

FOR LEASE

SHADELAND COMMERCE CENTER

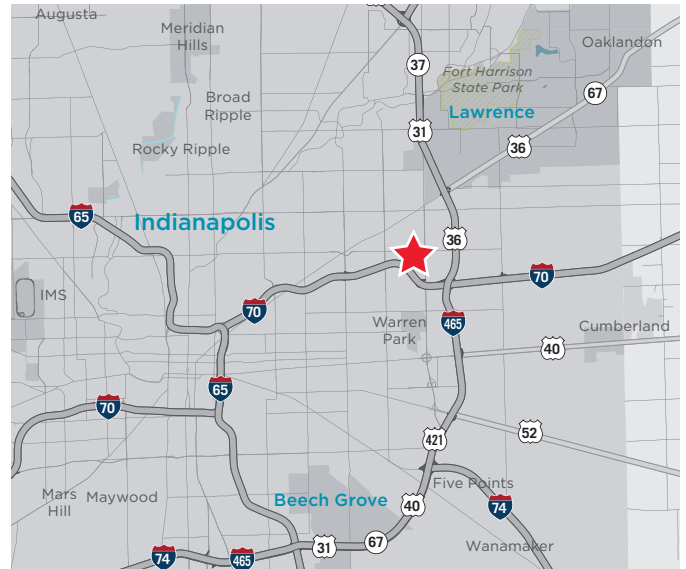
2900 Shadeland Avenue | Indianapolis, IN 46219

173,040 SF



BUILDING HIGHLIGHTS

- 933,439 total building square feet
- 173,040 SF available now
- 20 Docks and 1 drive-in loading available
- 40' x 60' column spacing
- 24' clear height
- Wet sprinkler system
- LED lighting
- Easy access to major highways (within 1 mile to I-70 & I-465)



Under new ownership:



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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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AERIAL



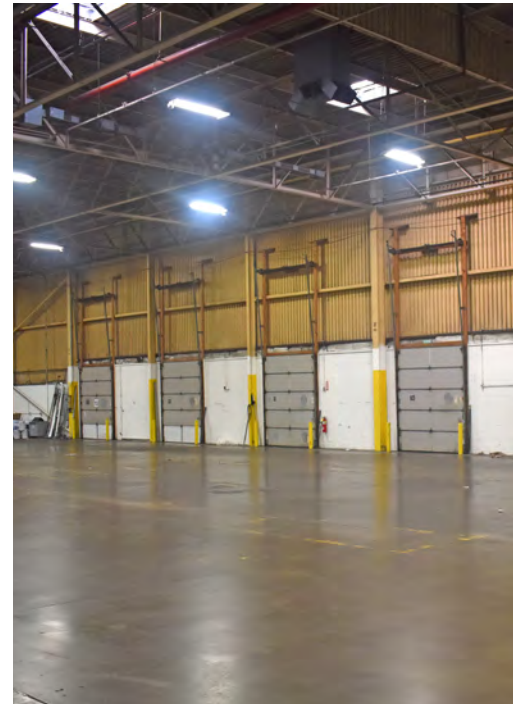
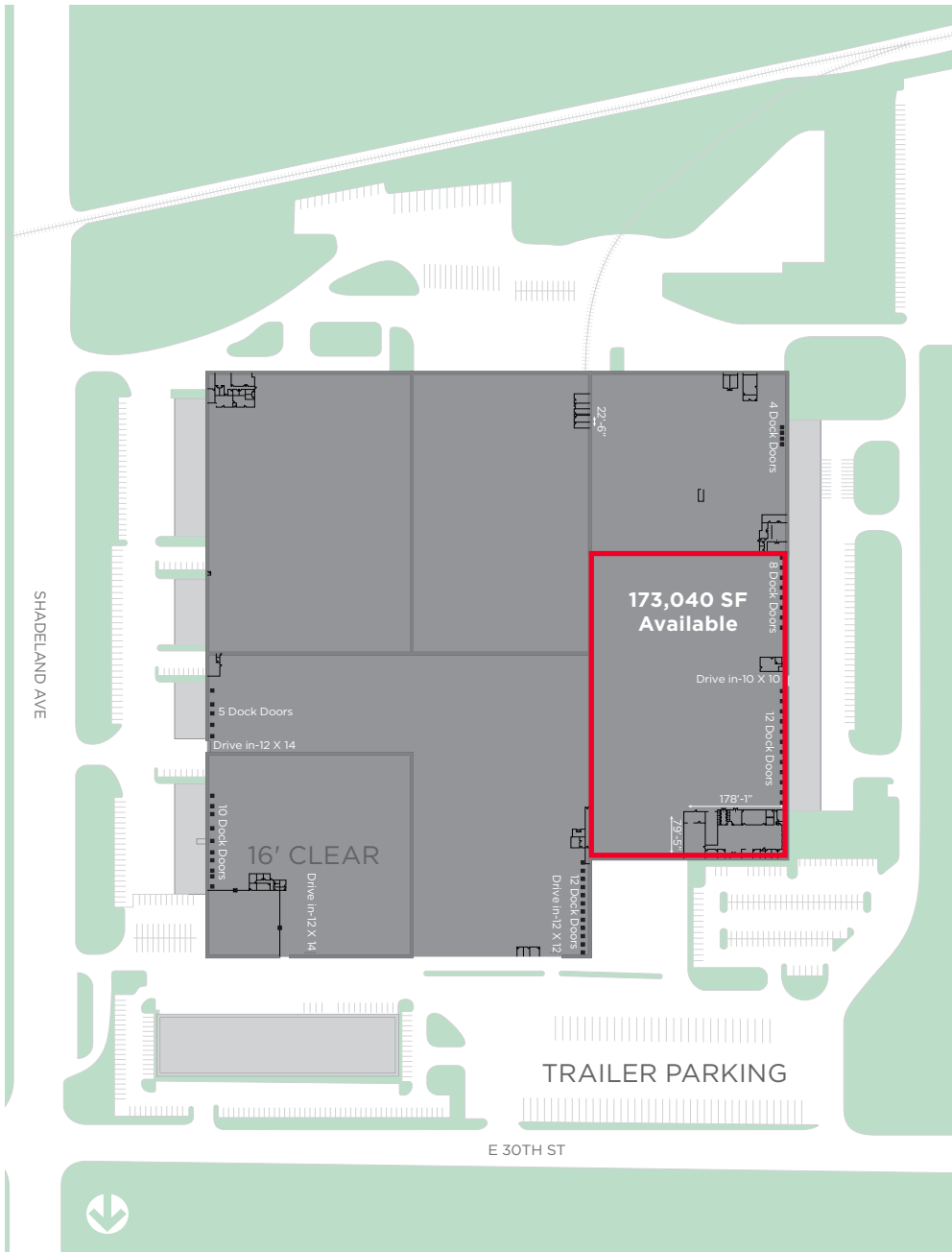
AVAILABLE UNIT SPECIFICATIONS

