

# 807S PERRY

807 S Perry Road, Plainfield, IN 46168

PRIME PLAINFIELD LOCATION

Leasing by:



# Where Location Meets Opportunity

Located 15 miles southwest of downtown Indianapolis in the heart of Plainfield, IN, 807 S Perry Road offers a prime location for businesses in search of peak operational efficiency.

Less than 10 minutes from Indianapolis International Airport, the nation's second-largest FedEx hub, and multiple critical interstates, the property delivers unparalleled connectivity to major markets all across America.

## NEW IMPROVEMENTS IN PROGRESS

- 1 ROOF
- 2 ASPHALT/TRUCK COURT AREA
- 3 EXTERIOR PAINT
- 4 SECURITY FENCING
- 5 HVAC
- 6 LED LIGHTING
- 7 FIRE PUMP



**TOTAL RSF**  
402,932



**LIGHTING**  
LED



**OFFICE SF**  
6,120  
(MAIN OFFICE)



**SPRINKLER**  
ESFR



**ACRES**  
32.58



**POWER**  
3000 AMPS, 480 V,  
3-PHASE, 4-WIRE



**CLEAR HEIGHT**  
32' past speed bay



**TRAILER PARKING**  
70±



**DOCK DOORS/D-I**  
75 / 2



**CAR PARKING**  
160±

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# Accelerated Access

## POPULATION

87,224

## POPULATION 16+ IN LABOR FORCE

47,702

## MEDIAN HOME VALUE

\$213,796

## MEDIAN HOUSEHOLD INCOME

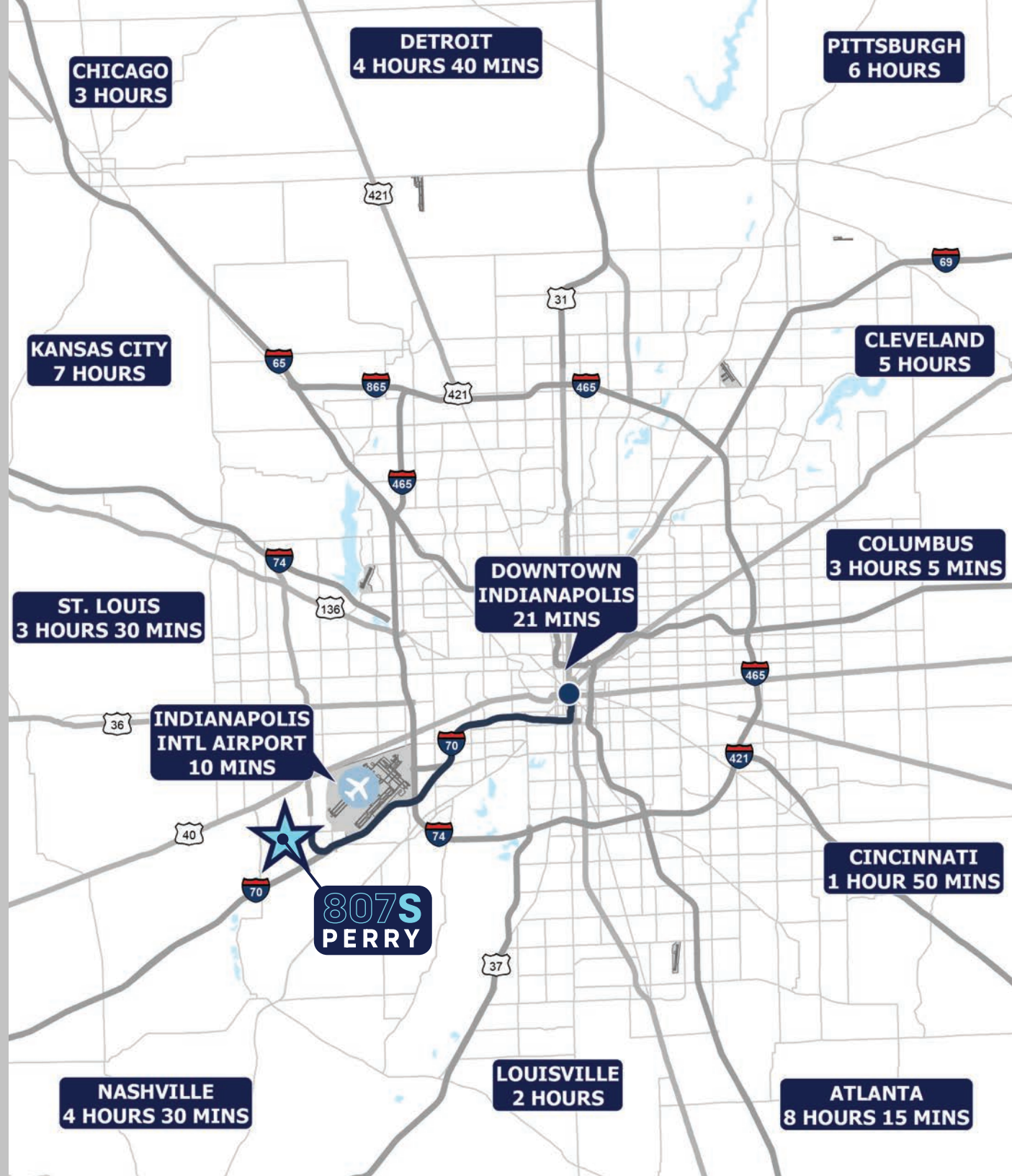
\$81,247

## MEDIAN AGE

36.4



# National Connectivity



# Area Amenities

## CAFES

1. 7 Brew Coffee
2. Biggby Coffee
3. Costa Coffee
4. Dunkin'
5. Starbucks

## FITNESS

1. Crossfit Unbreakable
2. Mei Fitness
3. Plainfield Gym and Tanning
4. Planet Fitness

## HOTELS

1. Baymont Inn & Suites
2. Clarion
3. Comfort Inn
4. Courtyard by Marriott
5. Days Inn
6. Embassy Suites Hotels
7. Extended Stay America
8. Fairfield Inn & Suites by Marriott
9. Hampton
10. Holiday Inn Express
11. Homewood Suites by Hilton
12. La Quinta Inns & Suites
13. Quality Inn
14. Sonesta Essential
15. SpringHill Suites by Marriott
16. Staybridge Suites
17. Wingate by Wyndham

