

**FOR LEASE**  
IMMEDIATE OCCUPANCY

**POST ROAD**  
COMMERCE CENTER



**584,820 SF SPECULATIVE BUILDING**

DIVISIBLE TO ±250,000 SF

1220 S. POST ROAD, INDIANAPOLIS, IN 46239



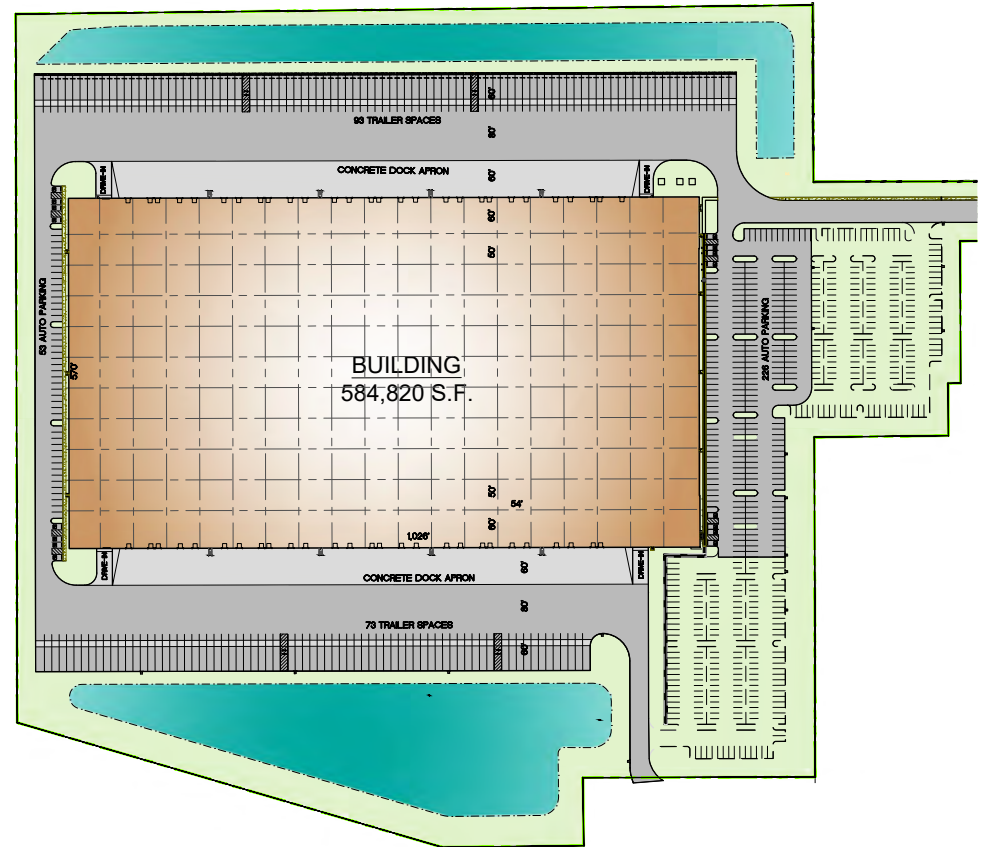
**SCANNELL**  
PROPERTIES



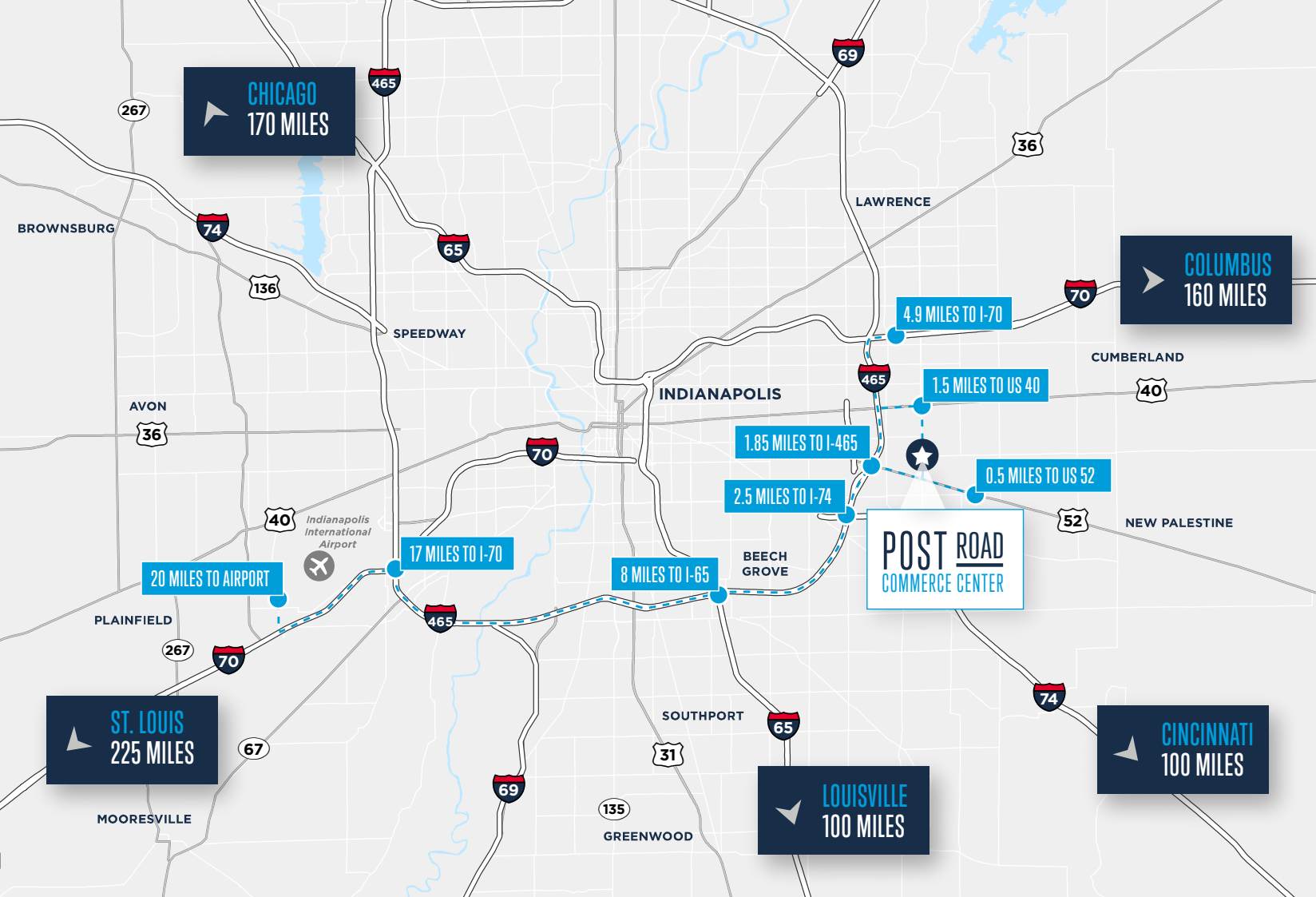
**CUSHMAN &  
WAKEFIELD**

# BUILDING 1

<b>SITE ACREAGE</b>	±41.35 acres
<b>SQUARE FOOTAGE</b>	584,820 SF, divisible to ±250,000 SF
<b>OFFICE SQUARE FOOTAGE</b>	±2,500 SF
<b>BUILDING DIMENSIONS</b>	570' x 1,026'
<b>BAY SIZES</b>	Typical Bays: ±50' x 54' Speed Bay: 54' x 60'
<b>CLEAR HEIGHT</b>	36'
<b>AUTO PARKING</b>	279, expandable
<b>TRAILER STORAGE</b>	166
<b>TRUCK COURT</b>	140' total depth: 60' concrete apron and 80' HD asphalt
<b>EXTERIOR WALLS</b>	Load bearing concrete tilt wall/precast concrete wall panels
<b>STRUCTURAL STEEL</b>	Gray tube steel columns and joists supporting white roof deck
<b>SLAB CONSTRUCTION</b>	7" un-reinforced, 4,000psi concrete on 4" aggregate base
<b>LOADING</b>	56 up to 100 (9' x 10') manual overhead doors 4 (12' x 14') drive-in doors w/electric operators
<b>DOCK EQUIPMENT</b>	56 dock positions to include: 7' x 8', 40,000 lb. dock levelers dock seals, bumpers and LED dock light
<b>FIRE PROTECTION</b>	ESFR sprinkler system
<b>ROOFING</b>	Mechanically attached or full adhered 45 mil TPO with R-20 insulation
<b>HVAC</b>	Heat provided via roof mounted gas fired 80/20 MUA units
<b>ELECTRICAL SERVICE</b>	4,500-amp service
<b>LIGHTING</b>	LED 30,000LM high bay light fixtures
<b>RAIL</b>	Future rail potential







**PHENOMENAL  
LABOR ACCESS**

**ACCESS TO NEARLY  
80% US POPULATION  
WITHIN 20 HOURS**

**CONSISTENTLY NAMED A  
TOP STATE FOR BUSINESS  
& INFRASTRUCTURE**

**NATIONAL LEADER IN  
PASS-THROUGH HIGHWAYS**

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2ND LARGEST  
FEDEX AIR HUB WORLDWIDE**

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