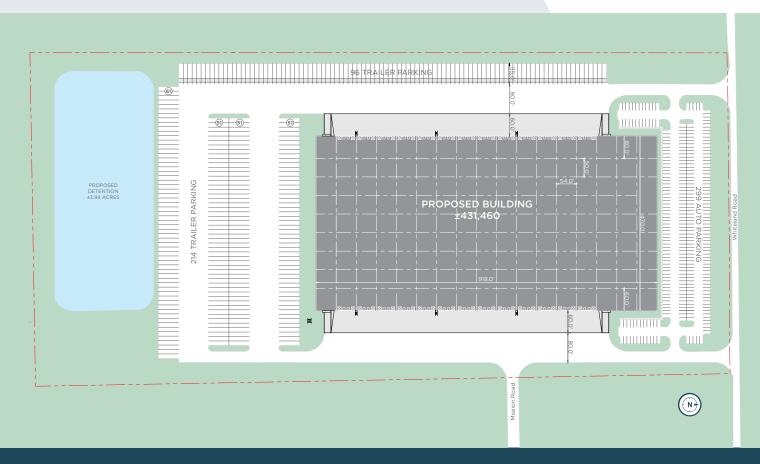


2510 Whiteland Road Whiteland, IN 46184





PROPERTY HIGHLIGHTS



POTENTIAL SPECIFICATIONS

Square Footage	±431,460 square feet available
Site Acreage	±38 Gross acres
Building Dimensions	470' x 918' (or up to ±431,460 sf)
Bay Sizes	Typical Bays - 54' x 50', Speed/Dock Bay - 54' x 60'
Clear Height	40'
Auto Parking	299
Trailer Storage	310
Truck Court	140' total depth: 60' concrete apron and 80' HD asphalt
Exterior Walls	Load bearing precast concrete wall panels
Structural Steel	Gray tube steel columns and joists supporting white roof deck

Slab Construction	7" un-reinforced, 4,000psi concrete on 4" aggregate base
Dock Doors	Fifty-two (52), 9' x 10' manual overhead doors; Four (4), 12' x 14' drive-in doors w/ electric operators
Dock Equipment	Fifty-two (52) dock positions to include: 7' x 8', 40,000 lb. dock levelers dock seals, bumpers and LED Dock Light
Roofing	Mechanically attached .45 mil TPO with R-20 insulation
HVAC	Heat provided via gas fired 80/20 MUA units or Energy Rotation Units
Fire Protection	ESFR for protection of Class I-IV Commodities
Electrical Service	One (1), 1200 amp service
Lighting	LED 30,000LM high bay light fixtures / 48,000 Lumen in Speed Bays

PROPERTY LOCATION





CORPORATE NEIGHBORS SELECT JOHNSON COUNTY BUSINESSES



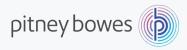












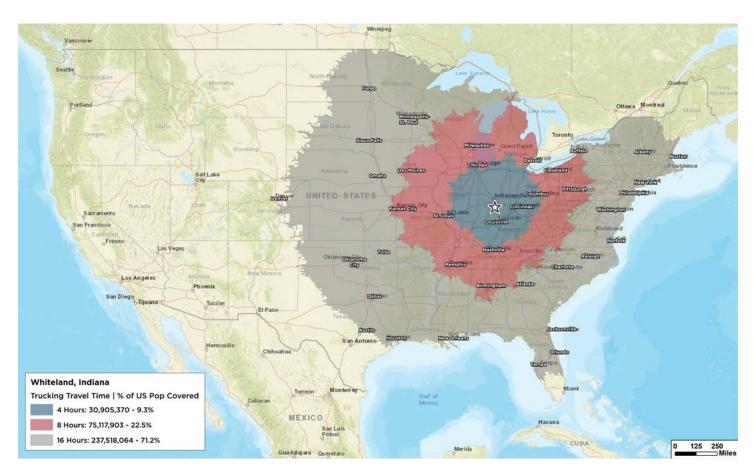




TRAVEL TIMES & LABOR

WHITELAND / JOHNSON COUNTY, INDIANA

- Johnson County and the State of Indiana offer a nationally recognized pro-business climate. Between 2006 and 2018, more than 60 companies have relocated to Johnson County while an additional 57 companies chose to remain in the county and expand their business.
- Johnson county companies draw from an estimated workforce of over 1.4 million people within a 60-mile radius.
- The county is well connected with Indianapolis via
 Interstate I-65 and U.S. 31. From there, more interstate highways converge in Indianapolis than any other city in the United States.
- Indiana has been named in the Top 5 U.S. States To Do Business (Chief Executive, 2021)



FOR LEASING INFORMATION, CONTACT:

I-65 WHITELAND

Luke J. Wessel, SIOR

+1 317 639 0471 luke.wessel@cushwake.com





©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.