



DECATUR

TECHNOLOGY PARK



BUILDING 1 - 229,544 SF

Camby Road & Kentucky Avenue
Indianapolis, IN 46113

Developer



STRATEGIC CAPITAL
PARTNERS

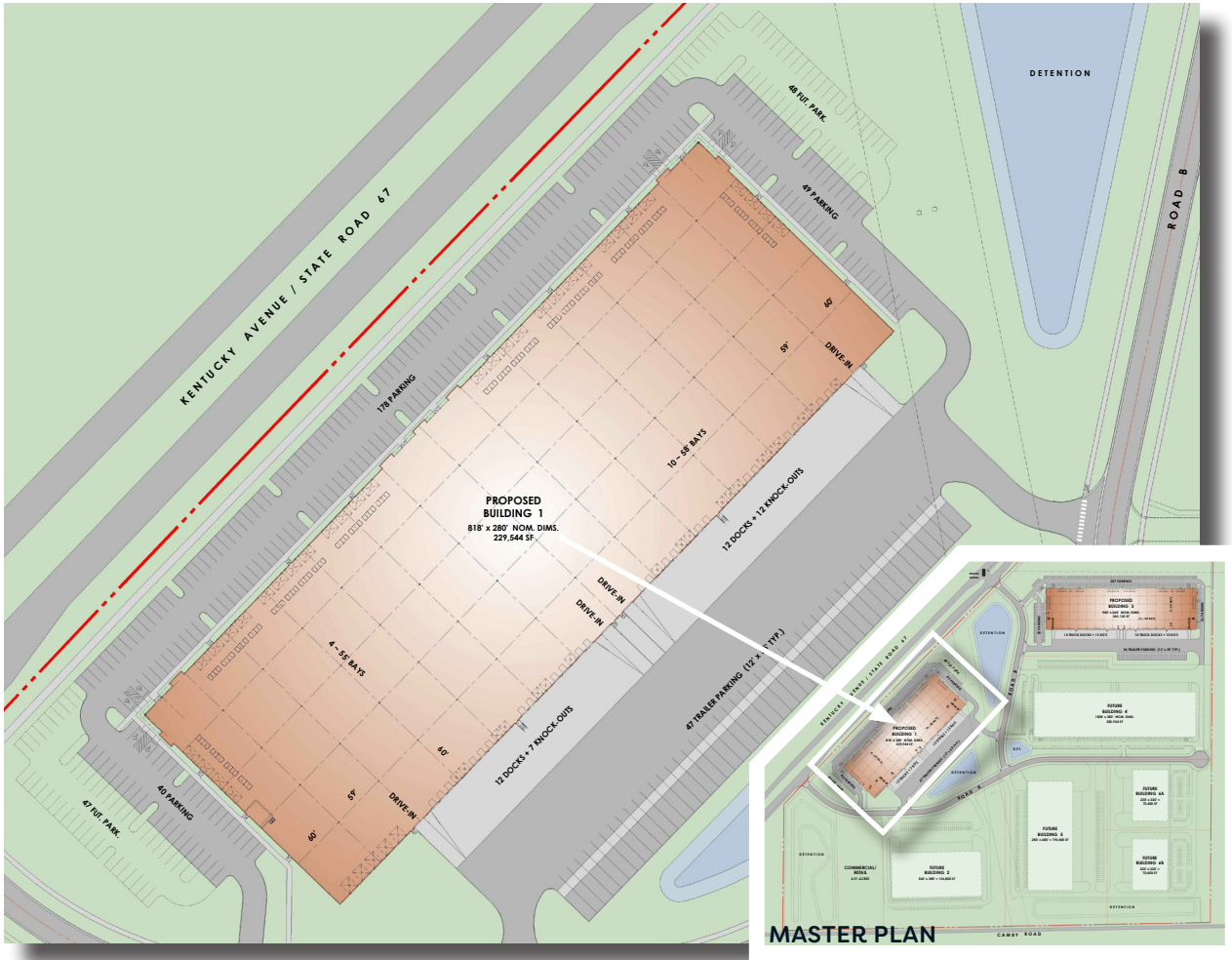
Leasing Broker



DECATURTECHNOLOGYPARK.COM



BUILDING SPECIFICATIONS



Sewer
Citizens Energy



Water
Citizens Energy



Gas
Citizens Energy



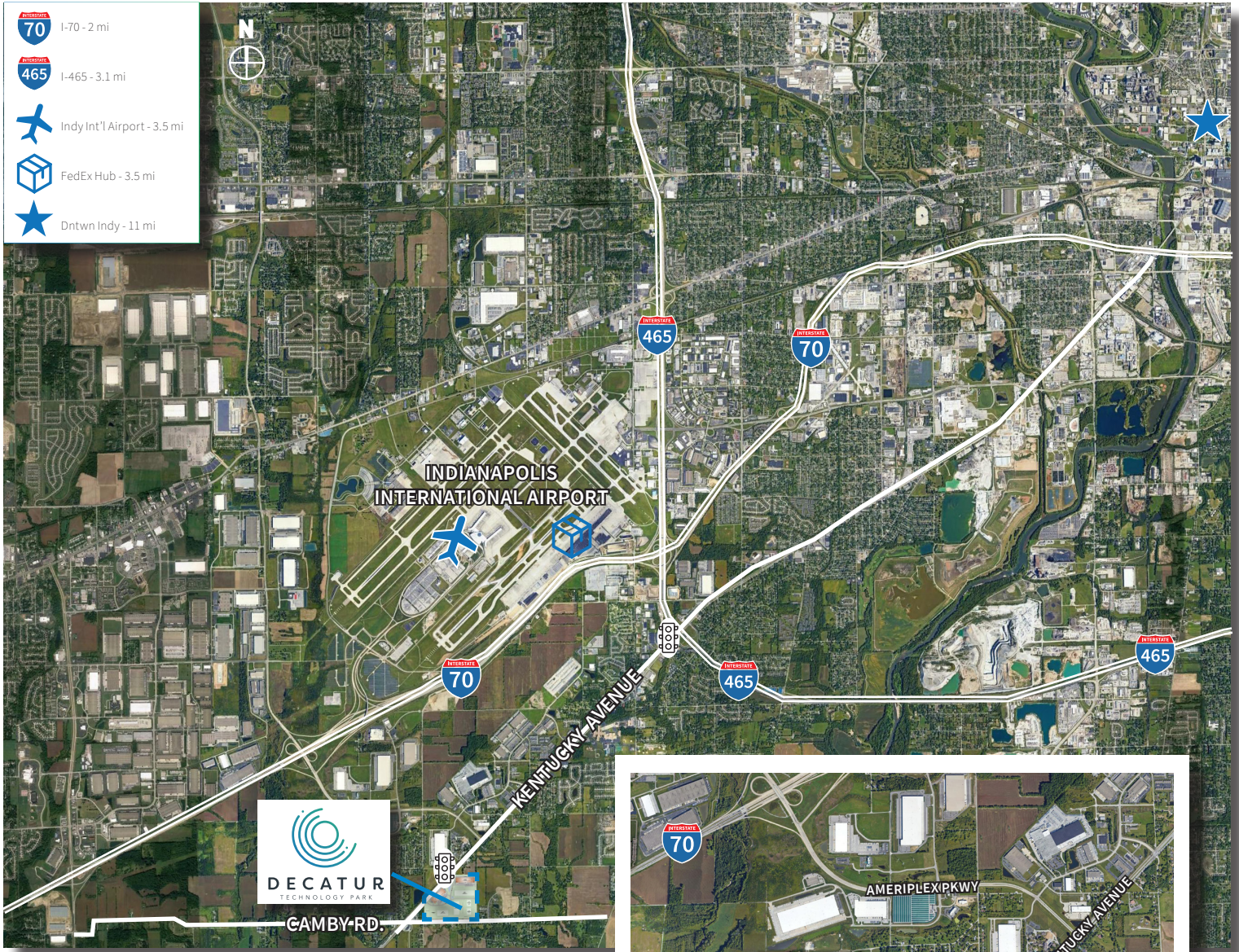
Electric
AES

Building size s.f.	229,544
Parcel size	+/- 23.24 acres
Building dimensions	280' x 818'
Clear height	32'
