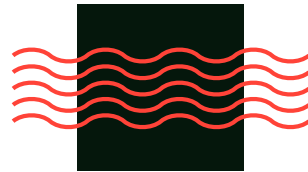


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**CLASS A LOGISTICS PARK  
IN PLAINFIELD, INDIANA**



**Metro Air**  
Business Park

**BUILDING 8**

STAFFORD ROAD & RONALD REAGAN PARKWAY, PLAINFIELD, IN  
±223,480 SQUARE FEET  
AVAILABLE MAY 2020



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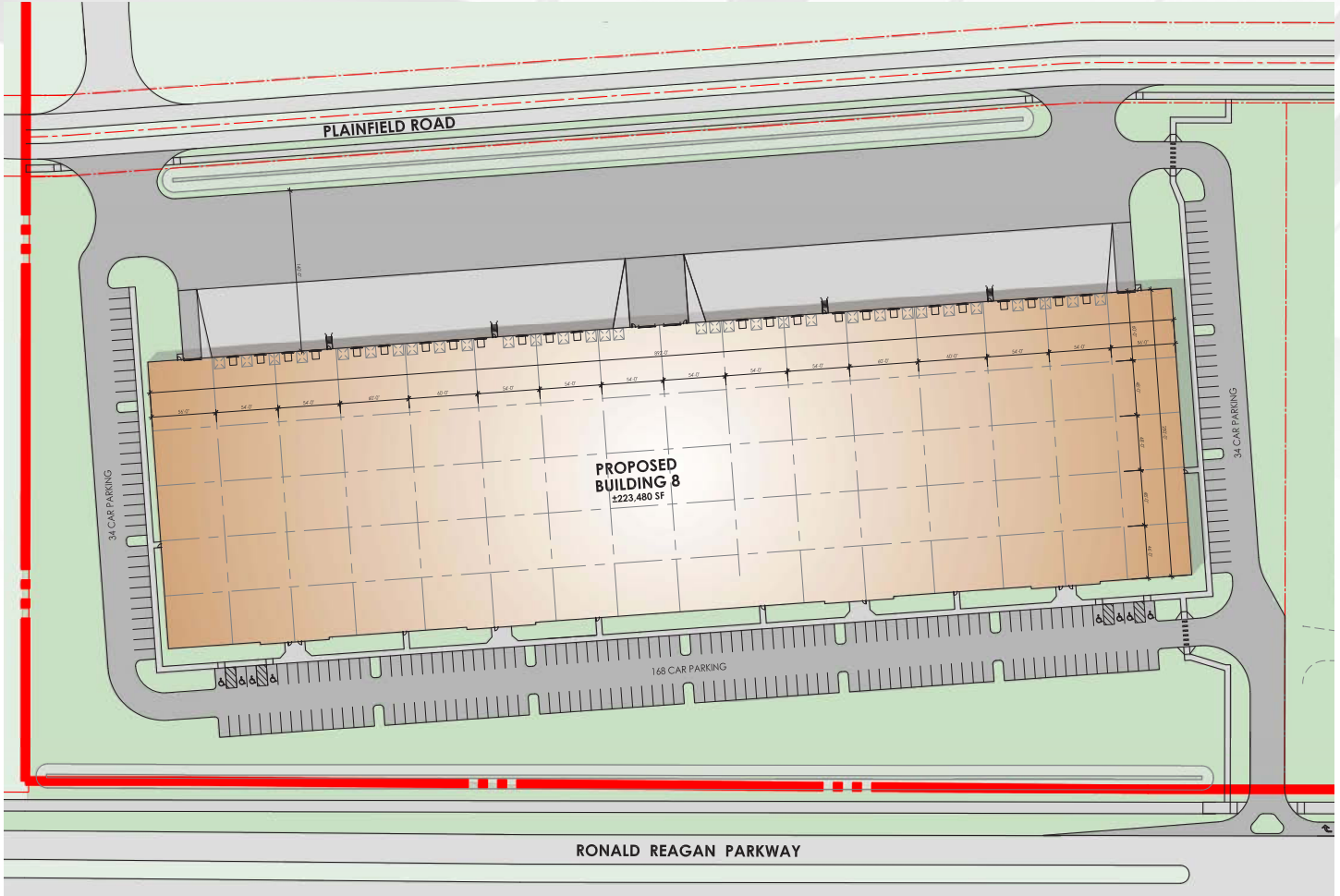
DEVELOPED BY



