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2017 Central Indiana Industrial Available Properties





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Industrial Services

Cushman & Wakefield facilitates sales, leasing, construction and consultation services for industrial clients nationwide. The Indianapolis Industrial Services group has achieved a dominant position in the Central Indiana industrial market. Our mission is to deliver comprehensive real estate services as a single-source partner. Our industrial specialists have the skills and experience to handle any transaction, regardless of size, location or complexity, both from the tenant/buyer and the landlord/seller perspectives.

Cushman & Wakefield’s Construction Representation team offers a comprehensive array of pre-construction and construction services for build-to-suit, interior build-out and renovation projects. No matter the size or nature of the project, all viable alternatives are investigated and leveraged against each other. Acting as the client’s exclusive representative, our proven process creates competition and positively affects our client’s bottom line.

About Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop and live. Our 45,000 employees in more than 70 countries help occupiers and investors optimize the value of their real estate by combining our global perspective and deep local knowledge with an impressive platform of real estate solutions. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of \$6 billion across core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation, and valuation & advisory. 2017 marks the 100-year anniversary of the Cushman & Wakefield brand. 100 years of taking our clients’ ideas and putting them into action. To learn more, visit www.cushwakecentennial.com, www.cushmanwakefield.com or follow @CushWake on Twitter.

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Available Multi-Tenant Buildings

FOR LEASE



I-70 West Commerce Park Innovation Blvd., Clayton, IN

100,000–2,000,000 sf

Build-to-suit, multi-tenant or freestanding facilities with opportunities of 100,000 to 2,000,000 SF available, build-to-suit office, docks, drive-in doors, real estate tax abatement program, located immediately off Interstate 70 at the S.R. 39 interchange.

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FOR LEASE



Perry Industrial Park Lot 6 Spec Buildings

156,000–281,400 sf

Excellent Northwest submarket location with easy access to I-65. Building 1 features 281,400 sf with BTS office, 70 docks, 4 drive-ins and 32' clear height. Building 2 features 156,000 sf with BTS office, 28 docks, 2 drive-ins and 32' clear height.

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FOR LEASE



Greenwood Commerce Center Chaney Avenue, Greenwood, IN

232,500 sf

New construction of 232,500 sf (divisible) with build-to-suit office. 32' clear height with 16 loading docks and 2 drive-in doors. Available October 2017.

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PRELEASING PHASE II EXPANSION



Park 350 3701 David Howarth Drive, Lafayette, IN

31,500–178,920 sf

Freestanding or multi-tenant facility, expandable up to 178,920 sf. Master planned business park, maximum 10-year property tax abatement, 28' ceiling height, 31+ docks with levelers and seals, 2+ drive-in doors, 23+ acres, ESFR sprinkler system-75 PSI, 1600A, 480/277V, 3P power.

Jeff Castell, SIOR, CCIM, +1 317 639 0436, jeff.castell@cushwake.com

FOR LEASE



730 Columbia Drive Plainfield, IN

162,716 sf

New construction, 162,716 SF remaining, 5% BTS office, 32' ceiling height, 16 docks, 2 drive-in doors, ESFR sprinkler system, T5 lighting, gas-fired heater, 140' and 200' truck court, 154 car parking. Located in MetroAir Business Park, Hendricks County, Plainfield, Indiana.

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FOR LEASE



Building 1 4850 Indianapolis Road, Whitestown, IN

152,000 sf

This 323,000 sf modern bulk facility has been partially leased, and a 152,000 sf unit remains. The facility is located just off I-65 and is 25 miles from the Indianapolis International Airport. The building offers precast construction, dock loading and onsite trailer storage.

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Available Multi-Tenant Buildings

FOR SALE OR LEASE



Westfield Business Centre 132,936 sf
17001-17075 Oak Ridge Road, Westfield, IN

New construction with proposed 132,936 SF available, demisable to 26,728 SF. Estimated completion date of October 1, 2016.

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FOR SALE OR LEASE



1900 E. North Street 88,600 sf
Kokomo, IN

88,600 total building square footage, 43,000 sf for lease, 3,000 sf office, 6 dock doors, 17'-20'6" clear height, 25' x 50' column spacing, wet sprinkler system, zoned High Intensity, U.S. 31 access.

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FOR SUBLEASE



North by Northwest II 38,400-88,320 sf
4620 W. 84th Street, Indianapolis, IN

Industrial business park setting on the northwest side of Indianapolis. Suite 300 features 38,400 sf of space with 8,349 sf of office build-out, 8 docks and 1 drive-in. Suite 400 features 49,920 sf of space with 4,151 sf of office build-out, 11 docks and 1 drive-in. These suites are contiguous for a total of 88,320. Sublease expires April 2019.

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FOR LEASE



North by Northwest, Building III 75,766 sf
8460 Bearing Drive, Indianapolis, IN

Flex building located in the northwest submarket. Features 75,766 sf of available space with build-to-suit office, 14 docks and 2 drive-ins.

