

Metro Air

Business Park

322,875 SQUARE FEET - BUILDING 7

**4334 PLAINFIELD ROAD, INDIANAPOLIS, IN 46231
HENDRICKS COUNTY, INDIANA**



DEVELOPED BY



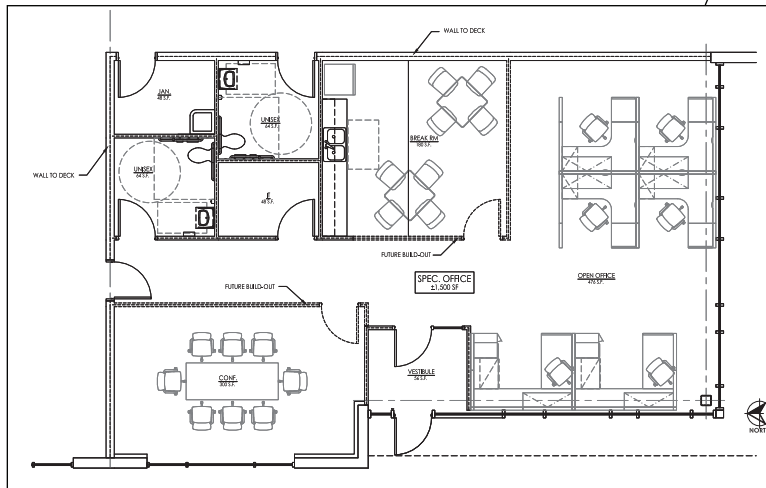
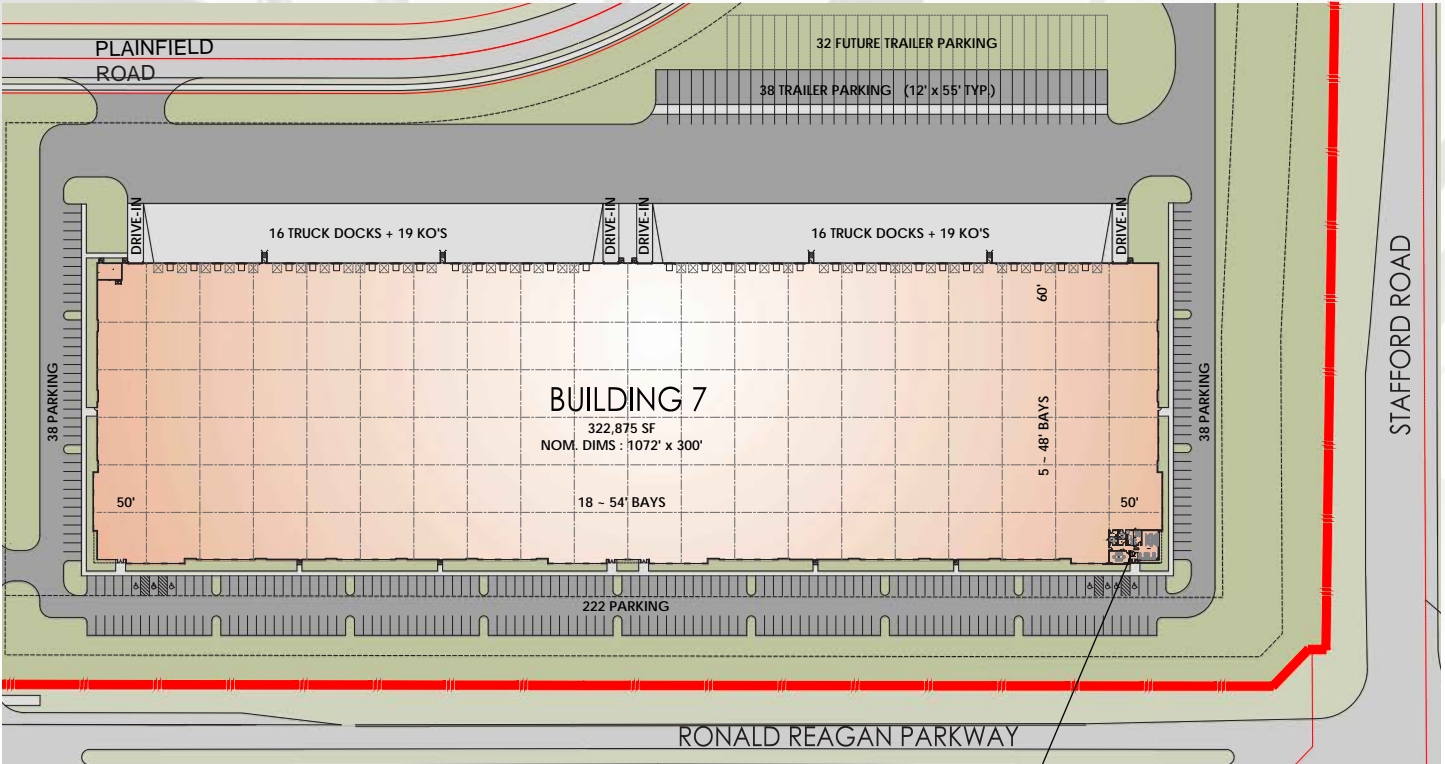
STRATEGIC CAPITAL
PARTNERS



