

Modern Industrial Development at Victory Commerce Park

4740 and 4725 Victory Lane, Indianapolis, IN 46203

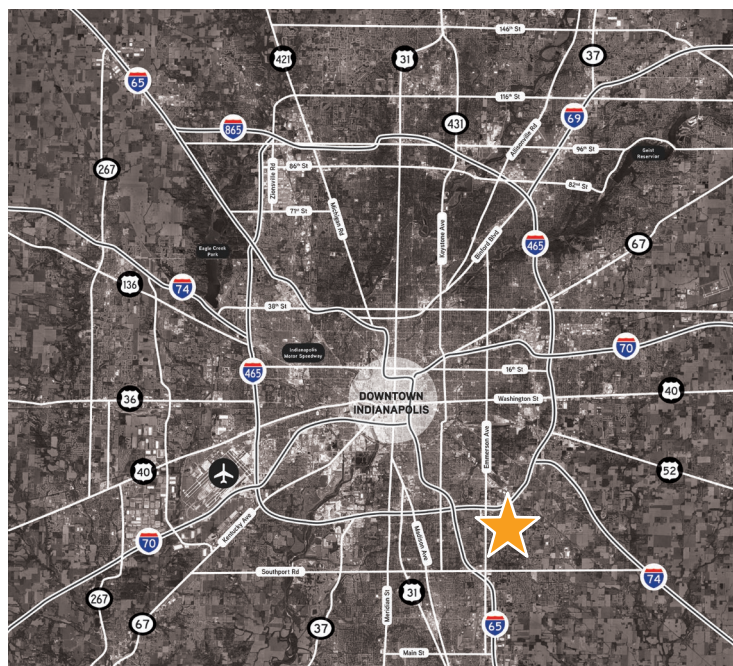
FOR LEASE | INDUSTRIAL

IMMEDIATE ACCESS TO I-465 AND I-65



PROPERTY HIGHLIGHTS

- 39.3 acres of modern industrial development
 - 344,860 SF cross-docked facility (divisible)
Ready for fixturing in November 2021
 - 130,500 SF rear-load facility (divisible)
Ready for fixturing in May 2022
- Ample auto & trailer parking onsite
- Zoned I-2
- Convenient access to Downtown Indianapolis and Indianapolis International Airport
- Ample auto parking and trailer parking on site
- 6/8-year real estate tax abatement approved
- Strong workforce availability and nearby IndyGo bus stop



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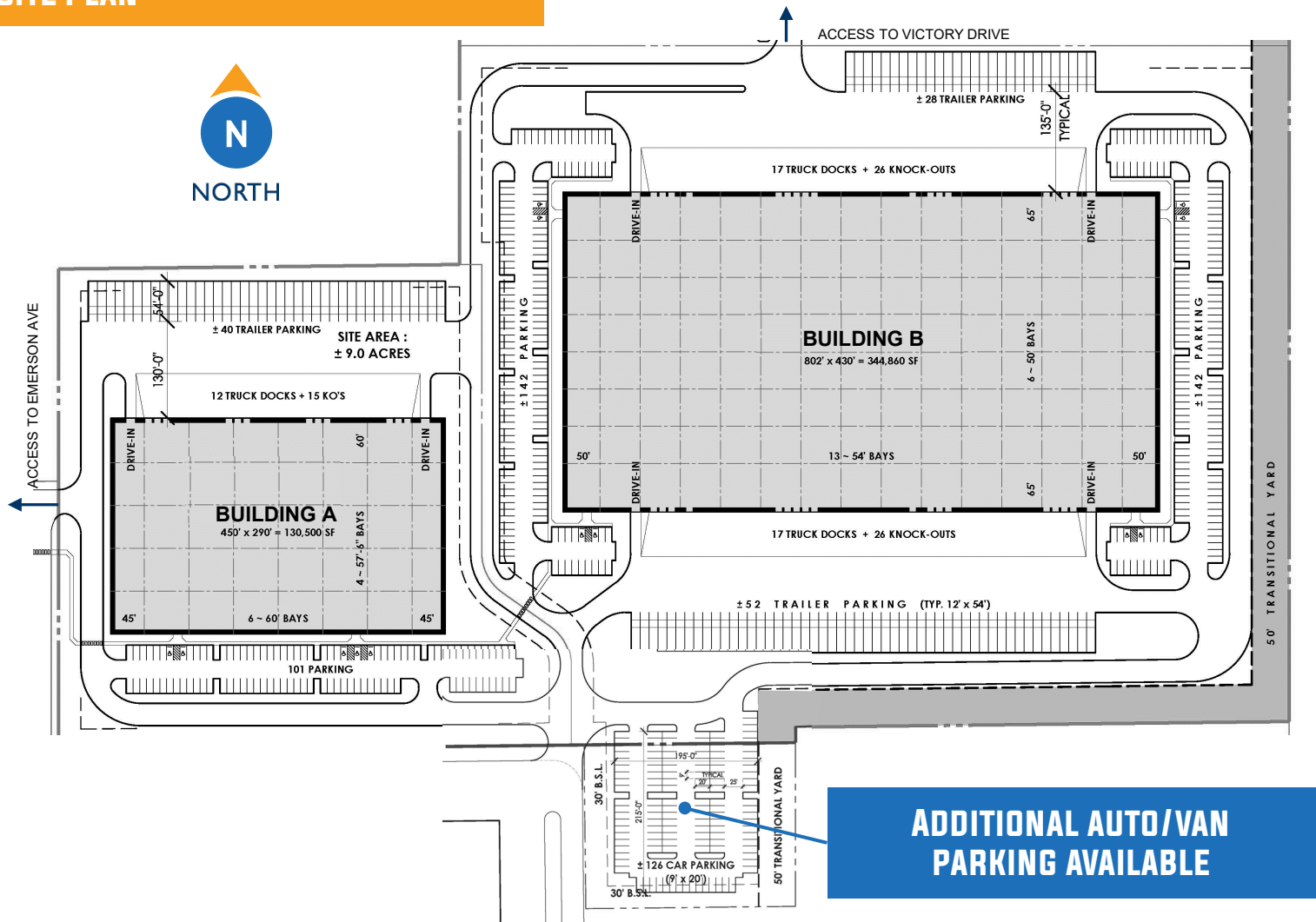
leasing by:



