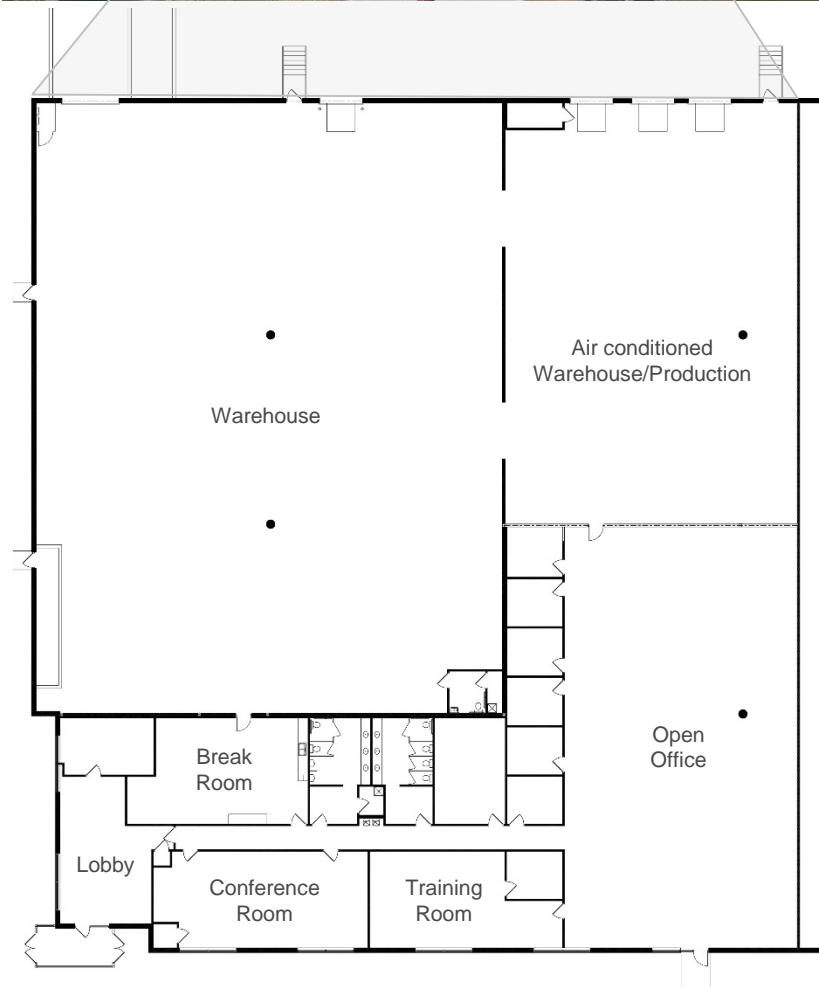
These are all important qualities for any premier business park. But these days it takes more. It takes the demonstrated value of the best roster of tenants in Indianapolis. AmeriPlex is one of the most respected addresses for business in Indianapolis and includes a strong list of tenants to reflect that.

Daycare, on-site education opportunities and real estate services provide a valuable support system for the AmeriPlex family. And green space, animal habitat and pedestrian pathways create a balanced nature/work environment.

AmeriPlex-Indianapolis has received certification from the Indiana Wildlife Federation (IWF) as Indiana's first Wildlife-Friendly Development, promoting the preservation, enhancement and restoration of wildlife habitat throughout the planning and construction process.

Holladay Properties

Floorplan & Photos



SUITE A - SPECS

AVAILABLE SF	28,986 SF
OFFICE SF	10,184 SF
DOCK DOORS	4, levelers and seals
DRIVE-IN DOOR	1
COMMENTS	Newly renovated & ready for immediate occupancy



Lobby
Conference Room
Training Room

Aerial



KEY DESTINATIONS

	Mileage
Indianapolis Int'l Airport & FedEx Hub	2
I-465 Loop	6
Downtown Indianapolis	15
Cincinnati, OH	120
Louisville, KY	125
Chicago, IL	190
Columbus, OH	190
St. Louis, MO	230



Contact Us

JOHN DEMAREE, SIOR
317 713 2109
john.demaree@colliers.com

BRAD WILLIAMS
317 713 2127
brad.williams@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2015. All rights reserved.