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FOR LEASE



MetroAir 5 43,278 sf
702 Columbia Road, Plainfield, IN

New construction, 43,278 sf available, BTS office, 28' ceiling height, docks, drive-in doors, ESFR sprinkler system, T5 lighting, gas-fired heater, 200' truck court, car parking. Located in MetroAir Business Park, Hendricks County, Plainfield, Indiana.

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FOR LEASE



Castleton Park 41,539 sf
7990 Castleway Drive, Indianapolis, IN

One-story office/flex space. Located within Castleton Park off of 82nd Street. Fully air-conditioned, heavy power, 7,000 sf office, 14' clear height, one dock and one drive-in.

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Available Multi-Tenant Buildings

FOR LEASE



**258 S. Kitley Avenue
Indianapolis, IN** **39,972 sf**

This precast/block facility offers cost-efficient, high-bay ceiling distribution capabilities. Features 8 docks (5 rail-served), 1 drive-in and 500 sf of office build-out. It is located inside the beltway on the east side of Indianapolis in close proximity to I-465, I-70 and I-74.

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FOR LEASE



**2363 E. Perry Road, Suite 141
Plainfield, IN** **38,250 sf**

Located in the popular Plainfield distribution submarket, Suite 141 has 38,250 sf with 1,552 sf office, 11 docks, 1 drive-in, 30' clear height and ESFR sprinkler system.

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FOR LEASE



**Brookside Industrial Centre, Building 7
1710 Jenkins Street, Indianapolis, IN** **27,657 sf**

Cost-effective distribution/manufacturing building on the east side of Indianapolis, near I-70 and Emerson exit. Suite B features 3,200 sf of office, 3 docks, 2 drive-ins and 16' clear height. Fenced outside storage.

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FOR LEASE



**Building 2
4910 Indianapolis Road, Whitestown, IN** **26,000 sf**

Modern bulk facility offering easy access to I-65 and located just 25 miles from the Indianapolis International Airport. The building also features precast concrete construction, onsite trailer storage, 3 docks and 1 drive-in.

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FOR LEASE



**NxNW VII
4625 W. 86th Street, Indianapolis, IN** **24,294 sf**

Office/warehouse facility on the northwest side of Indianapolis with convenient access to I-465 and I-65. Suite 300 offers 24,294 sf with 2,298 sf of office build-out, 6 docks, 1 drive-in and 86th Street frontage.

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FOR LEASE



**510 W. Merrill Street
Indianapolis, IN** **23,800 sf**

23,800 sf total. 21,300-SF fully heated, air-conditioned and humidity-controlled warehouse space and a 2,500 sf air-conditioned office. 3 docks, 1 drive-in and 20' ceiling height.

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Available Multi-Tenant Buildings

FOR LEASE



Brookside Industrial Centre, Building 8 16,362 sf
1650 Wales Avenue, Indianapolis, IN

Cost-effective, distribution/manufacturing building on the east side of Indianapolis, near I-70 and Emerson exit. Features 2,796 sf office build-out.

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FOR LEASE



Lincoln Business Park 15,000 sf
1367 Sadlier Circle South Drive, Indianapolis, IN

The facility offers 1,216 sf office, three docks, one drive-in and 16' clear height.

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FOR LEASE



Western Select, Building 30 11,200-14,600 sf
2525 N. Shadeland Avenue, Indianapolis, IN

Located on the east side of Indianapolis, the property offers efficient pricing and flexible terms and options. It also boasts excellent interstate access to I-70 and I-465 via Shadeland Avenue.

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FOR LEASE



Lincoln Business Park 10,800 sf
1327-1441 Sadlier Circle West Drive, Indianapolis, IN

Multi-tenant flex building located within the east submarket. There are two suites available. Both suites are each 5,400 sf.

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FOR LEASE



Crosspoint II 10,104 sf
9900 Westpoint Drive, Indianapolis, IN

Has 3,427 sf office, three docks and one drive-in.

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FOR LEASE



8103 E. 45th Street ±9,179 sf
Indianapolis, IN

Facility with ±9,179 sf, ±1,600 sf office, 15' to 20'-9" ceiling height, 5 auto parking (expandable), 3 drive-in doors with access to docks, Pendleton Pike access.

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COMMUNITY SERVICE

Cushman & Wakefield strives to be an active community leader and we are proud of our culture. We understand the importance of supporting the city that has supported us; we have the desire and the need to give back. Invested both personally and financially, we have made a conscious commitment to continually be an active and passionate community partner.

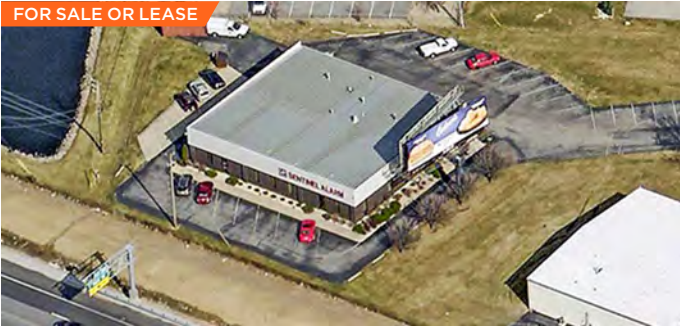


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Available Multi-Tenant Buildings

FOR SALE OR LEASE



7520 E. 88th Place **7,200 sf**
Indianapolis, IN

Freestanding office/warehouse facility, 7,200 sf total, 6,300 sf office, 1.097 acres, zoned I-2, 1 drive-in door, 13'-6" ceiling height, 33 parking spaces, I-69 visibility.

