BECKNELL INDUSTRIAL

WAREHOUSE/DISTRIBUTION SPACE AVAILABLE

5450 Industrial Court | Whitestown, IN 46075

Property Features:

- Building Size: 100,051 SF (Available May, 2019)
- Zoned: I-1
- Located just 25 miles from the Indianapolis International Airport
- Easy access to I-65
- Convenient Access to the Whitestown Connector Bus Service

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BECKNELL INDUSTRIAL | CUSHMAN & WAKEFIELD

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Whitestown, IN 46075

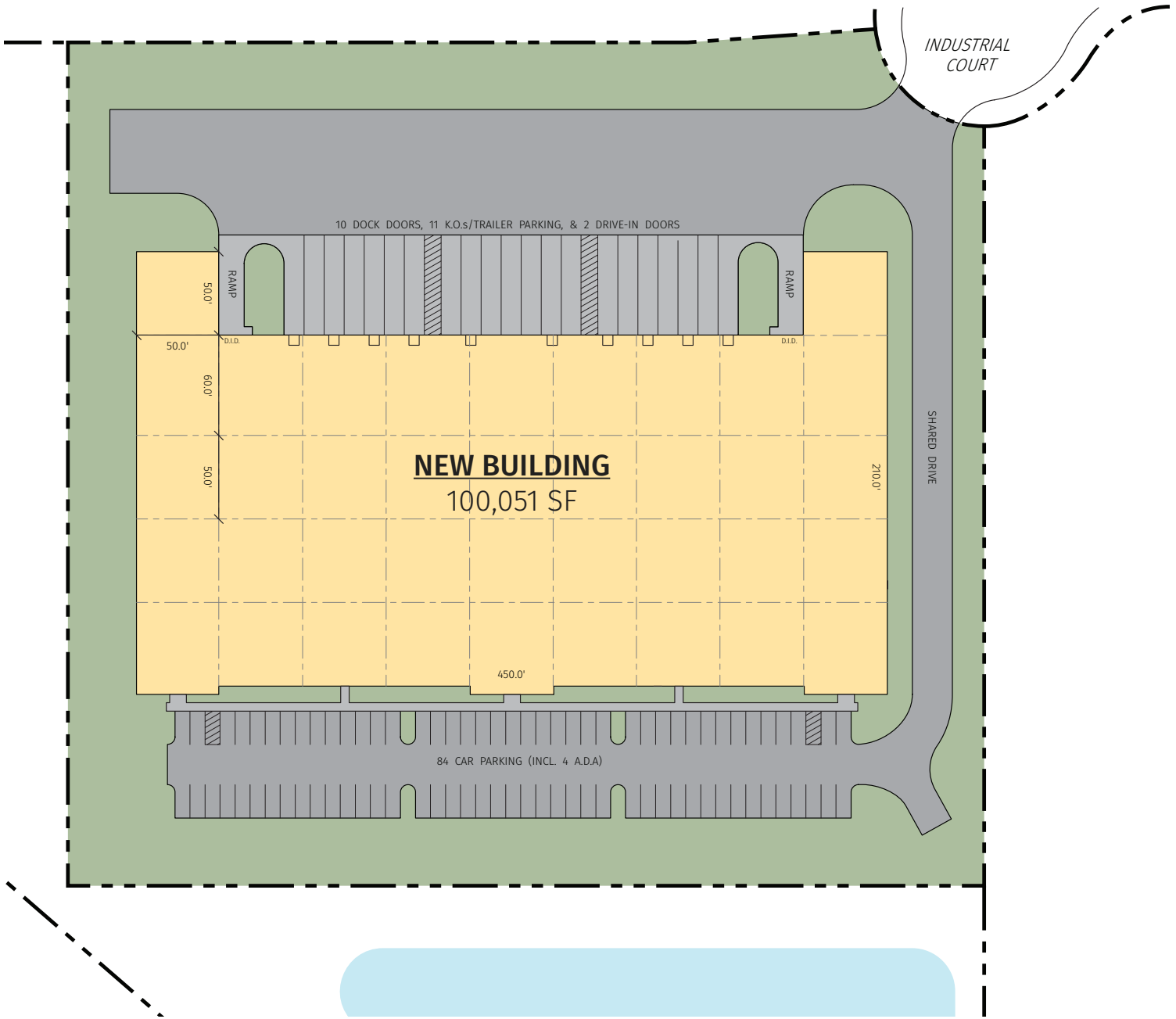
BUILDING SPECIFICATIONS

- Building Size: 100,051 SF Total
- Building Dimensions: 450' x 210'
- Office: Build-to-Suit
- Site: ±6.3 acres
- Zoned I-1
- Pre-cast Concrete Construction
- Column Spacing: 50' x 50'
- Clear Height: 32'
- 30,000 # Airbag Dock Levelers
- Exterior Docks: 10 (Expandable to 21)
- Drive-in Doors: 2
- Truck Court: 135'
- Car Parking: 84 Spaces
- Sprinkler: ESFR System
- Roof: 45 mil white TPO
- Floor: 7" Unreinforced Slab
- Electrical: Two Separate 800 Amp
- Lighting: LED Lighting with Motion Sensors

