

TWO MODERN CROSS DOCK BUILDINGS AVAILABLE FOR LEASE

9524-9532 Station Blvd | Plainfield, IN



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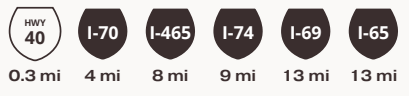


**SITE LOCATION & INTERSTATE ACCESS**

**DRIVE**

Situated near I-70 with quick access to Indy's interstate system — **Terminus @ Hobbs Station** is located within an 8-hour drive to over 40 major metropolitan cities and 75% of the US population.

**DISTANCES**

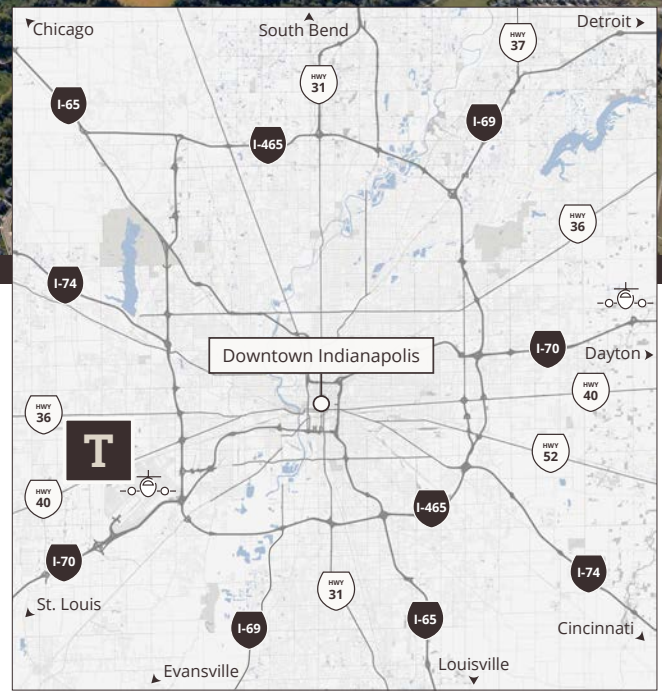


**FLY**

**Terminus @ Hobbs Station** sits adjacent to Indianapolis Int'l Airport (IND), the 8<sup>th</sup> largest freight airport in the U.S. & FedEx's 2<sup>nd</sup> largest U.S. distribution hub — with great proximity to other regional airports.