LEASED BY



# METROAIR BUSINESS PARK | BUILDING 8



±223,480 SQUARE FEET



# METROAIR BUSINESS PARK | BUILDING 8

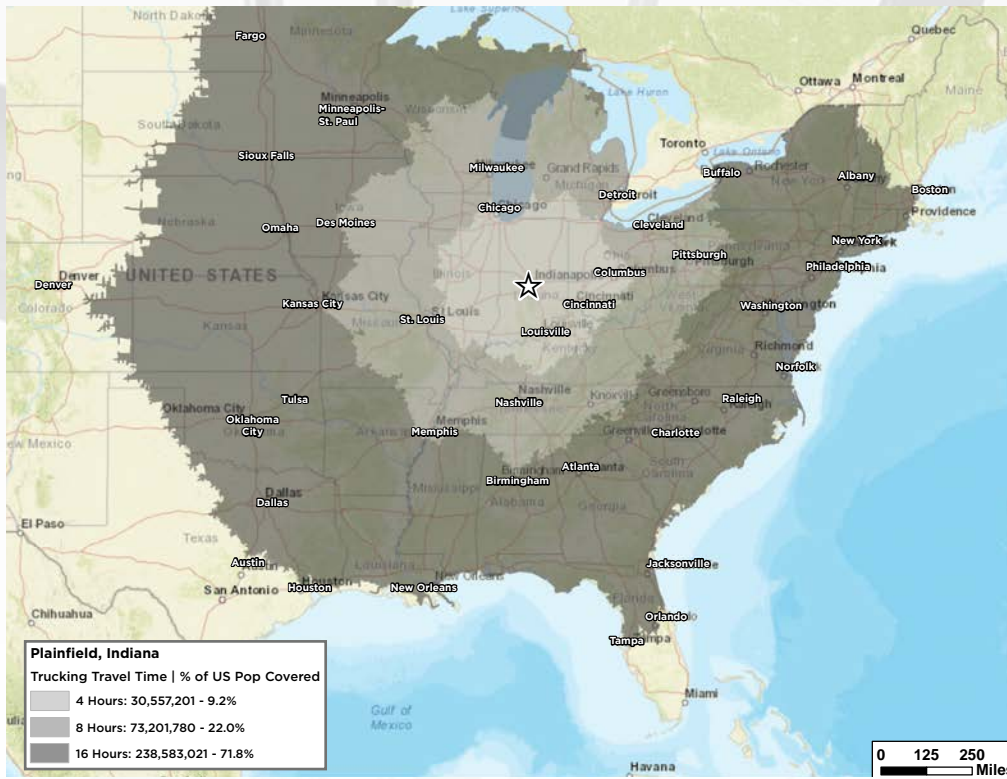


## BUILDING SPECS

### BUILDING 8 FEATURES

|                   |   |                   |  |
|-------------------|---|-------------------|--|
| TOTAL SQUARE FEET | 223,480 (892' x 250')                             | AUTO PARKING      | ±236   |
| OFFICE AREA       | Build-to-suit                                     | SITE ACREAGE      | ±14.3 acres  |
| CEILING HEIGHT    | 32'   | SLAB CONSTRUCTION | 7" unreinforced, 4,000 psi concrete on aggregate base                    |
| BAY SPACING       | Typical: 54' x 48'<br>Speed: 60' x 48'            | ROOFING           | Mechanically attached .45 mil TPO with R-20 insulation, prime white deck |
| DOCK DOORS        | 24 (9' x 10' manual overhead) expandable to 56    | 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                                |
| INTERIOR WALLS    | Painted white                                     | AVAILABLE         | May 2020   |
| TRAILER COURT     | 140' depth - 60' concrete, 80' heavy-duty asphalt |                   |  |

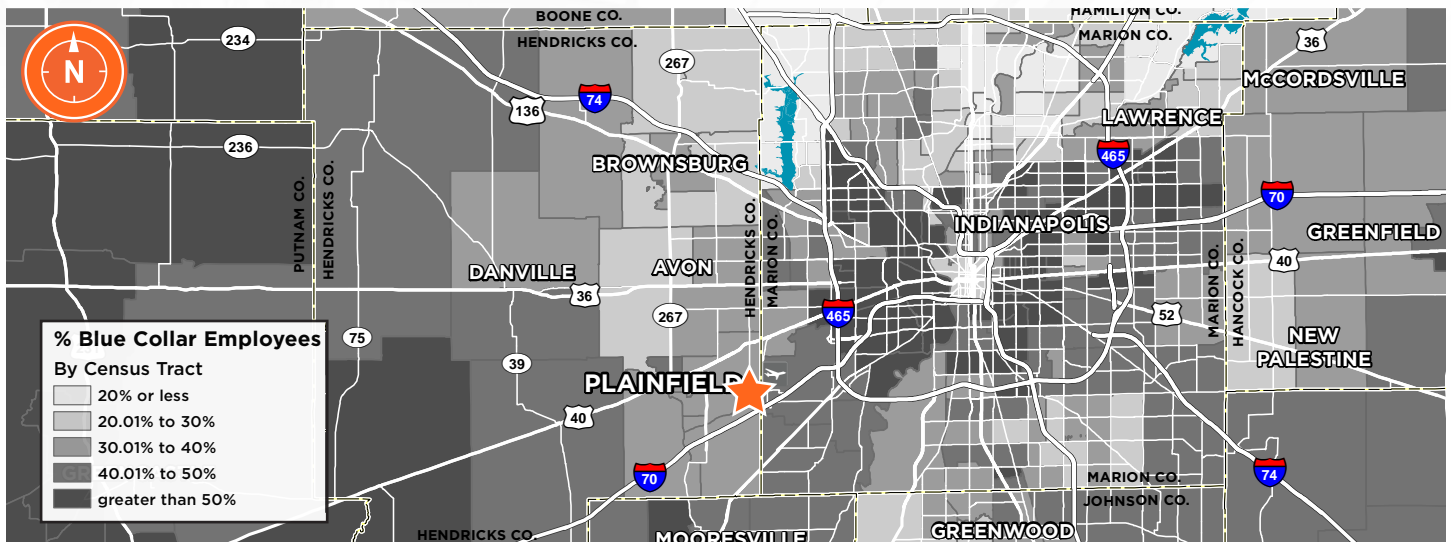
## TRUCK TRAVEL TIME



## 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 7th 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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