LEASED BY



METROAIR BUSINESS PARK | BUILDING 7



±1,500 SPEC OFFICE



322,875 SQUARE FEET

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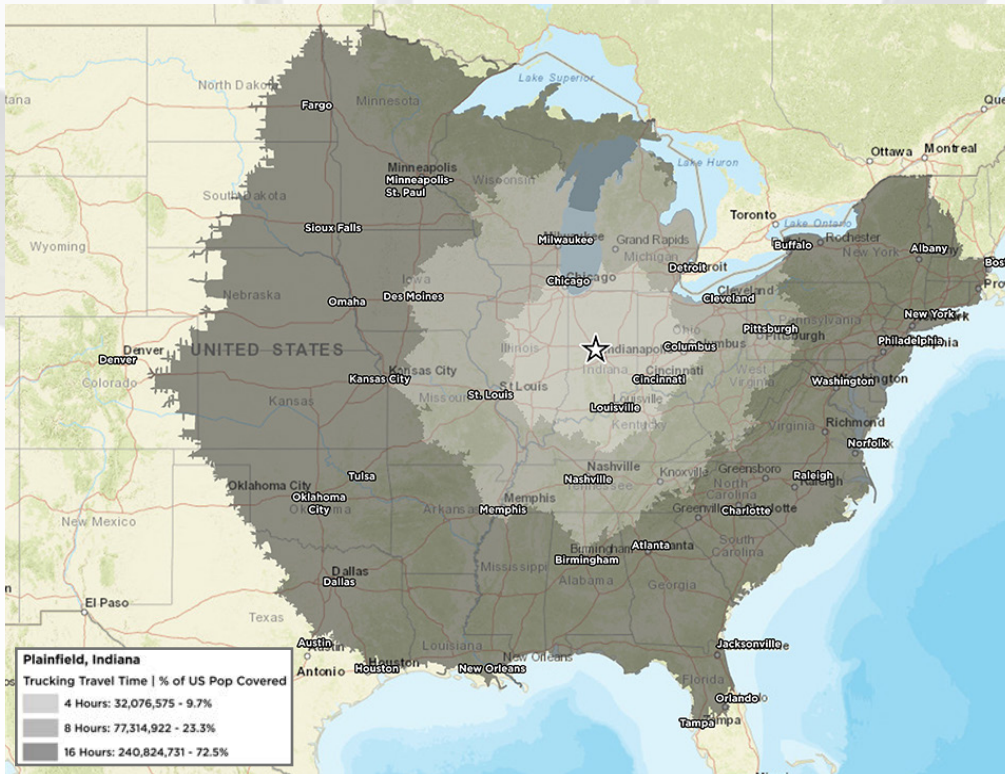


BUILDING SPECS

BUILDING 7 FEATURES

TOTAL SQUARE FEET	322,875 (300' x 1072')	STRUCTURAL STEEL	Gray tube columns and joists
SPEC OFFICE AREA	±1,500	AUTO PARKING	±298
SITE ACREAGE	±22 acres	TRAILER PARKING	±38 (expandable)
BAY SPACING	54'x48' typ., 48' office bay; 60' dock bay; 50' end bays	SLAB CONSTRUCTION	7" unreinforced, 4,000 psi concrete on aggregate base
CEILING HEIGHT	32'	ROOFING	Mechanically attached .45 mil TPO with R-20 insulation, prime white deck
DOCK DOORS	32 (9' x 10' manual overhead) expandable	HEATING	Indirect gas-fired, air/energy rotation (rack) units
DRIVE-IN DOORS	4 (14' x 14' w/electric operators)	ZONING	PUD - Planned Unit Development
INTERIOR LIGHTING	Linear LED high bay	SPRINKLER SYSTEM	ESFR
EXTERIOR WALLS	Load-bearing precast concrete panels	TAX ABATEMENT	10-year real estate tax abatement program
TRUCK COURT	135' depth	AVAILABLE	December 2022

TRUCK TRAVEL TIME



LOCATION ADVANTAGE

- U.S. crossroads for in-state, domestic and international commerce
- Hendricks County is widely recognized as an economic and logistics leader
- 1 mile from Indianapolis International Airport, home to the nation's second largest FedEx Express hub
- Indianapolis International named Best Airport in North America by Airports Council International for the 10th consecutive year
- Strong pro-business support at the state and local level
- Dedicated programs to support a large, highly skilled workforce

LABOR ANALYSIS



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