**REGIONAL AIRPORTS**

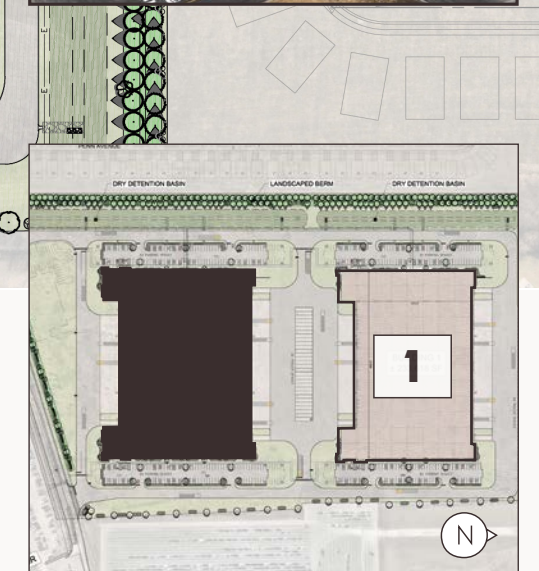
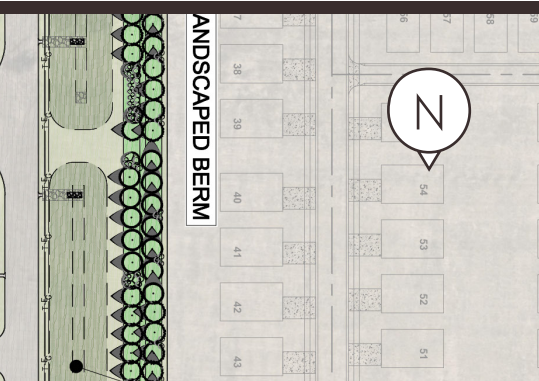
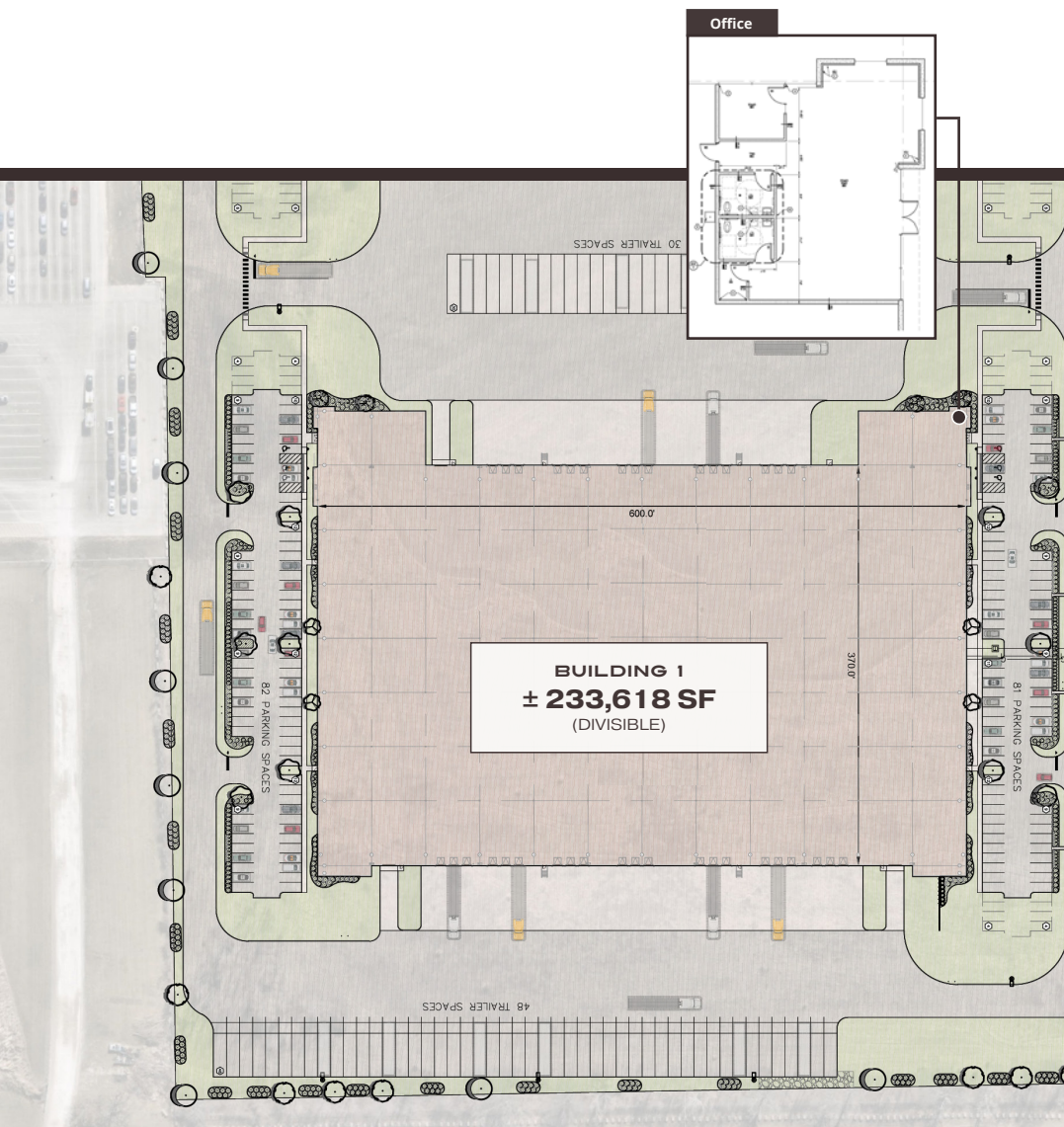
- IL – Midway + O'Hare
- KY – Lexington + Louisville
- OH – Columbus + Dayton