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FOR LEASE



Brookside Industrial Centre, Building 1 **6,480 sf**
1761 N. Sherman Drive, Indianapolis, IN

Cost-effective flex space located on the east side of Indianapolis near I-70 and Emerson Avenue. Suites B/C/D features 6,480 sf of contiguous space.

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FOR SUBLEASE

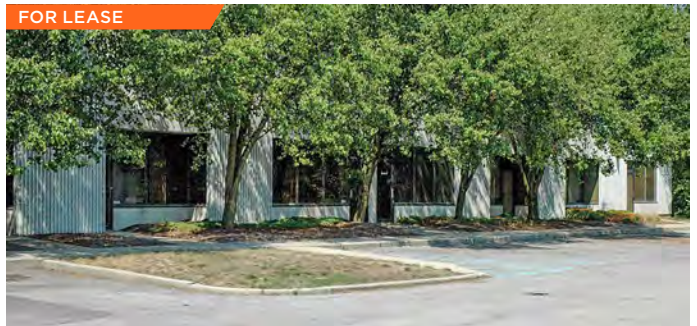


10080 E. 121st Street **3,770 sf**
Fishers, IN

Suites 109 & 112B. Two private offices, conference room and break room. Abundant parking available. Sublease through 01/01/2019.

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FOR LEASE



Brookside Industrial Centre, Building 3 **3,600 sf**
3950 Culligan Avenue, Indianapolis, IN

Cost-effective flex space. East side of Indianapolis, near I-70 and Emerson exit. Suite D is 3,600 sf and offers 1 drive-in.

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FOR LEASE



Lincoln Business Park **1,200-2,400 sf**
1322-1434 Sadlier Circle East Drive, Indianapolis, IN

Multi-tenant flex building located within the east submarket. There are nine available spaces, varying in size between 1,200 sf and 2,400 sf.

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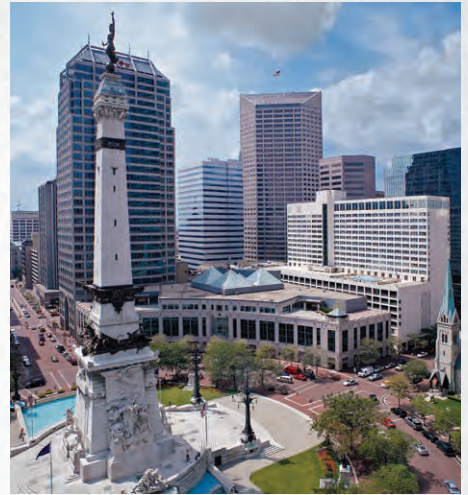
FOR LEASE



Georgetown Commerce Park **SF Varies**
7301 Georgetown Road, Indianapolis, IN

Buildings 100 and 200 have several suites available for lease. Georgetown Commerce Park is adjacent to Park 100 in close proximity to the W. 71st Street and W. 86th Street interchanges, providing convenient access to the I-465 loop system encompassing Indianapolis.

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What can we do for you? cushmanwakefield.com/action

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IDEAS INTO ACTION



Available Freestanding Buildings

FOR LEASE



**135 S. Mt. Zion Road
Lebanon, IN**

1,091,435 sf

Freestanding facility 1,091,435 sf, 33' ceiling height, T-5 high bay lighting, ESFR sprinkler system, 49.19 acres, 525 auto parking, 60 docks, 4 drive-ins, 43' x 43' dock bays, new roof in 2017, quick access to I-65.

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FOR SALE



**I-70 West Commerce Park Building 2
Clayton, IN**

602,073 sf

New construction, freestanding facility consisting of 602,073 sf on 45.67 acres, build-to-suit office, 36' clear, 60 docks, 4 drive-in doors, 462 auto parking spaces, 54' x 54' column spacing, T-5 lighting, 572' building depth.

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FOR LEASE



**703 N. Graham Road
Greenwood, IN**

496,072 sf

Freestanding facility. 496,072 sf divisible, new construction, 32' ceiling height, T-5 lighting, ESFR sprinkler system, 31.39 acres, 362 auto parking, 82 trailer parking, 48 docks, 4 drive-ins, quick access to I-65, 10-year real estate tax abatement.

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FOR LEASE



**640 S. State Road 32
Lebanon, IN**

476,200 sf

Freestanding facility 476,200 sf, 30' ceiling height, T-5 high bay lighting, ESFR sprinkler system, 44.07 acres, 131 auto parking, 50 docks, 1 drive-ins, 52'6" x 52' dock bays, Planned Business Industrial zoning, CSX rail-served, 5 rail doors, quick access to I-65.

