

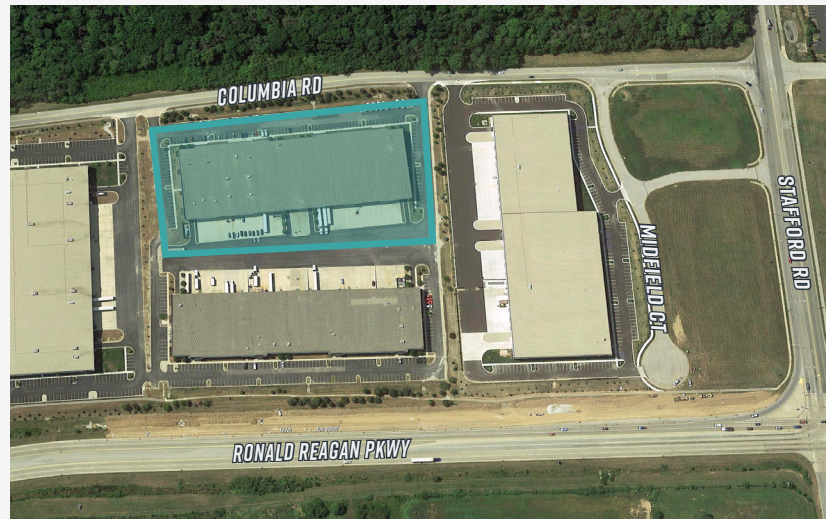
# GATEWAY

851 S. COLUMBIA RD | PLAINFIELD, IN

**HSA**  
COMMERCIAL REAL ESTATE

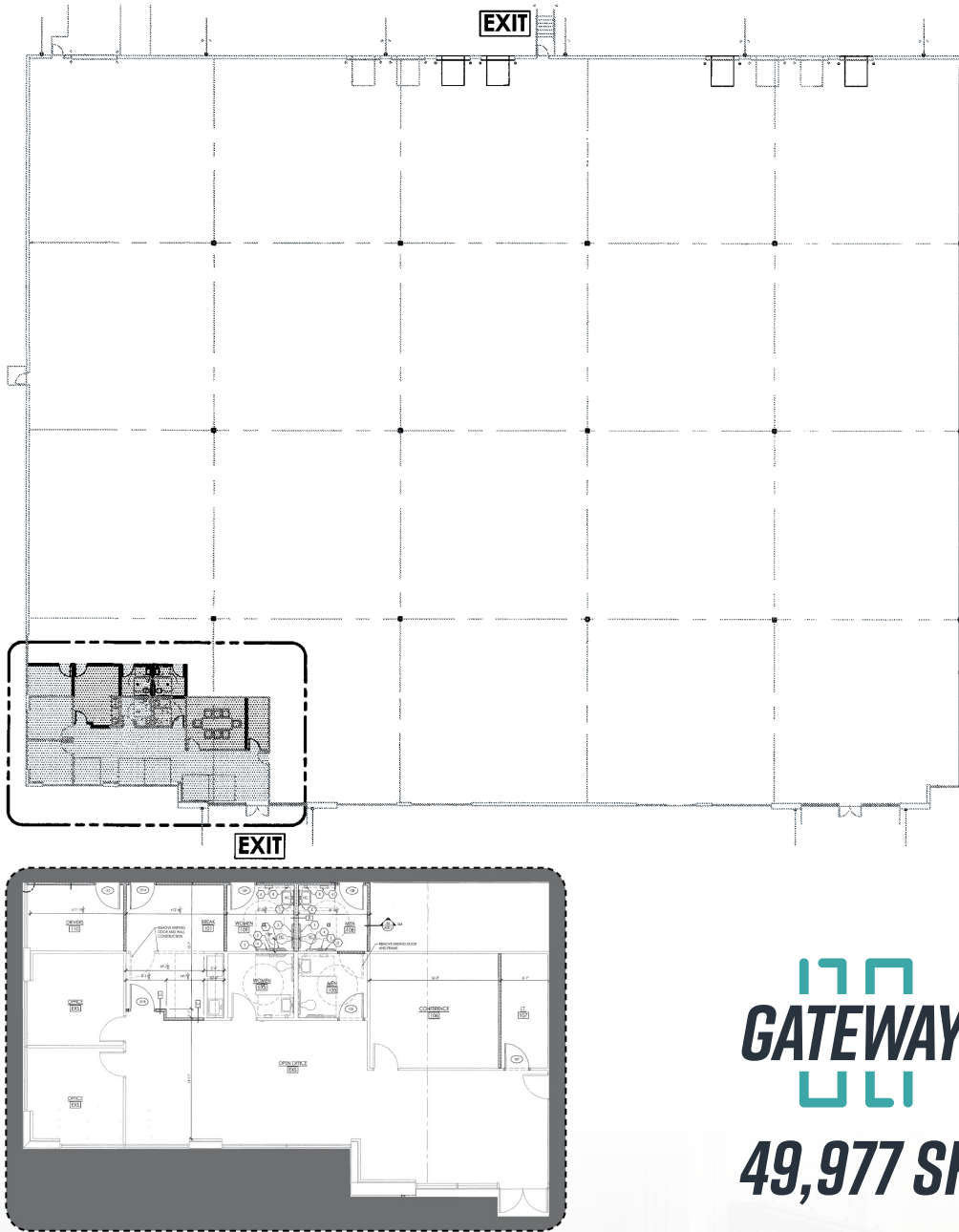


**49,977 SF**  
**AVAILABLE**

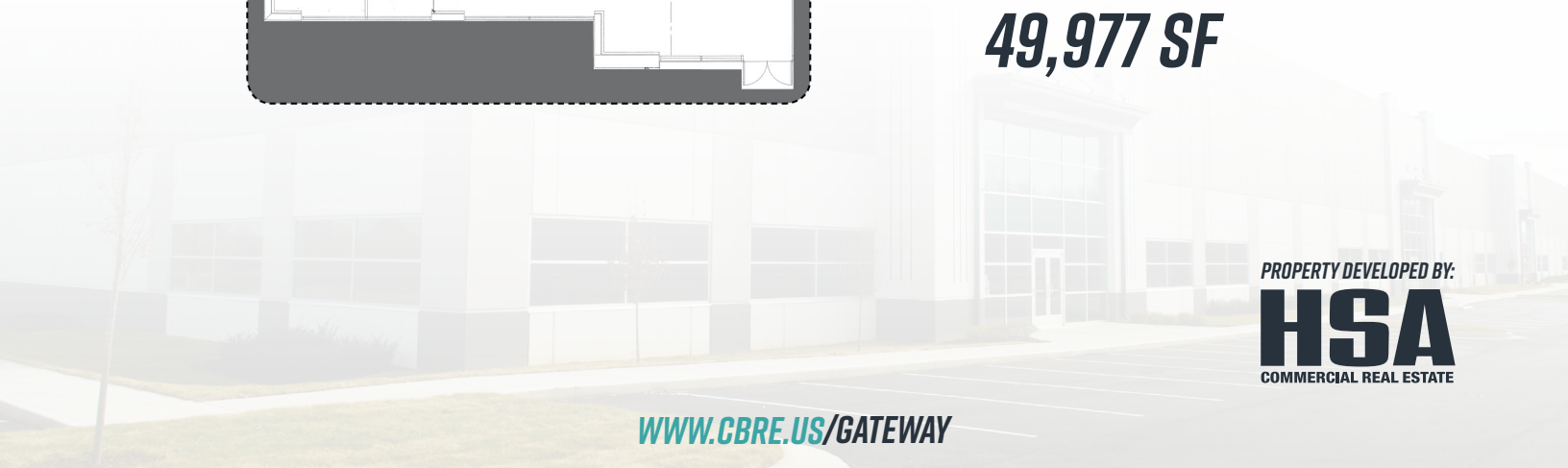


**CBRE**

# SITE PLAN



**GATEWAY**  
49,977 SF



PROPERTY DEVELOPED BY:  
**HSA**  
COMMERCIAL REAL ESTATE

[WWW.CBRE.US/GATEWAY](http://WWW.CBRE.US/GATEWAY)



# PROPERTY OVERVIEW



Available: 49,977 SF



Office: +/-4,900 SF



Dock Doors: (8) 9' x 10' (Expandable) with 35,000 lb. Leveler



Drive-In Doors: (1) 12' x 14'



Clear Height: 28'



