

FOR LEASE

# GATEWAY III

1025 SOUTH COLUMBIA ROAD

PLAINFIELD, INDIANA 46168



## BUILDING SPECIFICATIONS

- 220,000 Square Foot, Modern Bulk Distribution
- 32' Clear Height
- Building 550' x 400'
- Column Spacing 50' x 50'
- 24 Dock Doors (Expandable to 60) & 4 Drive Ins
- 1200 amp, 480/277v, 3 phase
- EDPM, Ballasted R-20 Roof
- Insulated Pre-cast Concrete Panels R-12
- Additional Trailer Parking Available



## HENDRICKS COUNTY

The county is part of the Indianapolis metro area, which has a higher percentage of manufacturing, aerospace, life sciences, logistics, insurance, clean tech, and software publishing than the national average. The county has over 30 million square feet in the local submarket.

## GATEWAY PARK

Gateway Park is a modern, 55-acre master-planned Business Park offering opportunities for warehouse as well as office, retail, and built-to-suites.

Gateway III is located on Ronald Reagan Parkway at the I-70 interchange, adjacent from the Indianapolis International Airport, and just 10 minutes West of Indianapolis CBD.

[www.cbremarketplace.com/gateway3](http://www.cbremarketplace.com/gateway3)

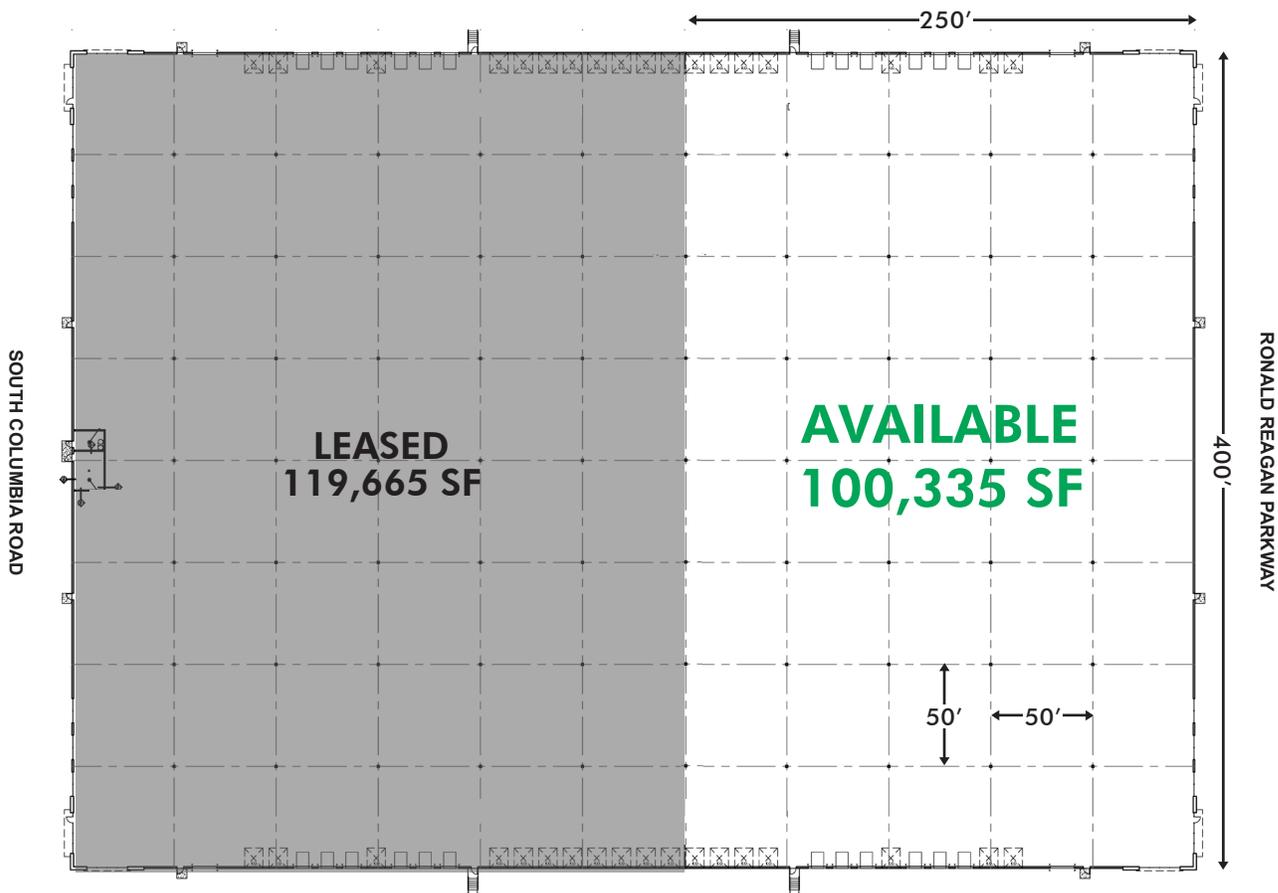
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# FOR LEASE GATEWAY III



