



DECATUR

TECHNOLOGY PARK



BUILDING 3 - 245,120 SF

Camby Road & Kentucky Avenue
Indianapolis, IN 46113

Developer



STRATEGIC CAPITAL
PARTNERS

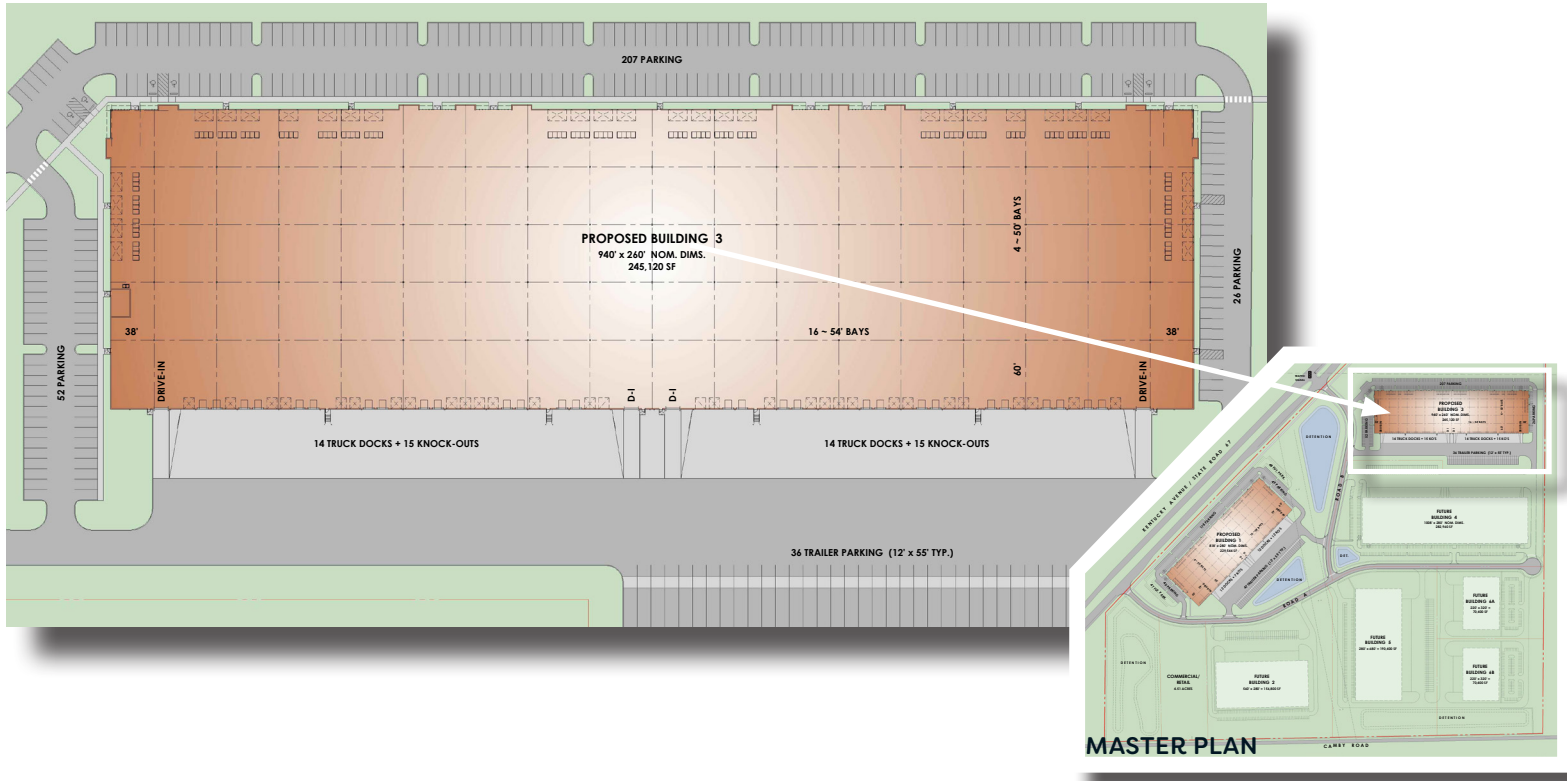
Leasing Broker



DECATURTECHNOLOGYPARK.COM



BUILDING SPECIFICATIONS



Building size s.f.	245,120
Parcel size	+/- 28.85 acres
Building dimensions	260' x 940'
Clear height	32'
Drive-in doors	Four (4) 14' x 14' w/ electric operators
Dock doors	Twenty-eight (28) 9'x 10', expandable by thirty (30) more
Warehouse lighting	Linear LED High Bay