Drive-in doors	Four (4) 14' x 14' w/ electric operators
Dock doors	Twenty-four (24) 9' x 10', expandable to forty-three (43)
Auto parking	267 spaces, expandable to 362

Trailer parking	47 spaces
Warehouse lighting	Linear LED High Bay
Fire suppression	ESFR
Roofing	.45 mil TPO w/ R-20 insulation
Power	Two (2) 800-amps
Zoning	I2 - Heavy Industrial
Tax abatement	5 years up to 7 years

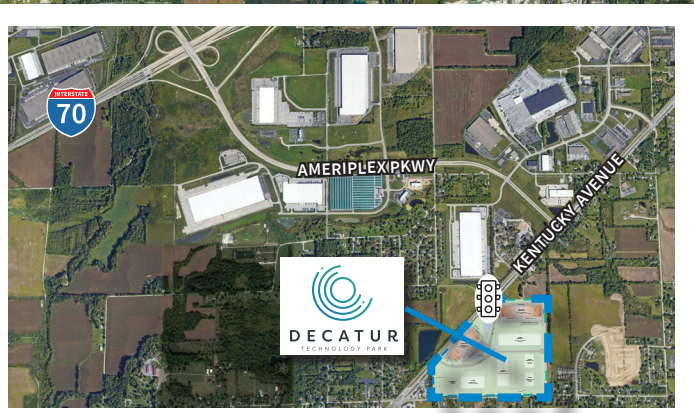


LOCATION



Decatur Technology Park is an excellent location for these select industries:

