

**MASTER PLANNED  
CLASS A LOGISTICS PARK  
IN THE I-65 CORRIDOR**



**286,344 SF DIVISIBLE  
INDUSTRIAL SPACE AVAILABLE**



**BUILDING 7**

5561 E 500 S, Whitestown, IN 46075

DEVELOPED BY

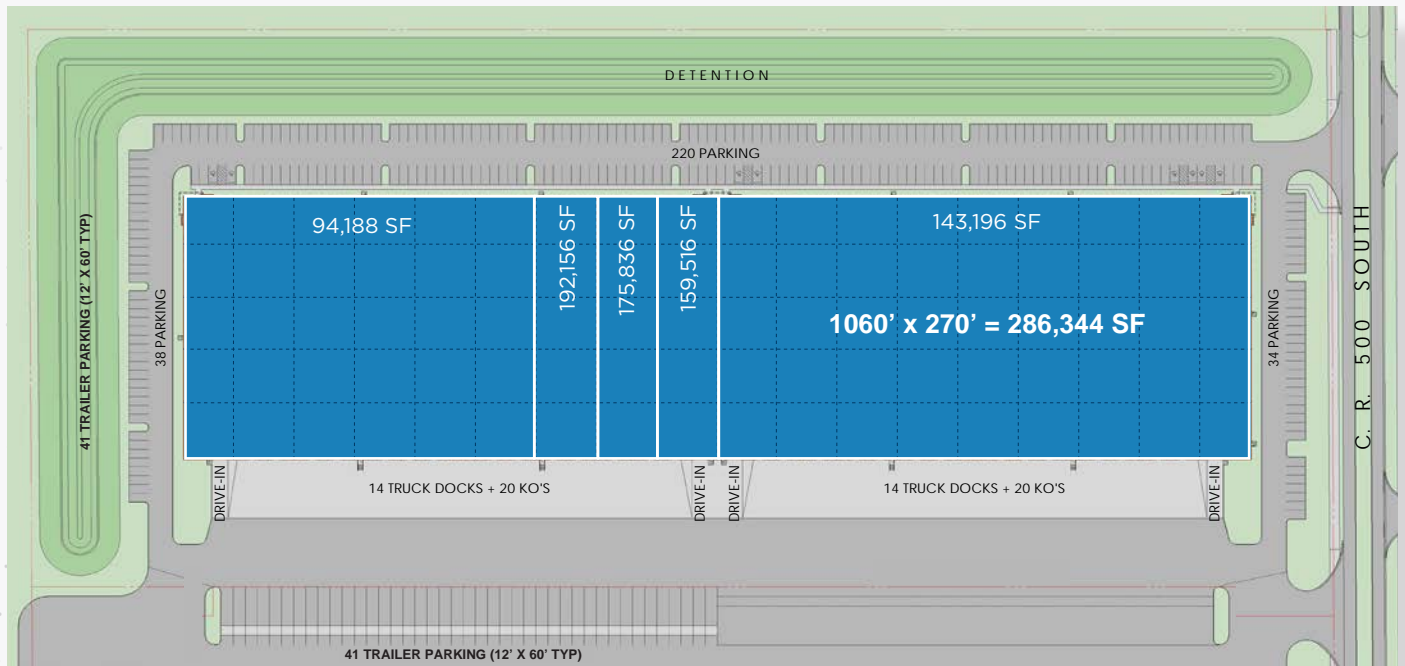


STRATEGIC CAPITAL  
PARTNERS

LEASED BY



# 65COMMERCE PARK BUILDING 7



286,344 SF FULL BUILDING RATE \$6.95 PSF NNN  
 \$0.65 EST OPERATING EXPENSES  
 \$5.00 PSF TENANT IMPROVEMENT ALLOWANCE

## BUILDING 7 FEATURES

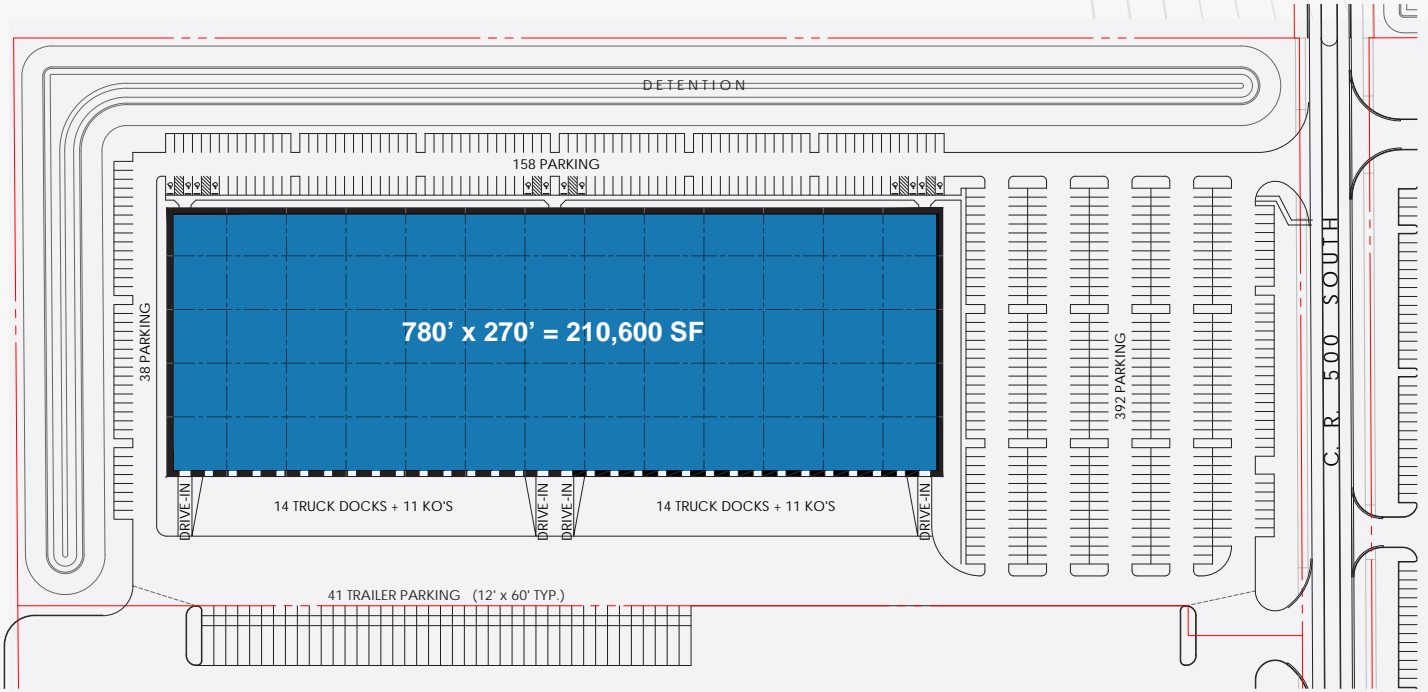
<b>TOTAL SQUARE FEET</b>	286,344 divisible	<b>STRUCTURAL STEEL</b>	Gray tube columns and joists
<b>OFFICE AREA</b>	Build-to-suit	<b>AUTO PARKING</b>	292
<b>SITE ACREAGE</b>	16.96	<b>TRAILER STORAGE</b>	41
<b>BAY SPACING</b>	60' x 54' typ.; 48' office bay; 50' end bays; 60' dock bay	<b>SLAB CONSTRUCTION</b>	7" unreinforced, 4,000 psi concrete on aggregate base
<b>CEILING HEIGHT</b>	32'	<b>ROOFING</b>	Mechanically attached .45 mil TPO with R-20 insulation
<b>DOCK DOORS</b>	28 (9' x 10' manual overhead) 41 knockout doors	<b>HEATING</b>	Indirect gas-fired, air/energy rotation rack units
<b>DRIVE-IN DOORS</b>	4 (14' x 14' w/electric operators)	<b>ZONING</b>	I-1 Light Industrial
<b>INTERIOR LIGHTING</b>	Linear LED high bay	<b>SPRINKLER SYSTEM</b>	ESFR
<b>EXTERIOR WALLS</b>	Load-bearing precast concrete panels	<b>TAX ABATEMENT</b>	10-year real property abatement