Fire suppression	ESFR
Roofing	.45 mil TPO w/ R-20 insulation
Power	Two (2) 800-amps
Auto parking	285 spaces
Trailer parking	36 spaces
Zoning	I2 - Heavy Industrial
Tax Abatement	5 years up to 7 years

Sewer
Citizens Energy

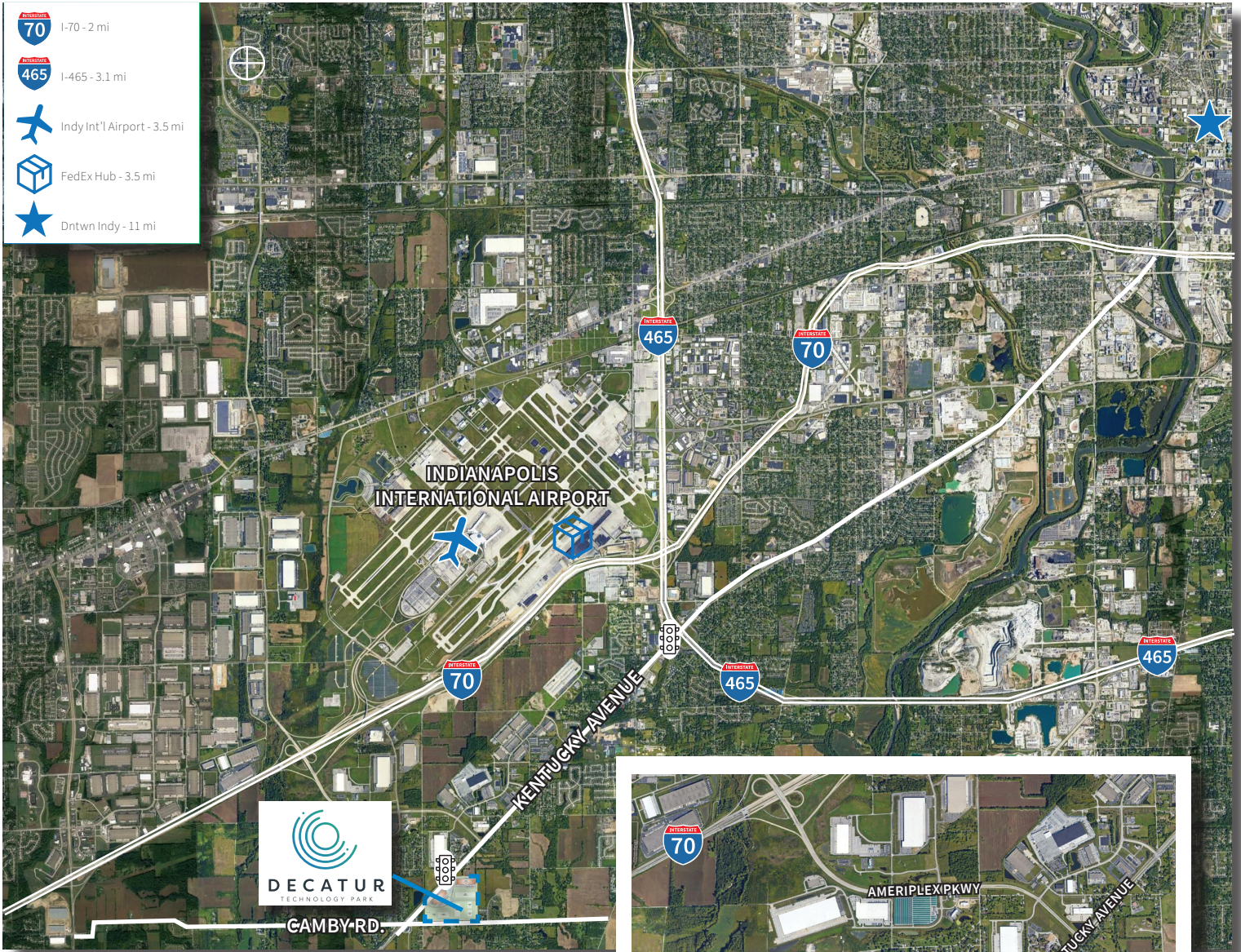
Water
Citizens Energy

Gas
Citizens Energy

Electric
AES

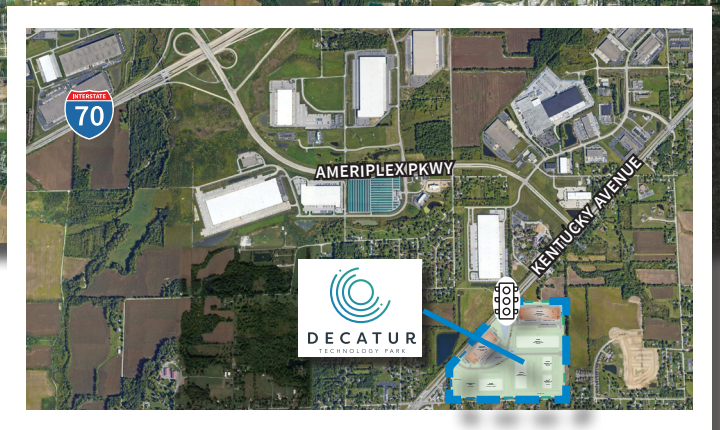