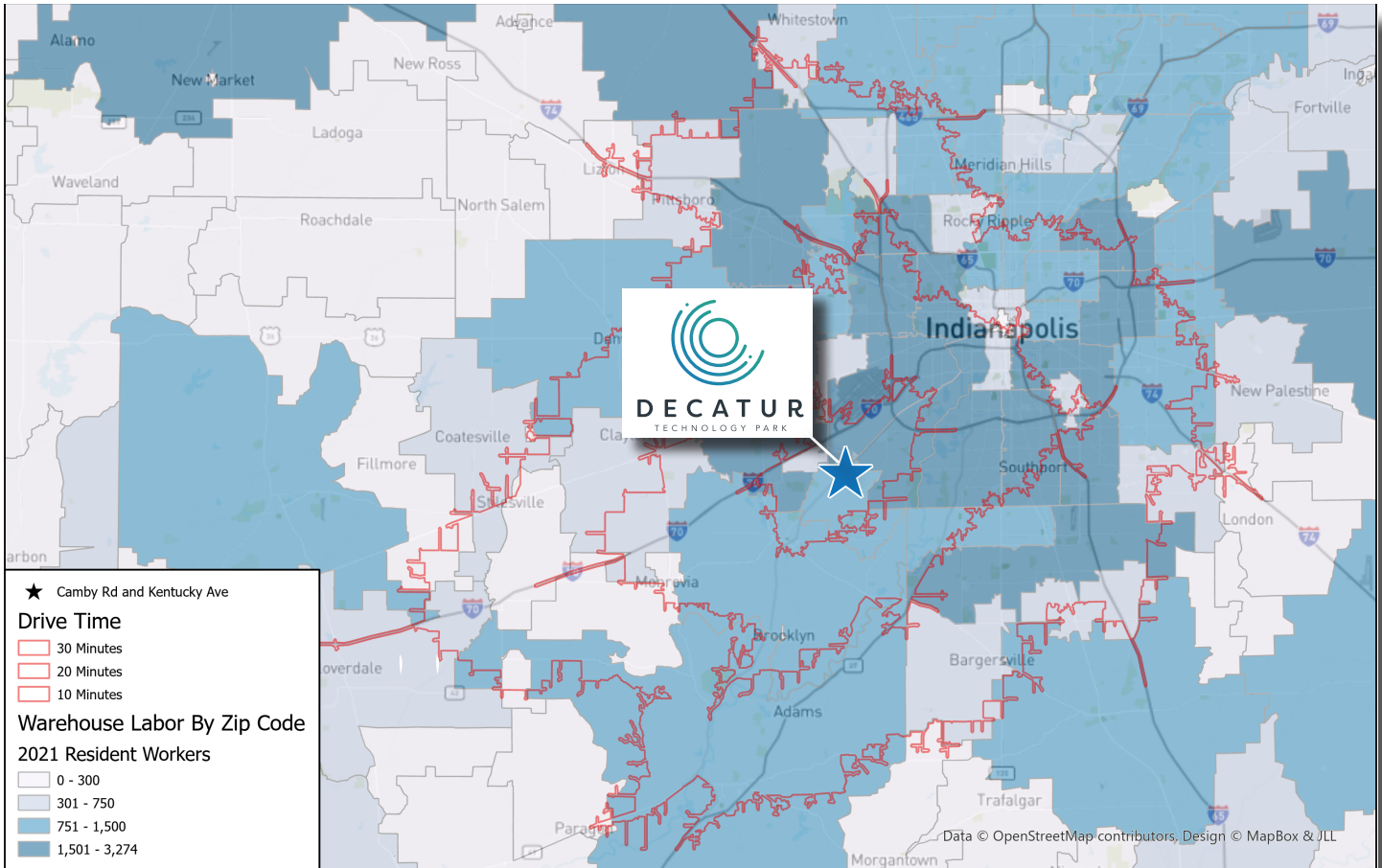
- Life Sciences
- Light Manufacturing
- Research and Development
- Biotech
- Food and Beverage





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WHY INDY - INDY WAREHOUSE LABOR ANALYSIS



ABOUT STRATEGIC CAPITAL PARTNERS

Strategic Capital Partners, LLC. is a developer, owner, operator and general partner in over nine million feet of industrial, office, and multi-use properties. Their portfolio includes speculative, build-to-suit and master-planned projects. Since 2005, they have made their presence known in the top tier submarkets of Charlotte, Cincinnati, Indianapolis, Nashville, Northern Virginia, and Raleigh/Durham. They are currently exploring other markets in the Midwest, Southeast and Mid-Atlantic regions.

FOR MORE INFORMATION, CONTACT:

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Developer



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