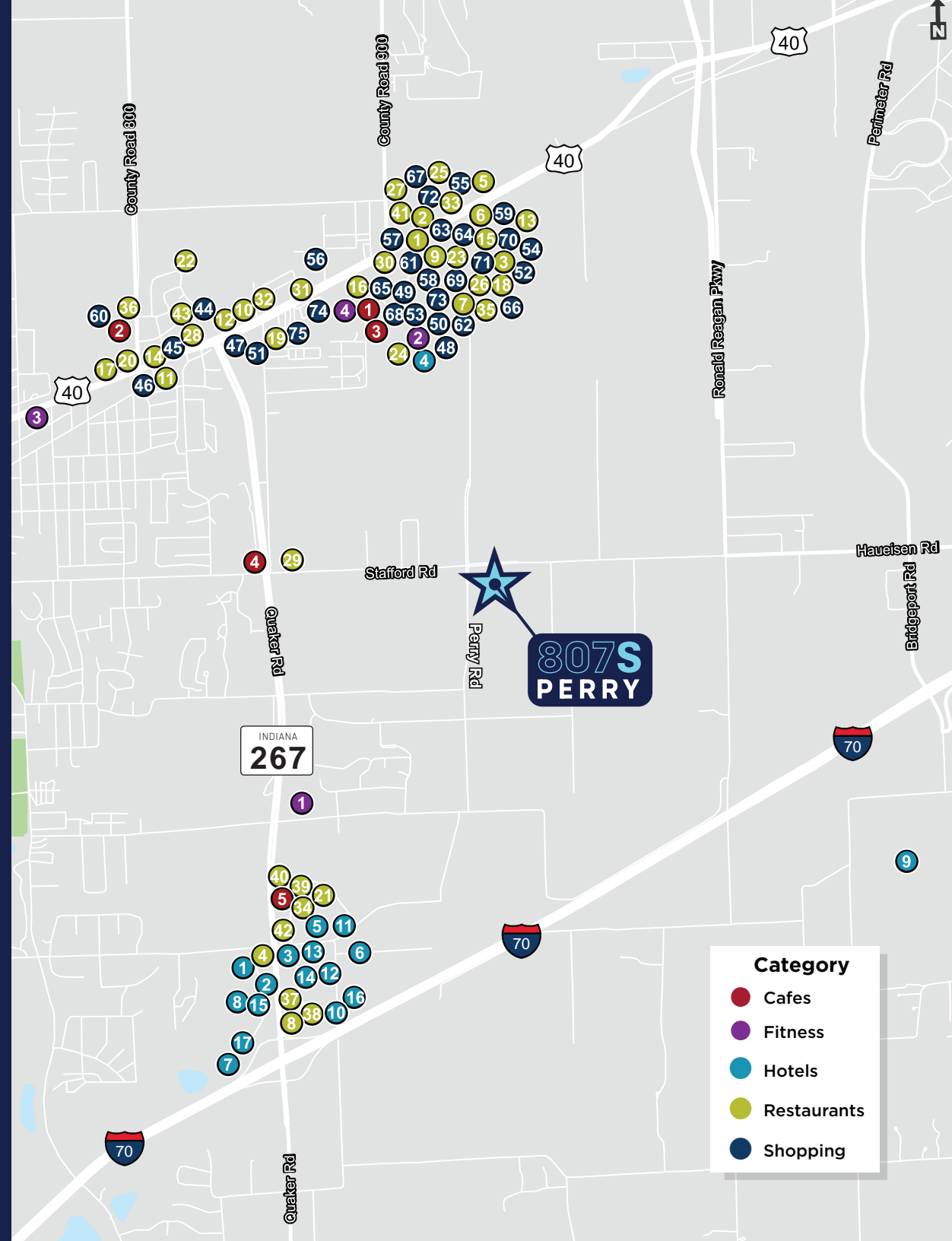
## RESTAURANTS

1. Applebee's
2. Arby's
3. Buffalo Wild Wings
4. Burger King
5. Chick-fil-A
6. Chili's Grill & Bar
7. Chipotle Mexican Grill
8. Cracker Barrel
9. Culver's
10. Domino's Pizza
11. Donatos Pizzeria
12. Firehouse Subs
13. Five Guys
14. Hardee's
15. Jimmy John's
16. KFC
17. Little Caesars
18. Logan's Roadhouse
19. Long John Silver's
20. McAlister's Deli
21. McDonald's

22. Metro Diner
23. Noodles & Company
24. Orange Leaf Frozen Yogurt
25. Panda Express
26. Panera Bread
27. Papa John's
28. Papa Murphy's
29. Penn Station
30. Pizza Hut
31. Pizza Twist
32. Popeyes Louisiana Kitchen
33. Qdoba Mexican Grill
34. Quiznos
35. Red Robin Gourmet Burgers
36. Sonic
37. Steak 'n Shake
38. SUBWAY
39. Taco Bell
40. Waffle House
41. Wendy's
42. White Castle
43. Wings Etc.

## SHOPPING

1. Aaron's
2. Ace Hardware
3. Advance Auto Parts
4. AutoZone
5. Barnes and Noble
6. Burlington Stores
7. Dick's Sporting Goods
8. Dollar General
9. Dollar Tree
10. DSW (Designer Shoe Warehouse)
11. Five Below
12. GameStop
13. Goodwill Industries
14. Harbor Freight Tools
15. JCPenney
16. Kohl's
17. Meijer
18. Napa Auto Parts
19. Old Navy
20. O'Reilly Auto Parts
21. PetSmart
22. Ross Stores
23. Scrubs & Beyond
24. Sleep Number
25. Spencer's
26. Staples
27. T.J. Maxx
28. Target
29. Tractor Supply Co.
30. ULTA Beauty
31. Value City Furniture
32. Walmart





## For more information, contact:

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