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FOR LEASE



**MetroAir 6
Columbia Road, Plainfield, IN**

382,654 sf

New construction, 382,654 sf divisible to 150,000 sf, build-to-suit office, 32' clear, 40 docks, 4 drive-ins, 140' truck court, ESFR sprinkler system, linear LED high bay lighting, 236 car parking spaces, 53 trailer parking spaces, zoned PUD, 10-year real estate tax abatement.

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FOR LEASE



**3100 Reeves Road
Plainfield, IN**

315,000 sf

This excellent single-tenant, modern-bulk facility, located in the desirable SW submarket, features 8,820 sf of office build-out, 34 dock doors (with cross-dock configuration) and 2 drive-in doors. The facility also features secured truck court access and was previously AIB food-grade certified.

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Available Freestanding Buildings

FOR SALE OR LEASE



Summit Park Building
7310 Innovation Blvd., Fort Wayne, IN

300,000 sf

Exceptional 300,000-SF, fully air conditioned, advanced manufacturing and engineering facility located on 25-acre campus-like setting. Production area floors have electrostatic dissipative (ESD) properties. Building has newer CAT 6E cabling and an extensive security system.

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FOR LEASE



2201 E. Loew Road
Marion, IN

249,920 sf

Sealed freestanding metal and block distribution facility featuring 36 dock doors (with pit levelers and lights), 1 drive-in and over 65 onsite trailer parking spaces. The facility also features 9,049 sf of office build-out and a ceiling height ranging from 24'-28' 6".

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FOR LEASE



Airtech Business Park
445 Airtech Parkway, Plainfield, IN

±248,000 sf

Build-to-suit, ±248,000 sf, 22.27 acres, zoned I-2, build-to-suit office, 49 docks, 2 drive-ins, 50' x 50' column spacing in dock bays, 60' bay staging, 32'-36' clear, 10-year real estate tax abatement.

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FOR SUBLEASE



3011 N. Franklin Road
Indianapolis, IN

241,896 sf

For sublease, freestanding facility consisting of 241,896 sf, 57,496 sf office, 18.62 acres, 20'± ceiling height, 22 docks, 2 drive-in doors, 500± auto parking spaces, zoned I-2-S and I-4-S. Located in Marion County East submarket.

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FOR SALE



5600 W. Raymond Street
Indianapolis, IN

±231,509 sf

Freestanding facility consisting of ±231,509 sf on 13.87± acres, ±166,967 sf warehouse, ±30,907 sf office, ±33,635 sf lab/work area, 17' clear in warehouse/production area, docks, drive-in door, ±200 auto parking spaces, zoned, I-3-S, heavy power, wet sprinkler system, fenced/secured car parking area, chiller and freezer rooms, generator on site. Located in Park Fletcher Business Park.

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FOR LEASE



Project I-65
5290 Performance Way, Whitestown, IN

201,600 sf

New construction in the Boone Industrial Park located in Whitestown, IN. 201,600 sf remaining, 36' ceiling height, 50' x 50' column spacing, 60' dock bay spacing, up to 18 docks, up to 1 drive-in door, 269+ car parking, 140' truck court, situated on 28.42 acres, 8" insulated concrete wall construction, ESFR sprinkler system, maximum 10-year real estate tax abatement program.

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Available Freestanding Buildings

FOR LEASE



**11947-11955 Cumberland Road
Fishers, IN** ±184,855 sf

Freestanding office/warehouse facility, ±184,855 sf total, 24' ceiling height, 24 docks, 2 drive-ins, ESFR sprinkler system, 170 auto parking spaces, T-5 lighting, gas unit heaters.

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FOR SALE OR LEASE



**4820 Dale Drive
Lafayette, IN** 176,320 sf

Freestanding manufacturing and distribution facility available in Lafayette. The facility features 176,320 sf and is expandable by 74,480 sf. The building offers 9,736 sf of office build-out, 12 docks /1 drive-in and is 100% air-conditioned.

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FOR LEASE



**3910 Waldemere Avenue
Indianapolis, IN** 159,424 sf

Build-to-suit 159,424 SF, BTS office, 32' clear, 52' x 52' column spacing with 60' loading bays, 36 docks, 4 drive-ins, EDNR sprinkler system 130' truck courts, 160 car parking spaces. Located in Airport Business Center.

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FOR LEASE



**Atlas Cold Storage Building
725 W Pioneer Trace, Pendleton, IN** 158,609 sf

158,609 SF cold-storage building with 4,726 sf office area, 85,935 sf freezer space, 85,193 sf convertible room and 13,650 sf dock area. Freezer temperature is -20° F, while convertible room may vary between 40° and -20° F as needed. Loading dock is refrigerated at 35° F. Property has ±4 acres set aside for expansion.

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FOR SALE



**Brevini Wind
2400 N. Priority Way, Yorktown, IN** 127,835 sf

Expandable heavy manufacturing facility on 16.3 acres; rail-served. Facility features 6 cranes and a 18"-thick floor slab. Full concrete parking and truck court. 7-megawatt substation on site.