SITE UTILITIES

(All utilities available onsite)

Electric: Indianapolis Power and Light
Gas: Vectren
Water: Whitestown Municipal Utilities

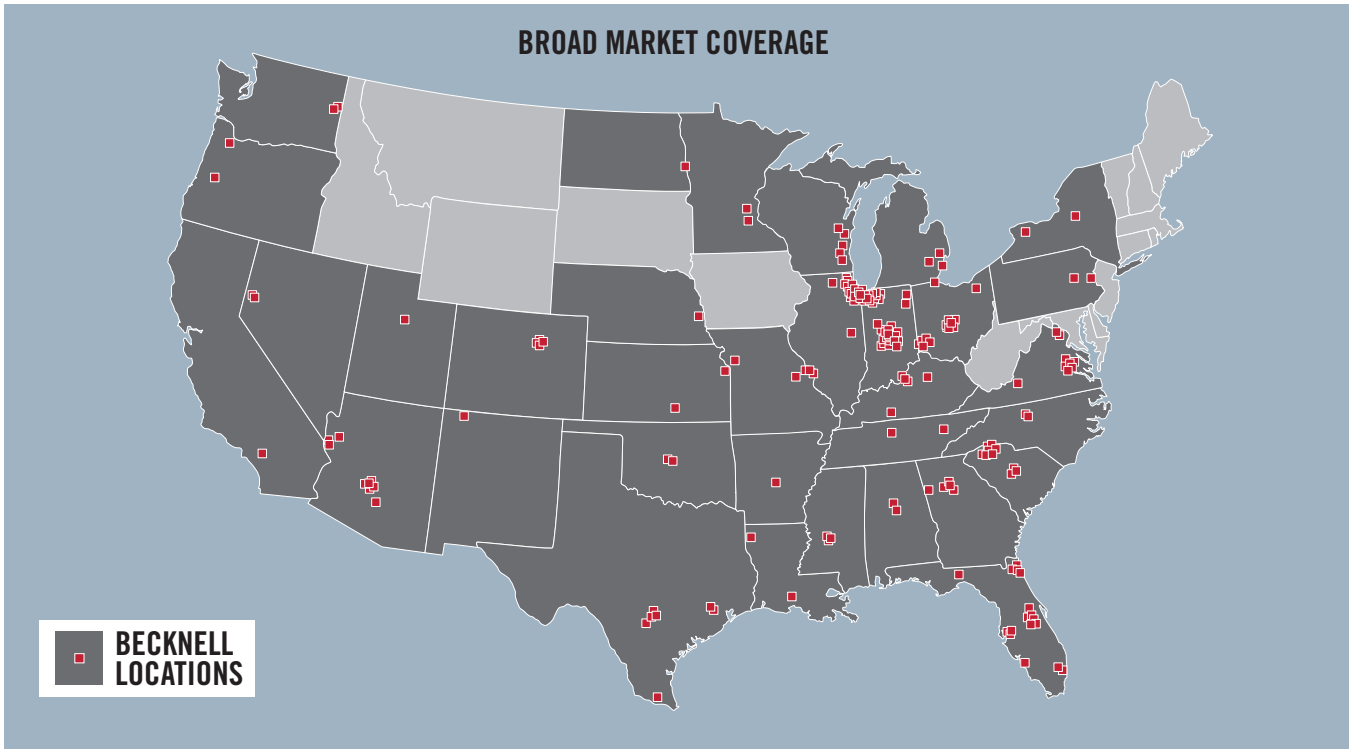


THE INDIANAPOLIS ADVANTAGE

- 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.
- The new **intermodal facility** in downtown Indianapolis allows 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, 2018)
- Indiana is #1 in the Midwest and #2 in the nation for **Best Infrastructure.** (CNBC, 2018)
- Indianapolis is #5 on the list of **Best Affordable Places to Live in the U.S.** (U.S. News and World Report, 2018)
- Indiana is #2 in **Cost of Doing Business** (CNBC, 2018)
- Indiana is #1 in the Midwest and #7 in the nation in the **Top States for Doing Business**. (Chief Executive magazine, 2015)
- Indiana offers the **Best Business Tax Climate** in Midwest and is #10 in the Nation. (Tax Foundation, 2018)
- Indiana is one of the **Top 10 Most Entrepreneur Friendly States**. (SBE Council, 2017)
- Indiana is one of only 15 states earning a **AAA credit rating** from all three agencies. (S&P, Fitch and Moody's)

BECKNELL INDUSTRIAL

BROAD MARKET COVERAGE



REPRESENTATIVE CLIENTS:

ABOUT BECKNELL

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns interest in nearly 24 million square feet of industrial properties representing over $1.7 billion
- Long-term owners–not merchant builders
- Portfolio Characteristics
  - 148 industrial properties
  - Located in 33 states
  - 96.4% leased (in-service)
  - Average building age 15 years
- Services provided
  - Site Selection/Site Design
  - Architecture/Building & Interior Design
  - Engineering
  - Construction
  - Property Management
- Access to capital
  - No financing contingencies
  - $100 million unsecured line of credit