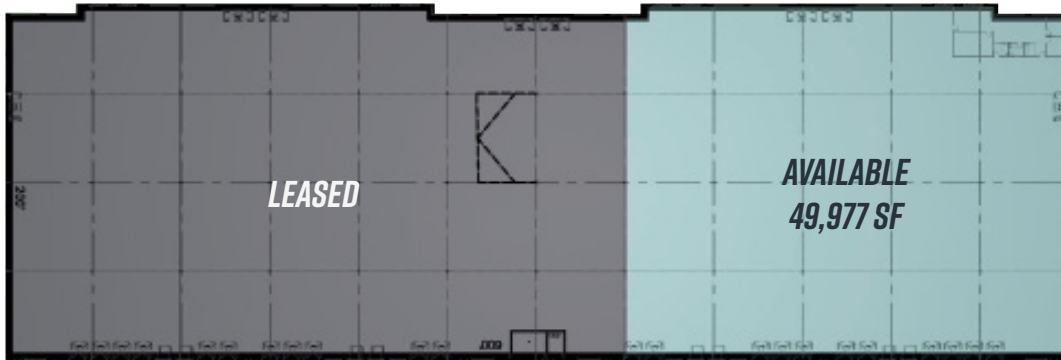
Column Spacing: 50' x 50'



Sprinkler System: ESFR



Vehicle Parking: ±80



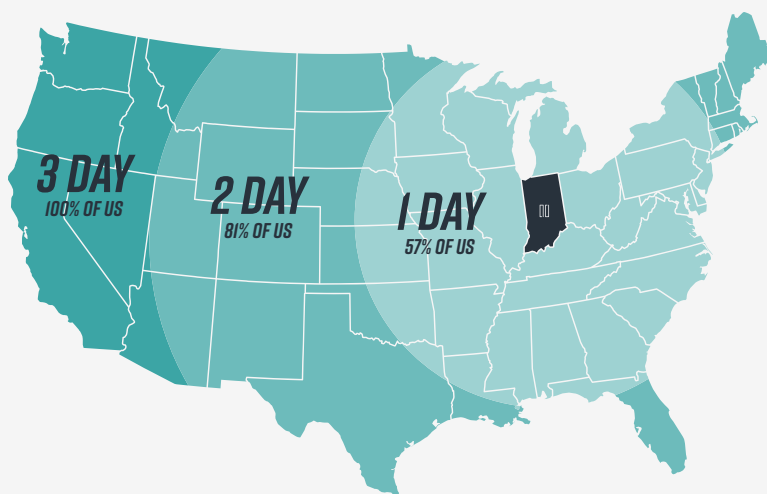
## AREA NEIGHBORS

- Amazon
- BDA
- Belkin Components
- Best Choice
- Black Horse
- Bauer Hockey
- CEVA
- Crown Lift
- Dick's Sporting Goods
- DJO
- Duncan Supply
- Eby Brown
- Electronic Recyclers
- Eli Lilly and Company
- Epson
- FAA
- Firestone
- Ford
- FoxConn
- Full Beauty Brands
- Geodis
- Hanzo Logistics
- Hartz Pet Supply
- Home Depot
- IDS
- Ingram Micro
- Kuehne + Nagel
- Langham
- Latham Pools
- LifeNet Health
- Liquidity Services
- LSC Communications
- Mascot Truck
- MD Logistics
- Medline
- Mygrant Glass
- NAPA Balkamp
- Niagra
- NicePak
- Nippon
- NSK Corporation
- OHL
- PDS
- Pep Boys
- Pelican BioThermal
- Rolls Royce
- Safran
- Siemens
- Smart Warehousing
- Stryker
- Tempur-Sealy Exel
- Thermal Structures
- Trico Braun
- UPS
- Veritiv
- Walmart
- Whirlpool
- Xerox
- Xpeditors
- XPO



# WHY INDIANAPOLIS?

- + **ONE DAY DRIVE** to 57% of U.S. population
- + **#1** in pass-through highways
- + **FOUR INTERSTATE HIGHWAYS** intersect in the Indianapolis metro area
- + **WORLDS 2ND LARGEST** FedEx facility located at the Indianapolis Airport
- + **8TH LARGEST** cargo airport in North America
- + **#1** Business tax climate in the Midwest
- + **AAA BOND RATING**, one of 15 states with top bond rating from all three major credit rating agencies



## PLAINFIELD/INDIANAPOLIS AIRPORT SUMMARY

- + 5 minute access to Interstate I-70 and I-465
- + Plainfield Business Park is over 38 million total square feet
- + One mile from Indianapolis International Airport
- + Home to the 2nd largest FedEx operation in the world

Gateway I is located on Columbia Road with high visibility from Ronald Reagan Parkway near the I-70 interchange, adjacent from the Indianapolis International Airport, and just 10 minutes West of Indianapolis CBD.

### 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. Hendricks county has over 30 million square feet in the local submarket.



CONTACT US

### TERRY BUSCH

Executive Vice President  
+1 317 269 1091  
terry.busch@cbre.com

### JARED SCARINGE

Executive Vice President  
+1 317 269 1008  
jared.scaringe@cbre.com

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