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FOR SALE OR LEASE



**Bosma Industries Building
8020 Zionsville Rd., Indianapolis, IN** 106,094 sf

Excellent office/warehouse facility in the heart of Park 100. Great access to I-465 & I-65 via 71st Street & 86th Street interchanges.

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Available Freestanding Buildings

FOR LEASE



MetroAir 2
Columbia Road, Plainfield, IN

101,158 sf

New construction, 101,158 sf divisible to 30,700 sf, build-to-suit office, 28' clear, 12 docks, 4 drive-ins, 140' truck court, ESFR sprinkler system, linear LED high bay lighting, 100 car parking spaces, zoned PUD, 10-year real estate tax abatement.

Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com

FOR SALE



1300 Windhorst Way
Greenwood, IN

±68,386 sf

Freestanding facility consisting on 68,386± SF, situated on 12.72± acres which includes 5± undeveloped land, 14' 6" ceiling height in warehouse, built in 1992, building generator in place, 235± car parking, fully sprinklered, 1 docks, 2 drive-ins, zoned I-1, quick access to I-65.

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Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

FOR SALE OR LEASE



17435 Tiller Court
Westfield, IN

21,600-64,800 sf

Block/metal constructed facility with room for expansion. The facility is partially occupied. 21,600 sf is available immediately for lease. This unit features ±2,000 sf high-end office space. The full 64,800 sf is also available for sale, which would include rental income from the occupied unit.

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FOR LEASE



IRC East
4901 N. Shadeland Avenue, Indianapolis, IN

57,600 sf

Free-span, pre-engineered steel building with 4,800 sf office, sitting on 4 acres, on I-465 located between 56th Street and Pendleton Pike exits.

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FOR LEASE



1504 Sadlier Circle S. Drive
Indianapolis, IN

54,000 sf

Located just minutes from I-465 on the city's southeast side, this facility offers 6,225 sf of office build-out, 7 docks and 1 drive-in. There is also outside storage and onsite trailer parking available as well.

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FOR SALE OR LEASE



PEPVIN Building
2680 S. Old Decker Road, Vincennes, IN

46,153 sf

Freestanding warehouse facility with ample parking and land for expansion. This building features 3,077 sf of office build-out, 3 docks and 11 drive-in doors. There are also multiple trench drains with oil and water separators as well as exhaust fans and air lines in place.

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Available Freestanding Buildings

FOR SUBLEASE



**217 S. Belmont Avenue
Indianapolis, IN** **44,000 sf**

The facility offers 3,300 sf of office, 38' clear height, 3 drive-in doors, sitting on approximately 1.5 acres fenced, paved outside storage.

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FOR SALE OR LEASE

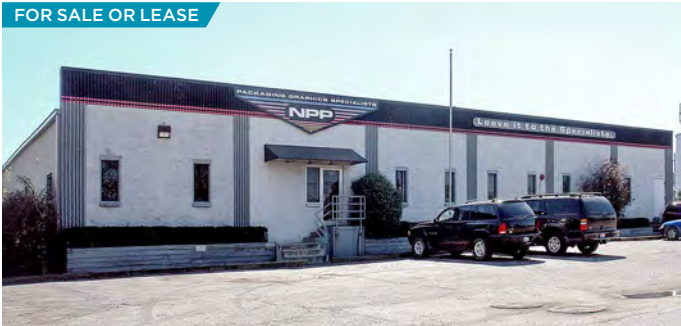


**889 S. State Road 39
Lebanon, IN** **40,000 sf**

Build-to-suit precast facility will offer dock and drive-in loading capacity as well as modern building amenities; divisible to 8,000 sf. Property is located immediately off of the I-65/S.R. 39 exit at the entrance of the Lebanon Industrial Center. Numerous amenities are located in close proximity. 10-year real estate tax abatement.

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FOR SALE OR LEASE



**South White River Property
1415 Drover Street, Indianapolis, IN** **38,256 sf**

2-story industrial office/warehouse building zoned I-4-U. 100% air conditioned. Heavy power with 5,600 amps. 2 drive-ins. Outside storage available. Adjacent to Lilly, 2 miles to downtown, and 6 miles to I-465. Broker incentives available.

Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

FOR SALE OR LEASE



**4001 Methanol Lane
Indianapolis, IN** **±32,098 sf**

Freestanding facility ±32,098 sf located in the Park 100 area, ±3,273 sf office, 12'-16'-18' ceiling height, wet sprinkler system, ±5.15 acres, 58 auto parking, 6 drive-ins, block and metal construction.

Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

FOR LEASE



**Perry Industrial Park Lot 19
Whitestown, IN** **24,000 sf**

24,000 sf new construction, available 4th qtr. 2017. 2,072 SF office, 24' ceiling height, 4 docks, 1 drive-in, ESFR sprinkler system, zoned to allow for outside storage, 2.975 acres, 10-year real estate tax abatement.

Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

FOR LEASE



**9210 E. 146th Street
Noblesville, IN** **23,950 sf**

Freestanding former freezer/cooler facility available for lease. The building features 1,000 sf of office build-out, 8 docks and 28' clear height.

