



PLAINFIELD, IN 46168

SEC AIRTECH PKWY & STAFFORD RD

**HSA**  
COMMERCIAL REAL ESTATE



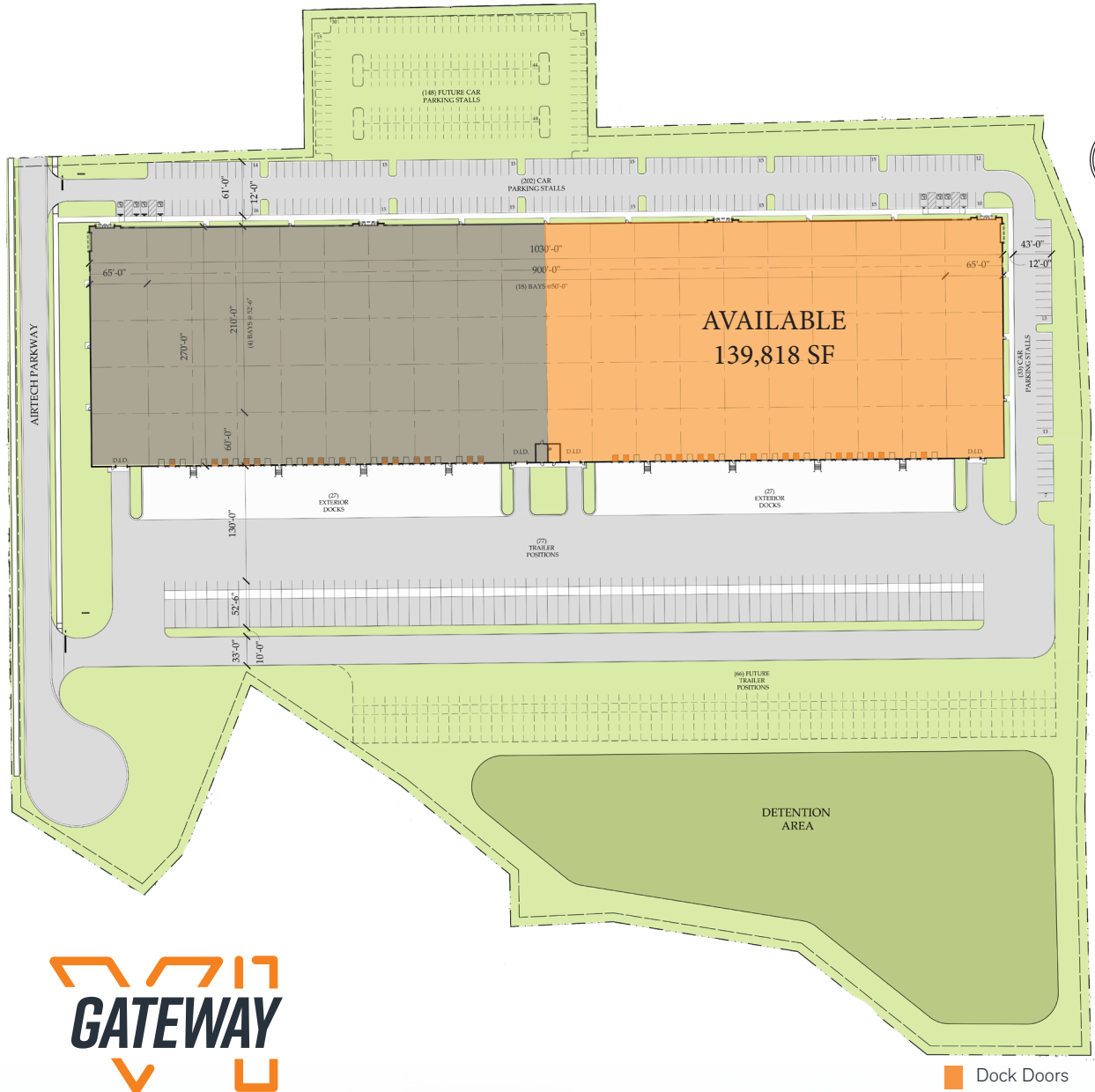
**139,818 SF AVAILABLE**

**NEW CONSTRUCTION  
READY FOR OCCUPANCY**



**CBRE**

# SITE PLAN



**139,818 SF**

■ Dock Doors



PROPERTY DEVELOPED BY:

**HSA**  
COMMERCIAL REAL ESTATE

[WWW.CBRE.US/GATEWAY](http://WWW.CBRE.US/GATEWAY)



# PROPERTY OVERVIEW



Total Building Size: 278,146 SF



Building Dimensions: 270' x 1,030'



Dock Doors: (28) 9' x 10' with 35,000 lb. Levelers, Seals, Z-Channels, Vision Panels & Bumpers  
Expandable Dock Doors: 26



Drive-In Doors: (4) 12' x 14'



Clear Height: 32'



Office: Build-to-Suit



Column Spacing: 52' x 52'6" (52' x 60' at loading bays)



Sprinkler System: ESFR



Vehicle Parking: 235 Total  
Trailer Parking: 77 Total  
Expandable Vehicle Parking: 148  
Expandable Trailer Parking: 66