owned by:



SITE PLAN



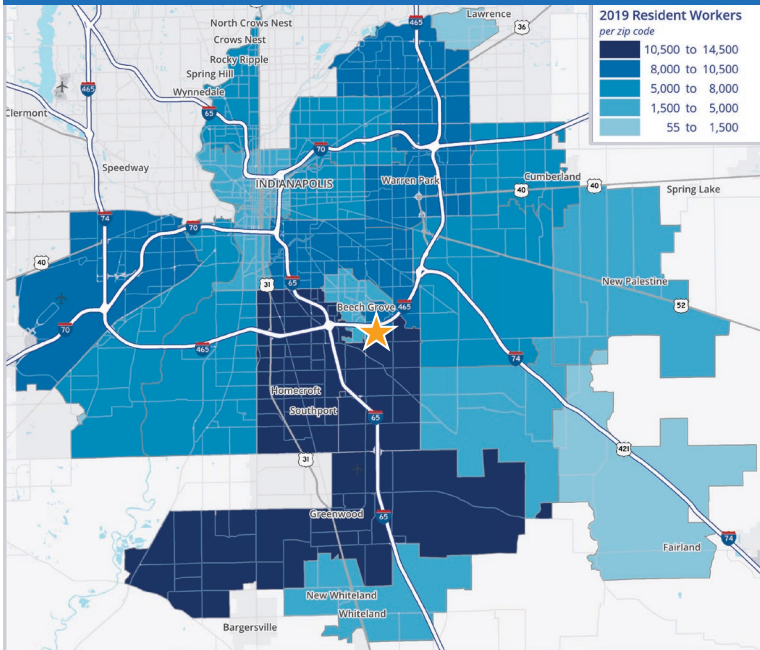
4740 VICTORY LANE (BUILDING A)

Total Building Area	130,500 SF (290' wide x 450' deep)
Clear Height	28'
Column Spacing	57'-6" x 60' (60' staging bays)
Configuration	Rear loaded
Loading Equipment	Up to ± 27 docks / drive-in doors
Auto Parking	101 spaces
Trailer Parking	40 spaces
Truck Court	140'
Warehouse Lighting	LED
Fire Protection	ESFR
Office Space	BTS
Ready for Fixturing	May 2022

4725 VICTORY LANE (BUILDING B)

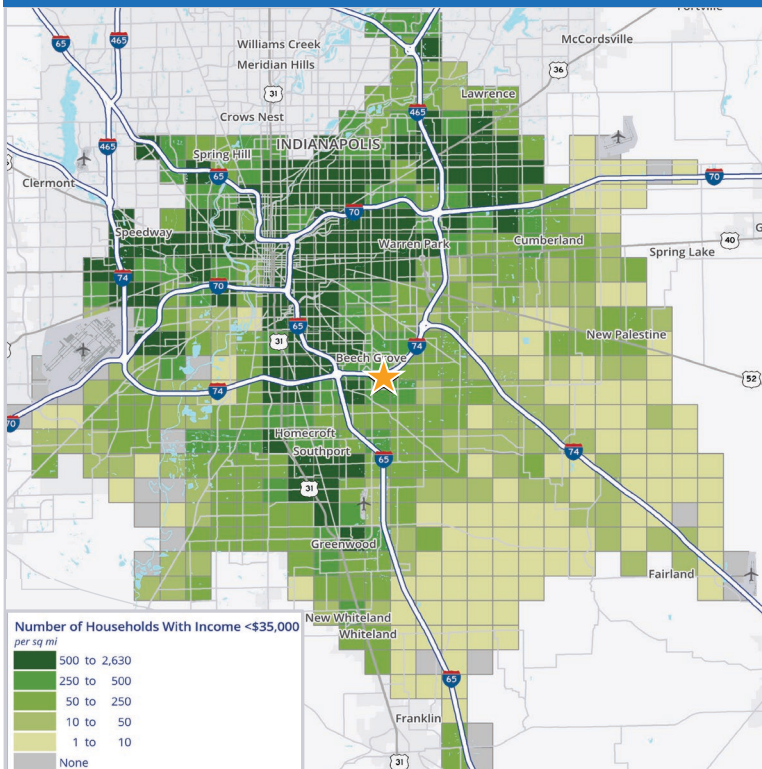
Total Building Area	344,860 SF (802' wide x 430' deep)
Clear Height	36'
Column Spacing	50' x 54' (65' staging bays)
Configuration	Cross-docked
Loading Equipment	Up to ± 86 docks / drive-in doors
Auto Parking	284 spaces
Trailer Parking	80 spaces
Truck Court	135'
Warehouse Lighting	LED
Fire Protection	ESFR
Office Space	BTS
Ready for Fixturing	November 2021