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Available Freestanding Buildings

FOR SALE



**2459 N. Butler Avenue & 5245 E. 25th Street
Indianapolis, IN** **19,872 sf**

Two (2) freestanding warehouse facilities totaling 19,872 sf with 1.26 total acres.

Todd Vannatta, SIOR, +1 317 639 0455, todd.vannatta@cushwake.com

FOR LEASE



**Bearing Technology Building
17414 Tiller Court, Westfield, IN** **±17,280 sf**

±17,280 sf industrial building with 18' eaves, a gas-fired air rotation unit and a 13' x 14' drive-in door. Building lies on a ±3.27 acre parcel, allowing for building expansion or a second structure.

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Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com

FOR LEASE



**15321 Herriman Boulevard
Noblesville, IN** **16,946 sf**

Freestanding facility 16,946 sf, 1,500 sf office, 24' ceiling height, ESFR sprinkler system, 1.681 acres, 20 auto parking, 2 dock doors, 1 drive-in door, clear span—no columns, 5-year real estate tax abatement, outside storage area available, zoned Light Industrial, available 4Q 2017.

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FOR LEASE



**6302 Brookville Road
Indianapolis, IN** **10,500 sf**

Warehouse facility with excellent interstate access to I-465/U.S. 52 W. T-5 fluorescent lighting with motion sensors. Building includes 1,900 sf of office build-out, one drive-in and two docks. Zoned I-3-U. Fenced-in parking.

Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

FOR SALE



**15475 Endeavor Drive
Indianapolis, IN** **8,000 sf**

2,400 sf office, 16' clear height, two docks and a break room.

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FOR LEASE



**4024 Millersville Road
Indianapolis, IN** **7,680 sf**

7,680 sf warehouse building including fenced-in lot. Building signage and shared dock access available.

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Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

Investment Properties

FOR SALE



Caterpillar Inc. **±309,400 sf**
County Road 475 East, Lafayette, IN

Net leased build-to-suit distribution center, 100% occupied by Caterpillar, Inc. ±309,400 sf (with potential expansion of 100,800 sf) building situated on ±27.14 acres located in Lafayette, IN, to be completed for access in June 2017 with rent commencement in Oct. 2017.

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 Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com
 Luke Wessel, SIOR, +1 317 639 0471, luke.wessel@cushwake.com

FOR SALE



FedEx Ground, BTS **253,956 sf**
Norm Wagner Drive, Evansville, IN

A new 253,956 ± sf distribution building situated on ±36.15 acres located in Evansville, IN. Net leased for ten (10) years to FedEx Ground. Completed for rent commencement October 1, 2016.

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FOR SALE



Stony Creek Commerce Center **174,438 sf**
9200 & 9210 E. 146th Street, Noblesville, IN

9200: 150,488 sf; 9210: 23,950 sf. The property is strategically located in close proximity to the signalized intersection of SR 37/E. 146th, within ±2.8 miles of I-69 (N/S) and ±8.2 miles of I-465. The location is ideal for companies needing to service clients and customers throughout the northern suburbs of Noblesville, Fishers, Carmel and greater Indianapolis, central Indiana and the Midwest, offering a functional business environment with the flexibility afforded by a property suitable for accommodating multi-tenant or single occupancy.

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FOR SALE OR LEASE



3233 N. Post Road **84,420 sf**
Indianapolis, IN

The property is strategically located in close proximity to I-465 / I-70. Warehouse square footage 70,720; office square footage 13,700, with 16,176 SF leased to Office Max.

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FOR SALE



3331 Raton Court **35,927 sf**
Indianapolis, IN

100% occupied single-tenant, 35,927 sf traditional bulk warehouse, strategically located in Jackson Industrial Park in close proximity to I-70 via Shadeland Avenue and Post Road interchanges.

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WAKEFIELD**

Available Land Sites

1 260 Acres

Rail-Served Industrial Site, Marshall, IL
Ready for development. Incentives available. City of Marshall provides all utilities.
Bryan Poynter, SIOR, CCIM, +1 317 639 0482, bryan.poynter@cushwake.com

2 200 Acres B-T-S

Crossroads Commerce Park, SWC S.R. 39 & I-70, Monrovia, IN
Crossroads Commerce Park is a 200-acre, build-to-suit and new construction business park located in Monrovia, IN. It is strategically situated in the heart of Central Indiana's robust industrial and manufacturing market with easy access to I-70 and local highways and just 9 miles from Indianapolis International Airport.
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3 195 Acres

Aurora Commerce Park: S.R. 38 & Grassy Branch Road, Westfield, IN
195 acres for ready for build-to-suit development or sale. Incentives available. Outside storage allowed.
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90 ±106 Acres

U.S. Highway 136 & E. Northfield Drive, Brownsburg, IN
Three parcels totaling ±106 acres. Zoned AG. Utilities available. Parcels 1 and 2 are \$125,000/acre and Parcel 3 is \$45,000/acre.
Bo Leffel, +1 317 639 0441, bo.leffel@cushwake.com
Ryan Baker, +1 317 352 5428, ryan.baker@cushwake.com