# ALTERNATIVE BUILDING

## SITE PLAN OPTIONS AT 210,600 SF

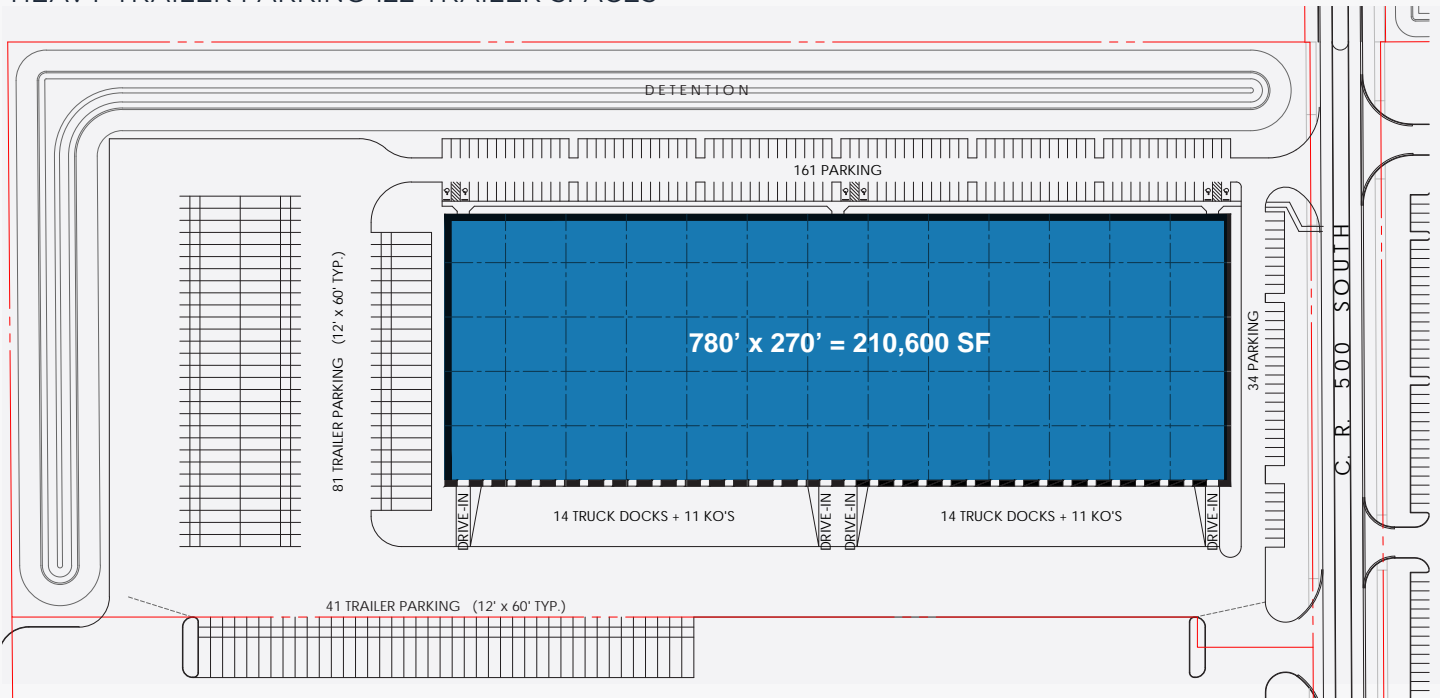
### BUILDING 7A OPTION

HEAVY CAR PARKING 588 CAR SPACES



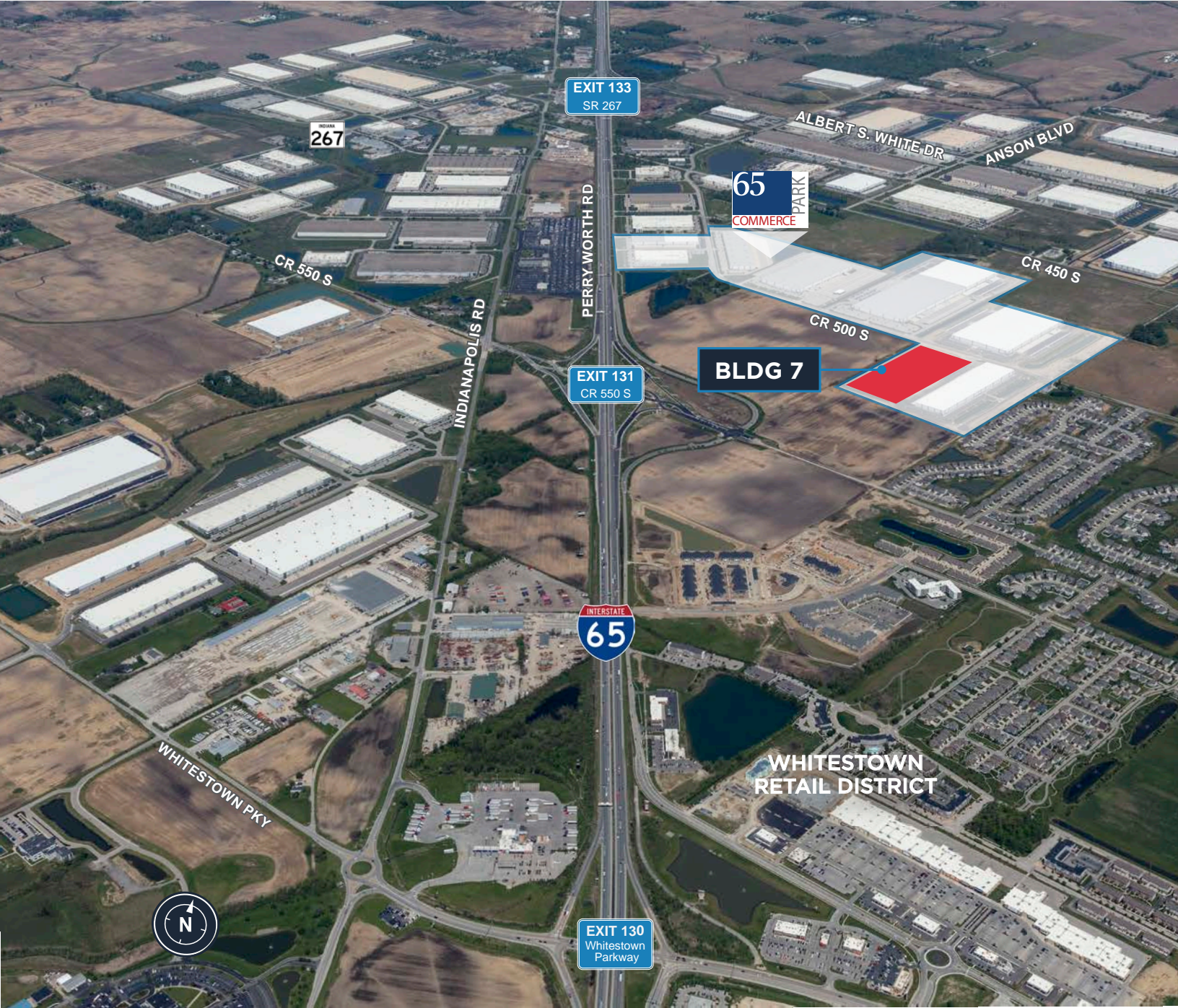