## BUILDING SPECIFICATIONS

- 220,000 Square Foot Building
- 32' Clear Height
- Building Dimensions 550' x 400'
- 50' x 50' Column Spacing
- 24 Dock Doors (Expandable to 60) & 4 Drive Ins
- T-5 Lighting
- ESFR Sprinklers
- 1200 amp, 480/277 volt, 3 phase
- Office Space Built-to-Suit
- Heated with Gas Fired, Warehouse Units
- Roof is EDPM, Ballasted R-20
- Constructed with Insulated Pre-cast Concrete Panels R-12



## CONTACT US

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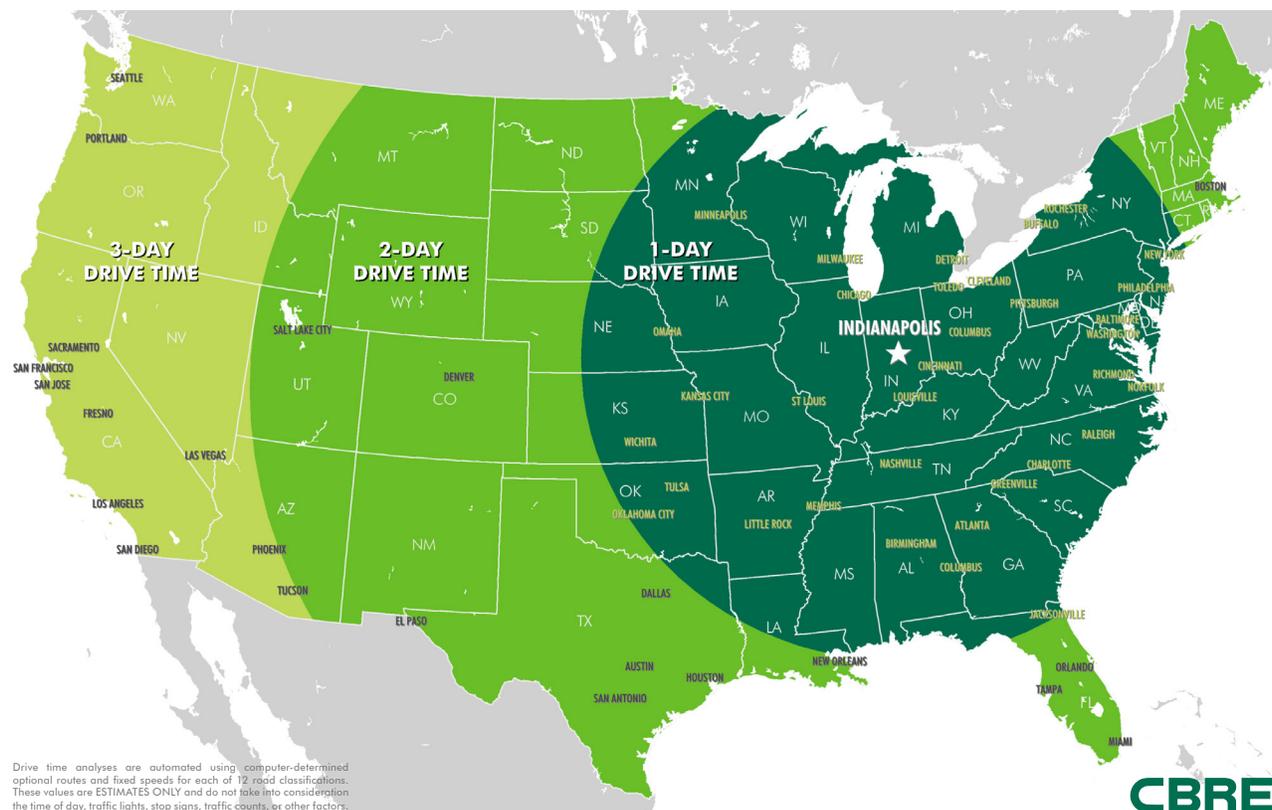
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## INDIANA TRANSPORTATION