Interior: LED Lighting with Motion Sensors  
Exterior: LED Lighting with Motion Sensors



Walls: Insulated Load Bearing Precast Concrete Panels



Site: 25.10 Acres



HVAC: (2) Roof Top Make Up Air Units



Zoning: Light Industrial



Electrical: 3,000 AMP Panels, 480V, 3-Phase



Floor: 4,000 psi, 7" Unreinforced, 6" Base Fill (2) Coats Ashford  
Floor Sealer Diamond Doweled Construction Joints FF/FL = 50/35



Roof: 45 Mil EPDM Roof with Smooth River Rock Ballast



Natural Gas: Vectren  
Electric: Hendricks Power Cooperative  
Water and Sewer: Town of Plainfield

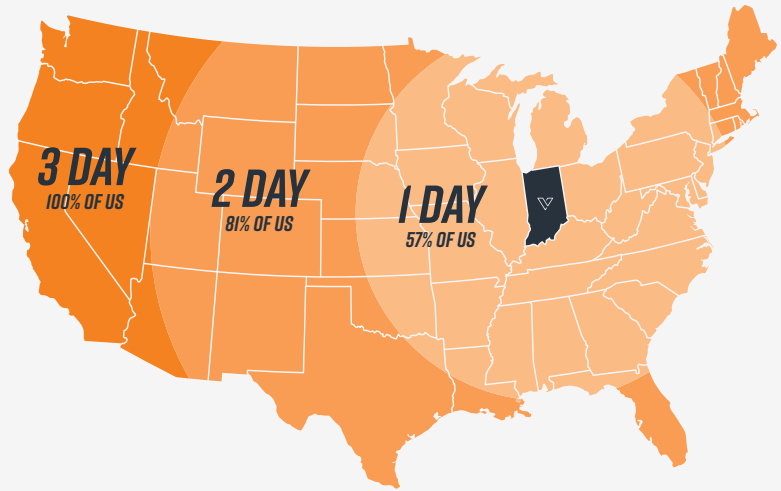
## AREA NEIGHBORS

- |                       |                    |
|-----------------------|--------------------|
| Amazon                | LifeNet Health     |
| BDA                   | Liquidity Services |
| Belkin Components     | LSC Communications |
| Best Choice           | Mascot Truck       |
| Black Horse           | MD Logistics       |
| Bauer Hockey          | Medline            |
| CEVA                  | Mygrant Glass      |
| Crown Lift            | NAPA Balkamp       |
| Dick's Sporting Goods | Niagra             |
| DJO                   | NicePak            |
| Duncan Supply         | Nippon             |
| Eby Brown             | NSK Corporation    |
| Electronic Recyclers  | OHL                |
| Eli Lilly and Company | PDS                |
| Epson                 | Pep Boys           |
| FAA                   | Rolls Royce        |
| Firestone             | Safran             |
| Ford                  | Siemens            |
| FoxConn               | Smart Warehousing  |
| Full Beauty Brands    | Stryker            |
| Geodis                | Tempur-Sealy Exel  |
| Hanzo Logistics       | Thermal Structures |
| Hartz Pet Supply      | Trico Braun        |
| Home Depot            | UPS                |
| IDS                   | Veritiv            |
| Ingram Micro          | Walmart            |
| Kuehne + Nagel        | Whirlpool          |
| Langham               | Xerox              |
| Latham Pools          | Xpeditors          |
|                       | XPO                |



# WHY INDIANAPOLIS?

- + **ONE DAY DRIVE** to 57% of U.S. population
- + **#1** in pass-through highways
- + **FOUR INTERSTATE HIGHWAYS** intersect in the Indianapolis metro area
- + **WORLDS 2ND LARGEST** FedEx facility located at the Indianapolis Airport
- + **8TH LARGEST** cargo airport in North America
- + **#1** Business tax climate in the Midwest
- + **AAA BOND RATING**, one of 15 states with top bond rating from all three major credit rating agencies



## PLAINFIELD/INDIANAPOLIS AIRPORT SUMMARY

- + 5 minute access to Interstate I-70 and I-465
- + Plainfield Business Park is over 38 million total square feet
- + One mile from Indianapolis International Airport
- + Home to the 2nd largest FedEx operation in the world

Gateway VI is located on Stafford Road near Ronald Reagan Parkway at the I-70 interchange, adjacent from the Indianapolis International Airport, and just 10 minutes West of Indianapolis CBD.

### HENDRICKS COUNTY

The county is part of the Indianapolis metro area, which has a higher percentage of manufacturing, aerospace, life sciences, logistics, insurance, clean tech, and software publishing than the national average. Hendricks county has over 30 million square feet in the local submarket.



CONTACT US

### TERRY BUSCH

Senior Vice President  
+1 317 269 1091  
terry.busch@cbre.com

### JARED SCARINGE

Senior Vice President  
+1 317 269 1008  
jared.scaringe@cbre.com

**HSA**  
COMMERCIAL REAL ESTATE

**CBRE**