



FOR SUBLEASE

2801 S. Marsh Avenue  
Yorktown, IN 47396



## Property Highlights

- 189,965 sf total (divisible)
- 6,846 sf office (newly renovated)
- 35 docks
- One drive-in
- Sublease through October 31, 2029

### KEVIN W. ARCHER

Senior Director

Direct +1 317 218 7217

Mobile +1 317 809 4142

kevin.archer@cushwake.com

### FRITZ A. KAUFFMAN, SIOR

Executive Director

Direct +1 317 639 0486

Mobile +1 317 753 4444

fritz.kauffman@cushwake.com



One American Square, Suite 1800  
Indianapolis, IN 46282 | USA

[cushmanwakefield.com](http://cushmanwakefield.com)





**CUSHMAN &  
WAKEFIELD**

FOR SUBLEASE

**2801 S. Marsh Avenue**  
Yorktown, IN 47396



**Building Features**

<b>Total SF</b>	±189,965 sf
<b>Office</b>	±6,846 sf
<b>Cooler Spaces</b>	±152,840 sf
<b>Dry Storage</b>	±26,315 sf
<b>Dock Area</b>	±49,380 sf
<b>Year Constructed</b>	1982 / 1986
<b>Ceiling Heights</b>	31' in freezer / cooler areas 37' in refrigerated dock area
<b>Docks</b>	35 with levelers and seals
<b>Drive-In</b>	One 10' x 12'
<b>Land</b>	26.8 acres

<b>Electrical</b>	2500 Amp, 480/277 volt, 3-phase, 4-wire
<b>Parking</b>	100 car spaces
<b>Refrigerant</b>	Ammonia (±20,000 lbs.)
<b>Compressors</b>	Five
<b>Temperature Range</b>	28° to 50°F*
<b>Loading Dock</b>	50°F*
<b>Roof Type</b>	Ballasted EPDM membrane
<b>Sprinkler</b>	Dry pipe system: warehouse Wet pipe system: office