173,040 SF

Year Built	1957/1992
Available Unit	173,040 SF available now
Office Area	14,060 (Large breakroom)
Clear Height	24'
Column Spacing	40' x 60'
Fire Protection	Wet sprinkler
Dock Doors	18
Drive-ins	One (10' x 10')
Lighting	LED lighting
Zoning	I-3-S
Truck Court	120' - 146'
Roof	Mechanically fastened EPDM New roof installed 2006-2017

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SITE PLAN



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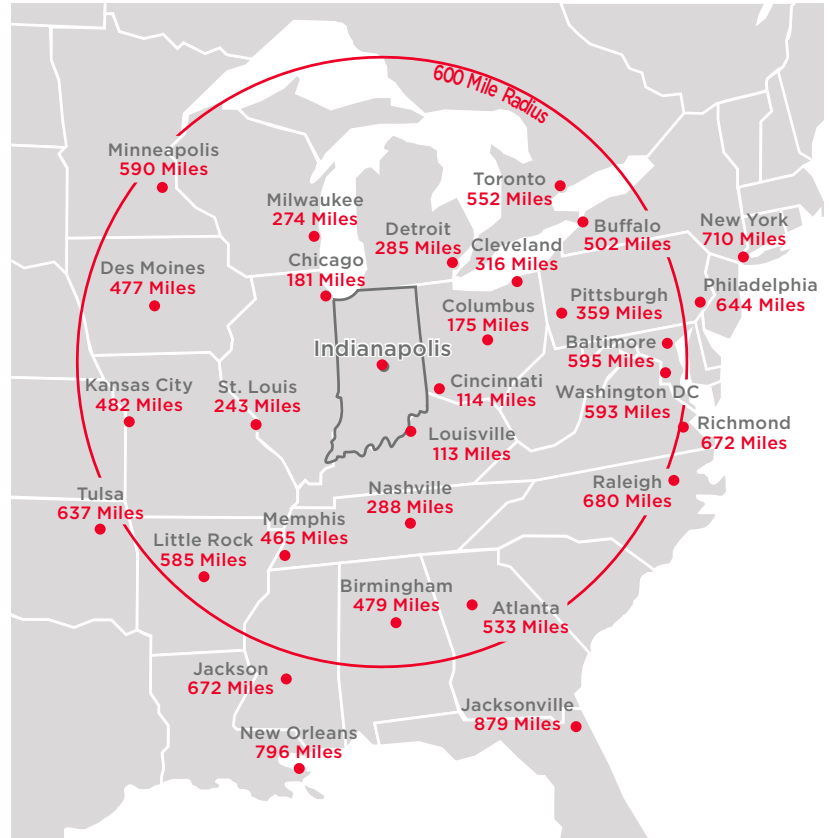
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THE CENTRAL INDIANA REGION

- Known as the Crossroads of America, more interstate highways, including I-65, I-69, I-70 and I-74, converge in Indianapolis than any other city in the United States.
- Indianapolis is the most centrally located city in the United States; 50% of all U.S. businesses and 80% of the U.S. and Canadian populations can be reached within a one day's drive from the Indianapolis region.
- The Hoosier state ranks in the top 10 in 46 logistics categories. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation—truck, rail, air and water. Indianapolis is home to the second-largest FedEx hub in the world.
- A new intermodal facility opened in 2013 in downtown Indianapolis allowing cargo to travel from Asia to Indiana nonstop. This facility is expected to reduce supply chains by as much as one full week—having a rail route that bypasses Chicago means a container of goods could make it from Asia to Indy in as little as 20 days.
- Indiana is the **Best State for Business** in the Midwest and #5 in the nation. (Chief Executive Magazine, 2019)
- Indiana offers the 10th **Best Business Tax Climate** in the nation. (Tax Foundation, 2020)
- Indiana is #1 in the nation for **Best Infrastructure** (CNBC, 2019)



- Indianapolis is #5 on the list of Best Affordable Places to Live in the U.S. (U.S. News and World Report, 2018)
- Indiana has a AAA credit rating from all three agencies. (S&P, Fitch and Moody's)

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