### BUILDING 7B OPTION

HEAVY TRAILER PARKING 122 TRAILER SPACES



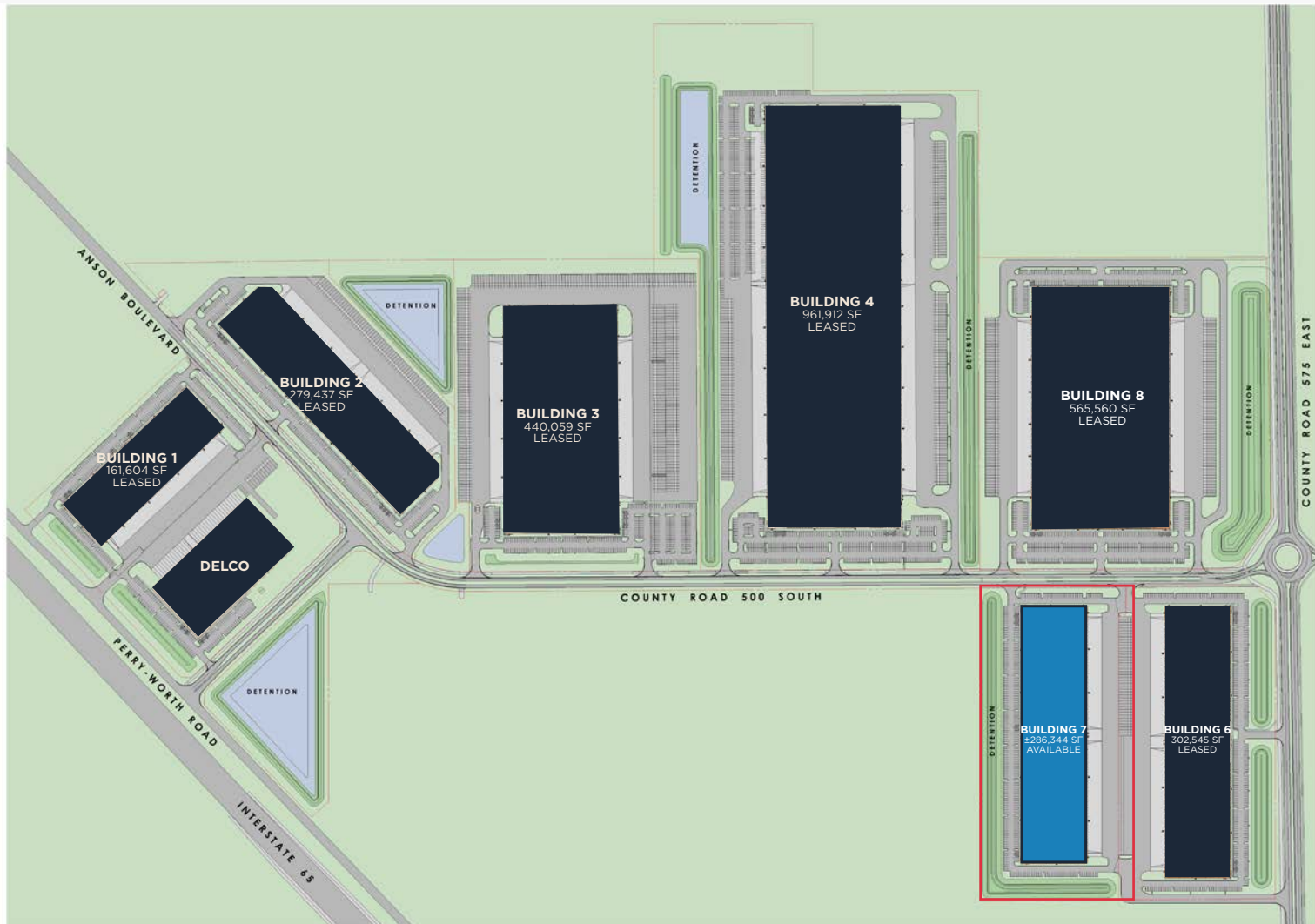


# PRIME WHITESTOWN LOCATION





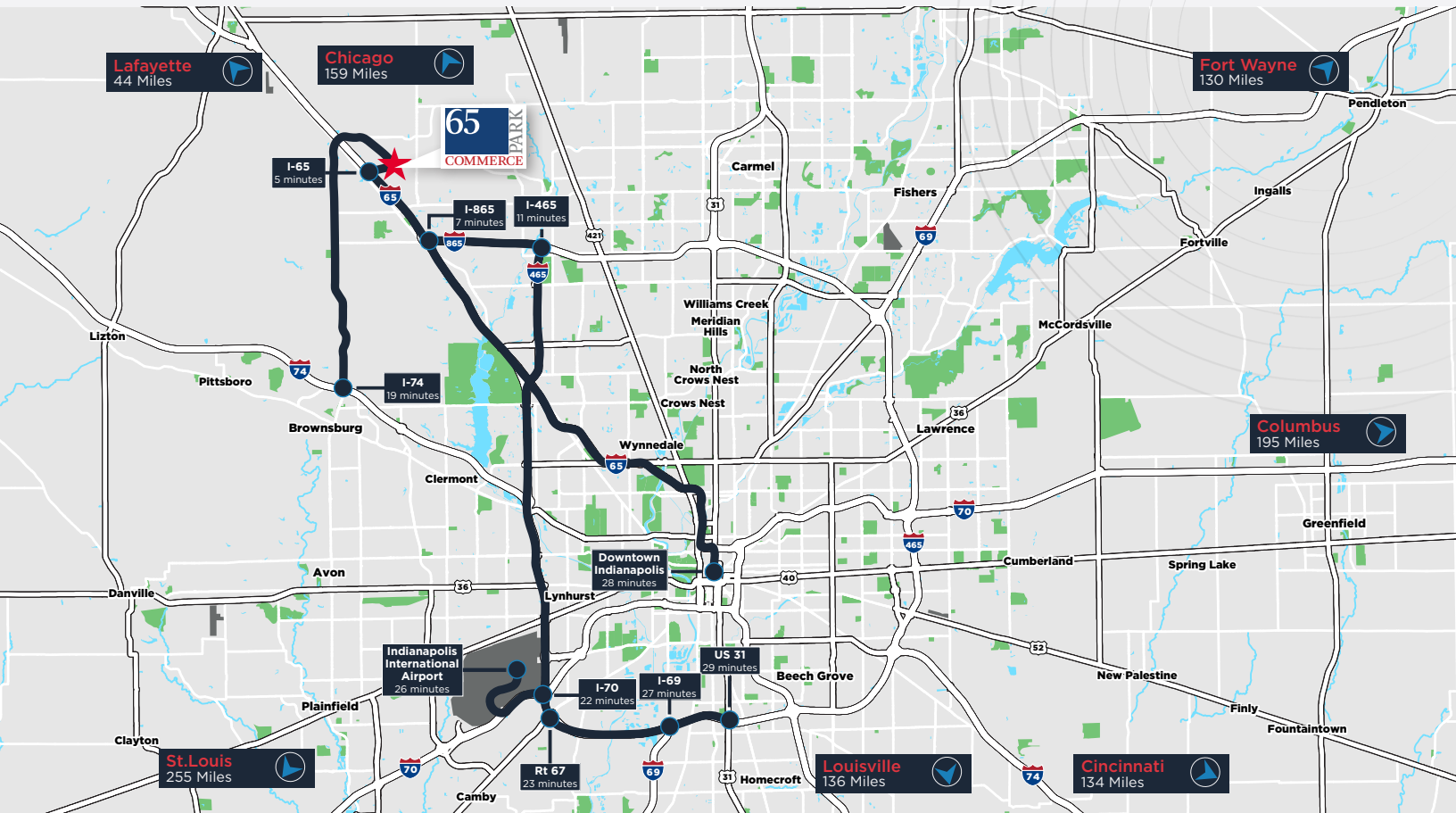
# 65COMMERCE PARK MASTER SITE PLAN



## MASTER PLANNED CLASS A LOGISTICS PARK

- Building 7 pad constructed
- Drainage, utilities and road infrastructure in place
- Development plan approval from Town of Whitestown in place

# NATIONAL CONNECTIVITY



- Conveniently located on the I-65 corridor
- 20-minute drive from downtown Indianapolis
- Less than 30 miles/minutes from Indianapolis International Airport, home of second largest FedEx hub in the world

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