LOCATION



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

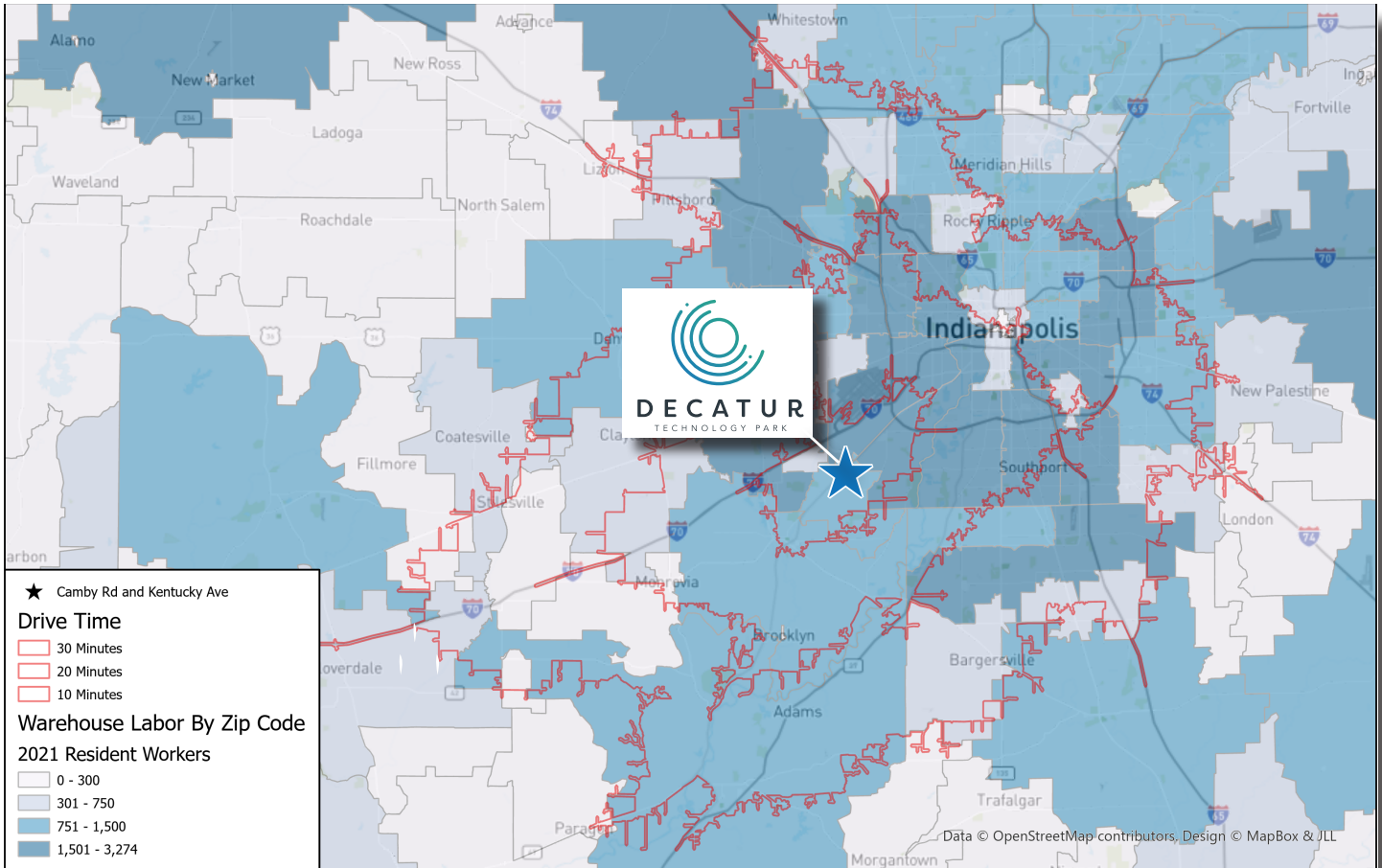
- Life Sciences
- Light Manufacturing
- Research and Development
- Biotech
- Food and Beverage





DECATUR
TECHNOLOGY PARK

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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