LABOR PROFILE

RESIDENT WORKERS - where individuals live that are employed in job categories with median wage under \$17.50 /hr

**RESIDENTS OF DRIVETIME AREA
IN OCCUPATIONS PAYING LESS
THAN \$17.50 / HR**

MARKET

Victory Commerce Park, Indianapolis	138,922
Fishers	122,222
Mt. Comfort	106,028
Noblesville	101,591
Greenwood	89,871
Avon	80,358
Whiteland	75,864
Brownsburg	71,854
Plainfield	69,615
Westfield	68,560
Ameriplex	61,673
Franklin	59,815
Whitestown	59,718
Pendleton	51,346
Monrovia/Clayton	35,001
Lebanon	25,444

HOUSEHOLD INCOME <\$35K - density of households w/ total household income below \$35,000/yr, per square mile

**HOUSEHOLDS IN DRIVETIME AREA
EARNING LESS THAN \$35K**

MARKET

Victory Commerce Park, Indianapolis	83,784
Mt Comfort	64,094
Fishers	42,511
Greenwood	42,453
Avon	36,293
Whiteland	35,863
Brownsburg	33,827
Noblesville	32,823
Plainfield	29,191
Ameriplex	27,493
Franklin	27,161
Whitestown	25,522
Westfield	20,695
Pendleton	19,147
Monrovia/Clayton	11,191
Lebanon	5,458

WHY INDY – TOP IN TRANSPORT ACCESSIBILITY



INDIANAPOLIS INTERNATIONAL AIRPORT

home to **2nd largest** FedEx air hub worldwide + **6th largest** cargo airport in U.S.

GARY/CHICAGO INTERNATIONAL AIRPORT

key player in the logistics arena – connects Chicago to Midwest distribution sites

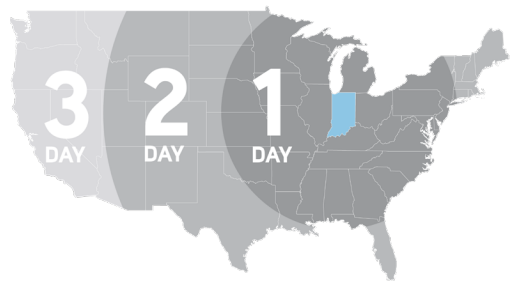


CLASS I RAILROADS PASS THRU INDIANA

AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

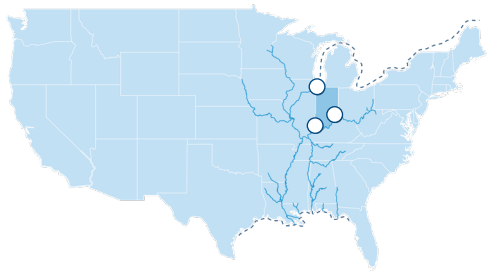
INTERMODALS

served by CSX + Indiana Railroad



OUR WAY IS THE HIGHWAY

8 interstates intersect the state making Indiana the national leader in pass-thru highways



PORTS OF THE HOOSIER STATE

3 international maritime ports serving key Indiana access points providing access to the world's most productive industrial + agricultural regions

NW – Burns Harbor, IN

SW – Mt. Vernon, IN

SE – Jeffersonville, IN

TAKE TO THE SKIES

4 international airports statewide

#1 IND – Best Airport in North America
- Conde Nast Traveler

ON THE RIGHT TRACK

3RD total freight railroads in U.S.

5TH Class I railroads in U.S.

CROSSROADS OF AMERICA

40+ major cities within an 8-hour drive

75% U.S. + Canada population within a 1-day drive

OPEN WATERS

2 major freight transport arteries
Ohio-Mississippi + Great Lakes River Systems

6TH waterborne shipping in U.S.

STRONG BUSINESS FUNDAMENTALS

2ND

best state for infrastructure*

3%

business property tax rate cap

5TH

best state for cost of doing business

5TH

top business climate states*

5.75%

corporate income tax

7%

sales tax rate

10TH

best state tax climate index*

YES

a Right to Work state

*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation