

New Construction @ World Connect 6 in AmeriPlex

4835 Decatur Boulevard, Indianapolis, IN 46241

FOR LEASE | INDUSTRIAL



PROPERTY HIGHLIGHTS

- 107,653 SF new construction (divisible to 20,910 SF)
- 75,493 SF remaining
- 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 and SR 67
- 8-year real estate tax abatement in place
- LEED®-registered with the certification goal of LEED® Certified

PROJECT ITEM

STATUS

Project Permits	Complete
8-year Real Estate Tax Abatement	Complete
Site Work / Moving Dirt	Complete
Walls Going Up	Complete
Roof Installation	July/August 2019
Ready for Fixturing	September 2019

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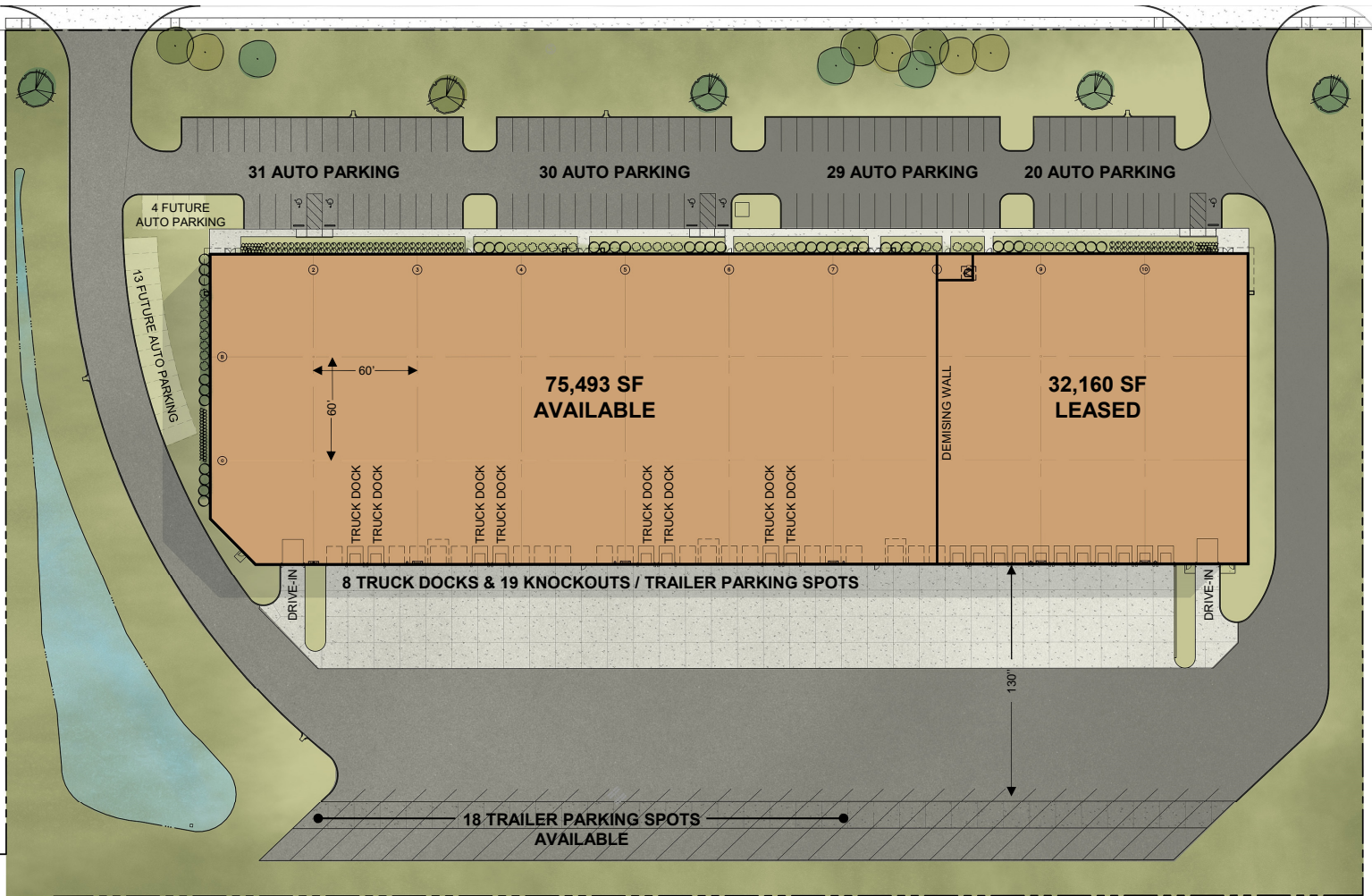
leasing by:



owned by:



AERIAL + SITE PLAN





AmeriPlex at Indianapolis



SITE + BUILDING SPECS

Total Building Area	107,653 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	(19) knock-outs
Dock Levelers	35,000 lb. mechanical levelers
Drive-In Doors	(2) 12' x 14' automatic drive-in doors
Knock-outs	(3) knock-outs
Trailer Parking	30 spaces
Auto Parking	110 spaces (up to 127 spaces)
Truck Court	130'
Office Space	BTS

CURRENT AVAILABLE SPACE SPECS

Square Feet	75,493 SF (divisible to 20,910 SF)
Dock Equipment	(8) 9' x 10' docks w/ seals & levelers
Knock-outs	(19) knock-outs
Drive-In Doors	(1) 12' x 14' automatic drive-in doors
Knock-outs	(3) knock-outs
Trailer Parking	Up to 18 spaces available

DESIGN DETAILS

Construction	Insulated precast panel system
LEED®	LEED®-registered with the certification goal of LEED® Certified
Roof	.045 mechanically attached white TPO roof system
Floor	6" unreinforced concrete flood slab with 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

- 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 including: 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

Why Indy – 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

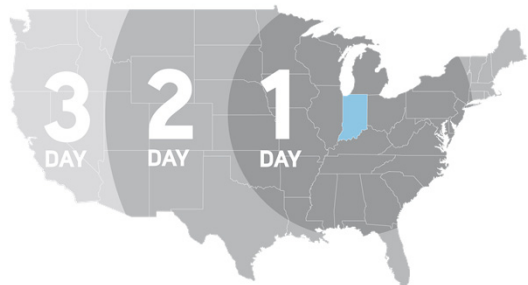


CLASS I railroads pass thru Indiana

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

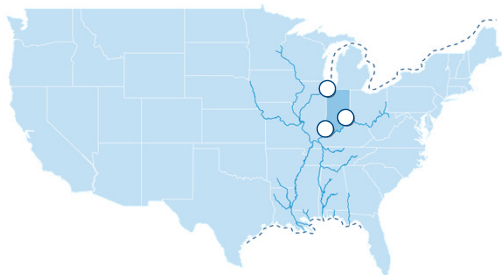
INTERMODALS

serviced 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-hour drive

75% U.S. + 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