### DISTRIBUTION AND LOGISTICS OVERVIEW

Indiana is a global logistics leader and offers companies a strong competitive advantage when it comes to reaching North American and world markets.

Known as the “Crossroads of America,” Indiana has eight interstate highways, three state-of-the-art international ports, and the second-largest FedEx hub in the United States. Each year, 724 million tons of freight travel through Indiana, making it the fifth busiest state for commercial freight traffic.



#### 4 hours

- Chicago, IL
- Cincinnati, OH
- Columbus, OH
- Louisville, KY
- St. Louis, MO

#### 8 hours

- Birmingham, AL
- Charleston, WV
- Cleveland, OH
- Detroit, MI
- Kansas City, MO
- Memphis, TN
- Pittsburgh, PA

#### 12 hours

- Atlanta, GA
- Baltimore, MD
- Jackson, MS
- Jacksonville, FL
- Minneapolis, MN
- Omaha, NE
- New York, NY
- Charleston, SC
- Raleigh, NC
- Richmond, VA
- Toronto, ON
- Washington, DC

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PLAINFIELD, INDIANA 46168



## LOCATION



## CONTACT US

### TERRY BUSCH

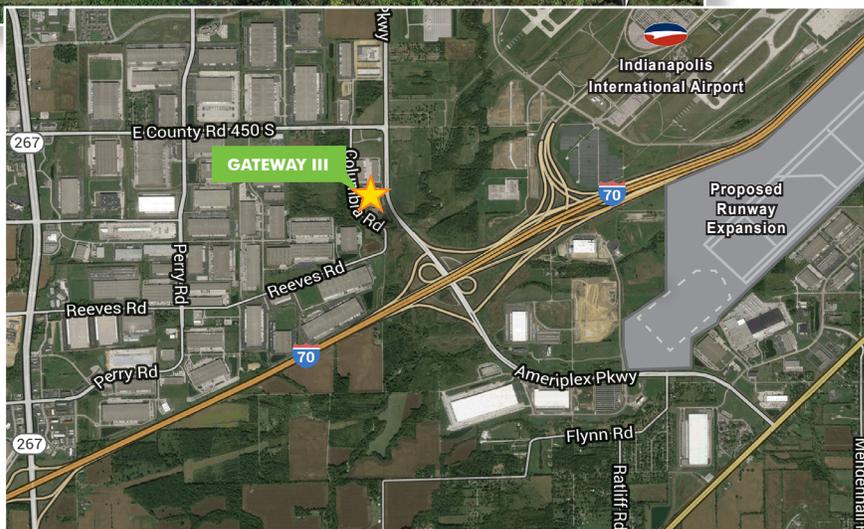
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