\*Temperature ranges reported per floor plans provided



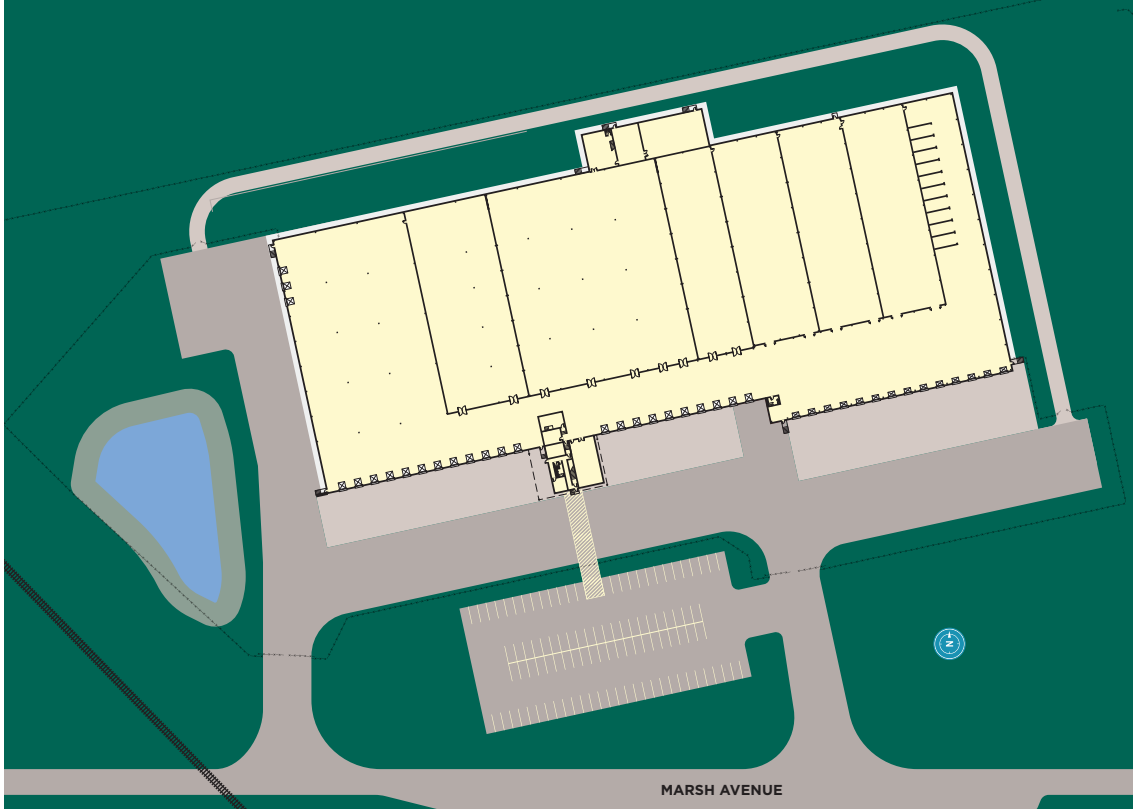
CUSHMAN &  
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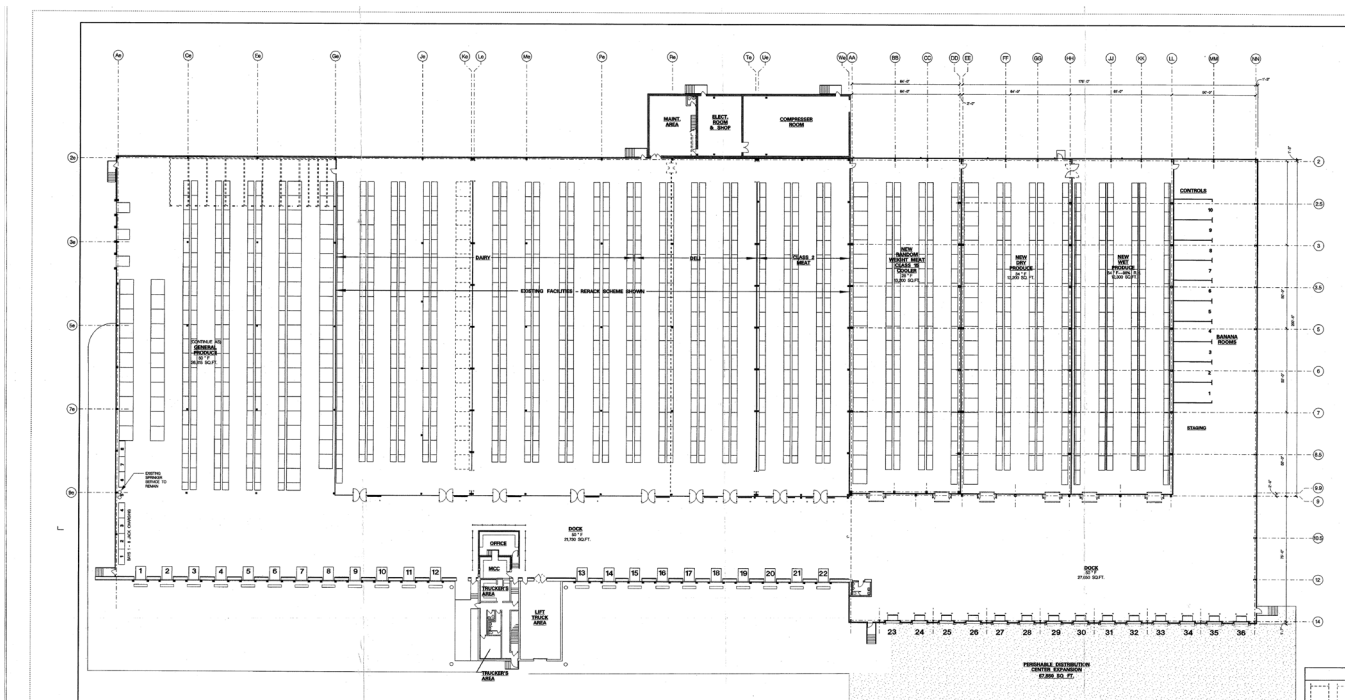
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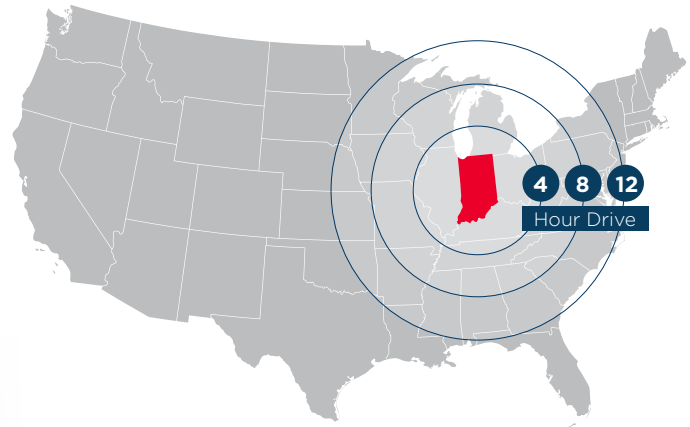
### Site Plan



### Floor Plan



Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the **CROSSROADS OF AMERICA**, more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.



## STRONG FUNDAMENTALS

- AAA bond rating
- Right to Work State
- 4.9% Corporate Income Tax Rate
- 1-3% Capped Property Taxes
- No Inventory Tax
- No Manufacturing Equipment Sales Tax

**#1**  
in pass through  
highways

Located at the **MEDIAN CENTER**  
of the **U.S. POPULATION**

**#1**  
in Midwest

**BUSINESS  
TAX CLIMATE**

**#9**  
in the U.S.

**#1**  
in Midwest

**BEST STATE  
FOR BUSINESS**

**#5**  
in the U.S.

**#3**  
**INFRASTRUCTURE**  
America's Top  
States for Business

**1 in 5**  
**HOOSIERS**  
Work in Advanced  
Manufacturing

**#2**  
**IN U.S. FOR**  
Worldwide life-  
sciences exports

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