4 ±73.53 Acres

Veterans Memorial Parkway Parcels: +1 146 049 000240 & +1 146 048 000110, Tippecanoe County, Lafayette, IN
Industrial land site adjacent to Park 350 Business Park. Zoned Industrial (I-3) with all utilities available. Close proximity/access to US 52, S.R. 38 & I-65. Corporate neighbors include FedEx, Subaru-Isuzu America, Caterpillar, TRW, Heartland Automotive, Nanshan & Wabash National.
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5 ±65.5 Acres

Progress Park: Phase II, Greenfield, IN
NWQ S.R. 9 & I-70 in Greenfield. Available for sale or BTS. Business Park/Industrial zoning. I-70 frontage.
Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com

90 ±43.92 Acres

6330 U.S. Highway 136, Brownsburg, IN
±43.92 acres for sale at \$45,000/acre. Zoned AG. Utilities available.
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Ryan Baker, +1 317 352 5428, ryan.baker@cushwake.com

90 43.106 Acres

2800 E. C.R. 1000 South, Clayton, IN
43.106 acres for sale. Located on the border of Morgan and Hendricks Counties. Utilities at or near site. Zoned Agriculture. Price TBD.
Ryan Baker, +1 317 352 5428, ryan.baker@cushwake.com

7 42.54 Acres

Decatur Boulevard & Thompson Road, Plainfield, IN
BTS capabilities from 100,000 sf up to 600,000 sf. Located in AmeriPlex. Zoned CS.
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8 50.99 Acres

Mount Comfort Road & I-70, Greenfield, IN
Zoned Commercial Regional with access from Mount Comfort Road and C.R. 200 N. Located near several corporate warehouse neighbors.
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Scott O'Neil, JD, +1 317 352 5435, scott.oneil@cushwake.com

9 33.47 Acres

17303-17335 U.S. 31, Westfield, IN
33.47 acres with U.S. 31 frontage in Westfield. Property offers current rental income.
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Bo Leffel, +1 317 639 0441, bo.leffel@cushwake.com

10 1.35-29 Acres

Ed Martin Pointe, NWC S.R. 37 & 141st Street, Noblesville, IN
1.35 to 29 acres at the northwest corner of Highway 37 and 141st Street.
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11 ±30 Acres

Allpoints Midwest Land, 1653 S. C.R. 900 E., Avon, IN
±30 acres at the SEC of Allpoints Parkway and County Road 900 East. All city utilities in property.

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12 ±2.467-24.43 Acres

Flagstaff Business Park, Hancel Parkway and S.R. 67, Mooresville, IN
Lots available from ±2-±24 acres, located in Flagstaff Business Park in Mooresville, IN, with easy access to interstate system. Located 10 miles southwest of Indianapolis in Morgan County.

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13 ±19.35 Acres

Stafford Road, Plainfield, IN
9.35± acres, zoned AG, minutes from I-70 and Indianapolis International Airport, utilities in the area.

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14 12 Acres

New Road Commerce Park, NWC New Road and Fortville Pike, Greenfield, IN
Build-to-suit site. Located near S.R. 9 and I-70.

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15 7.02 Acres

Reeves Road and Columbia Road, Plainfield, IN
Highly visible from Ronald Reagan Parkway and I-70. Site offers easy interstate access and close proximity to numerous amenities. The parcel offers enough room for a facility between 50,000-80,000 sf and more than an ample amount of parking.

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16 140 Trailer Spaces

2250 Reeves Road, Plainfield, IN
7± acres for trailer parking, approximately 140 trailer positions for lease, fenced, easy access to interstate systems, minutes from Indianapolis International Airport. Located in Plainfield, IN, Hendricks County.

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17 6.3 Acres

Perry Industrial Park, Lot 5, Whitestown, IN
6.3 acres, zoned I-1. 60,000 sf-100,000 sf BTS options available.
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18 3.48 Acres

900 Whitaker Road, Plainfield, IN
3.48 acres for sale in the desirable southwest submarket.
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19 1.78 and 2.485 Acres

Flagstaff Business Park Lots 8 and 21, Hancel Parkway and S.R. 67, Mooresville, IN
Lot 8: 1.78± acres and Lot 21: 2.485± acres available for sale or new construction. Build-to-suit, I-2 zoning, tax abatement. Located in Flagstaff Business Park on S.R. 67, approximately 10 miles southwest of Indianapolis in Mooresville, IN.

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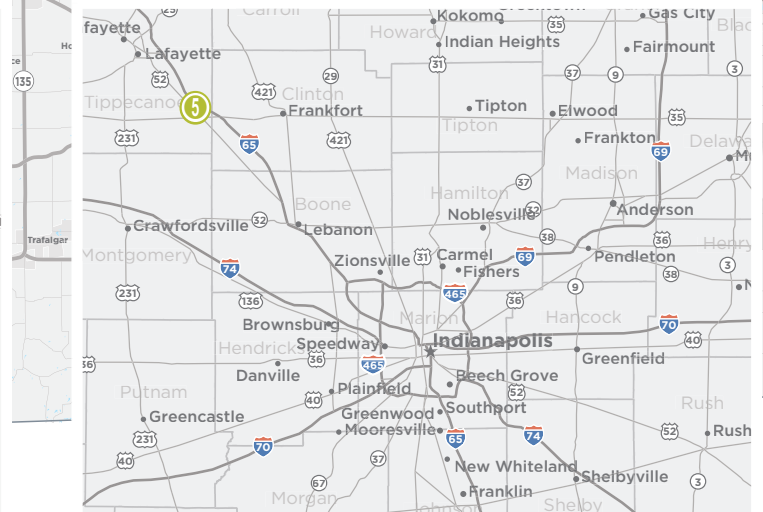
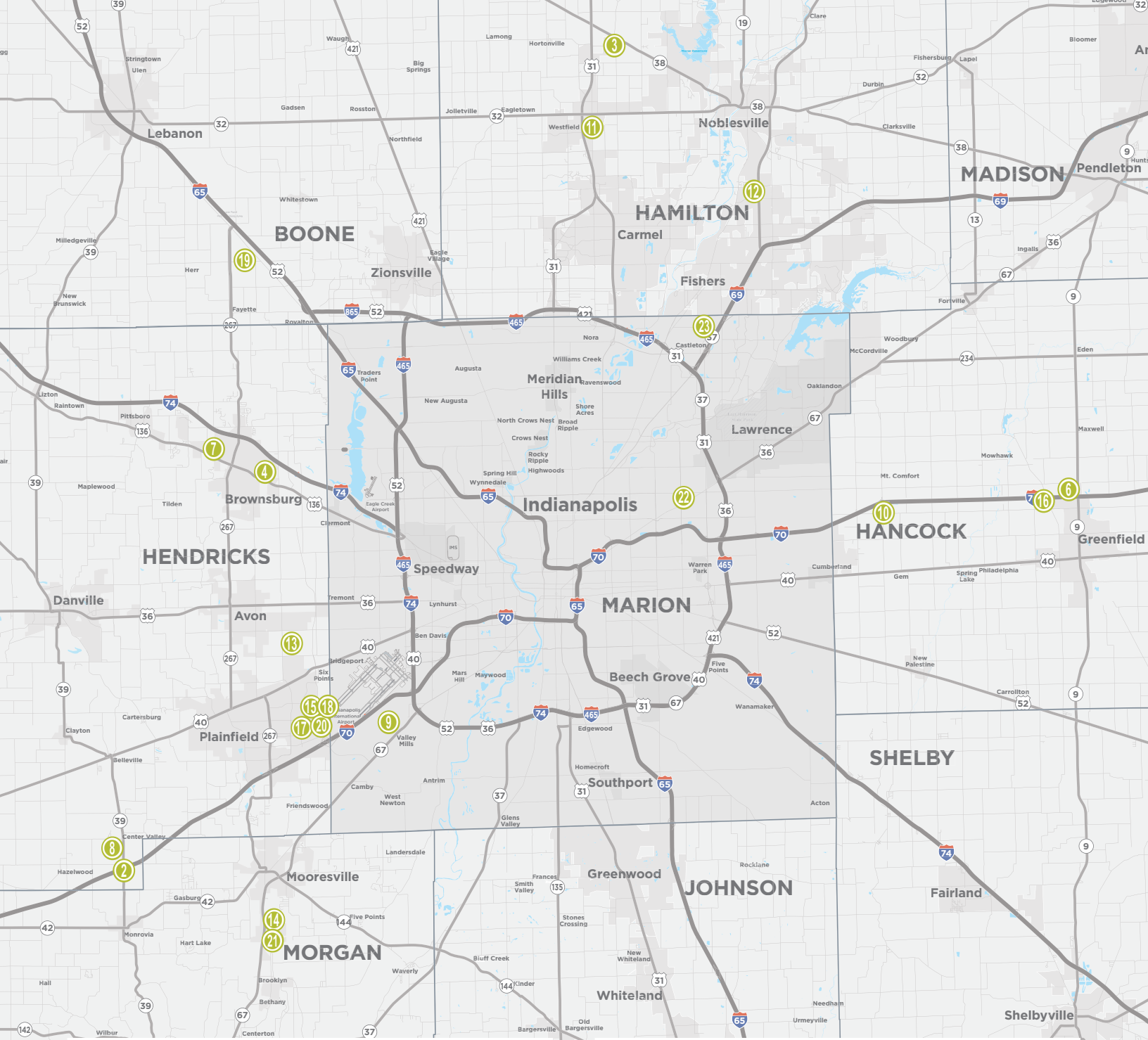
20 2.2 Acres

3601 N. Arlington Avenue, Indianapolis, IN
2.2 acres zoned light industrial (I-2-S).
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21 1.6 Acres

9190 Corporation Drive, Indianapolis, IN
Located on the northeast side of Indianapolis in a high profile location on I-69 with excellent visibility and easy access to I-465, S.R. 37 and I-69 through two diamond interchanges. Property also has 2,500-5,000 sf of office space available for lease.

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Indianapolis Industrial Team



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