**CORPORATE NEIGHBORS**





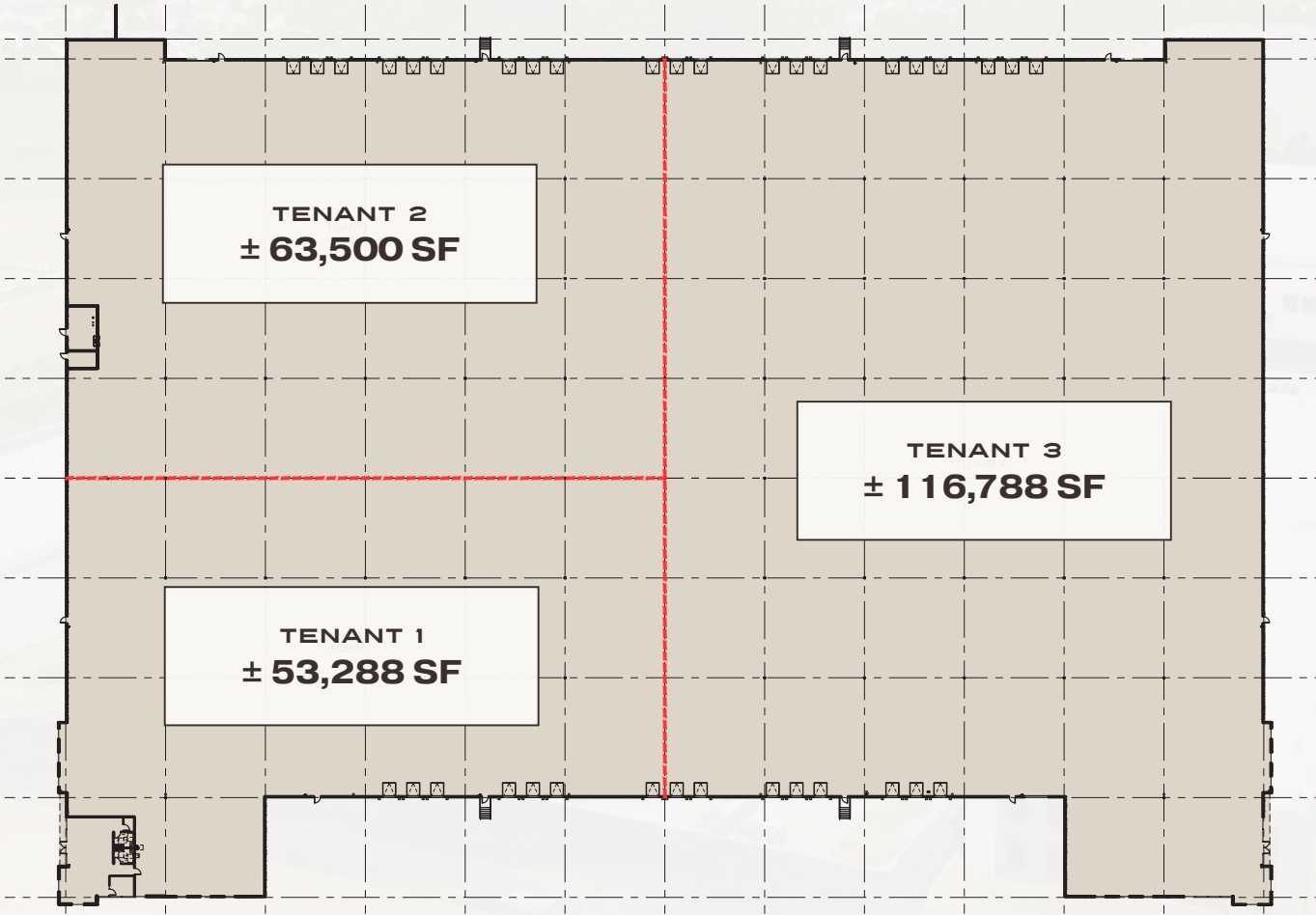


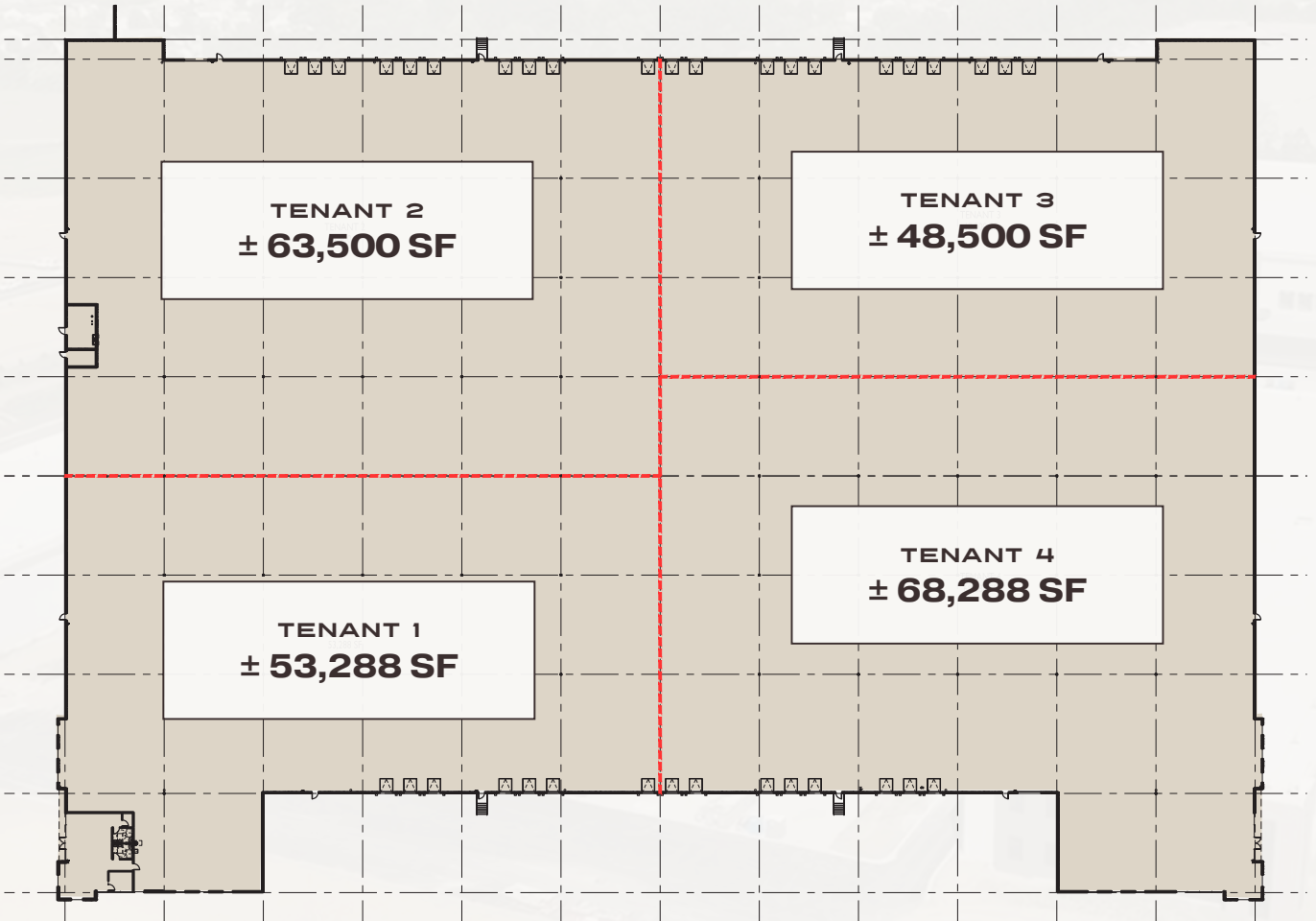
**SITE DETAILS | 9532 STATION BLVD | BUILDING 1**

- 233,618 SF Total (Divisible to ±48,500 SF) | 1,422 SF Spec Office
- 32' clear height
- 50' x 50' column spacing, 60' loading bay
- 7" unreinforced concrete floors
- 36 dock high doors
  - 40,000 lbs - 7' x 8', manual dock levelers
- 3 drive in doors
- 163 auto parking spots (*expandable to 187*)
- 48 trailer parking stalls
- Power: 3,000 amps
- ESFR sprinkler system
- LED lighting with motion sensors
- HVAC: (2) Roof Top Make Up Air Units

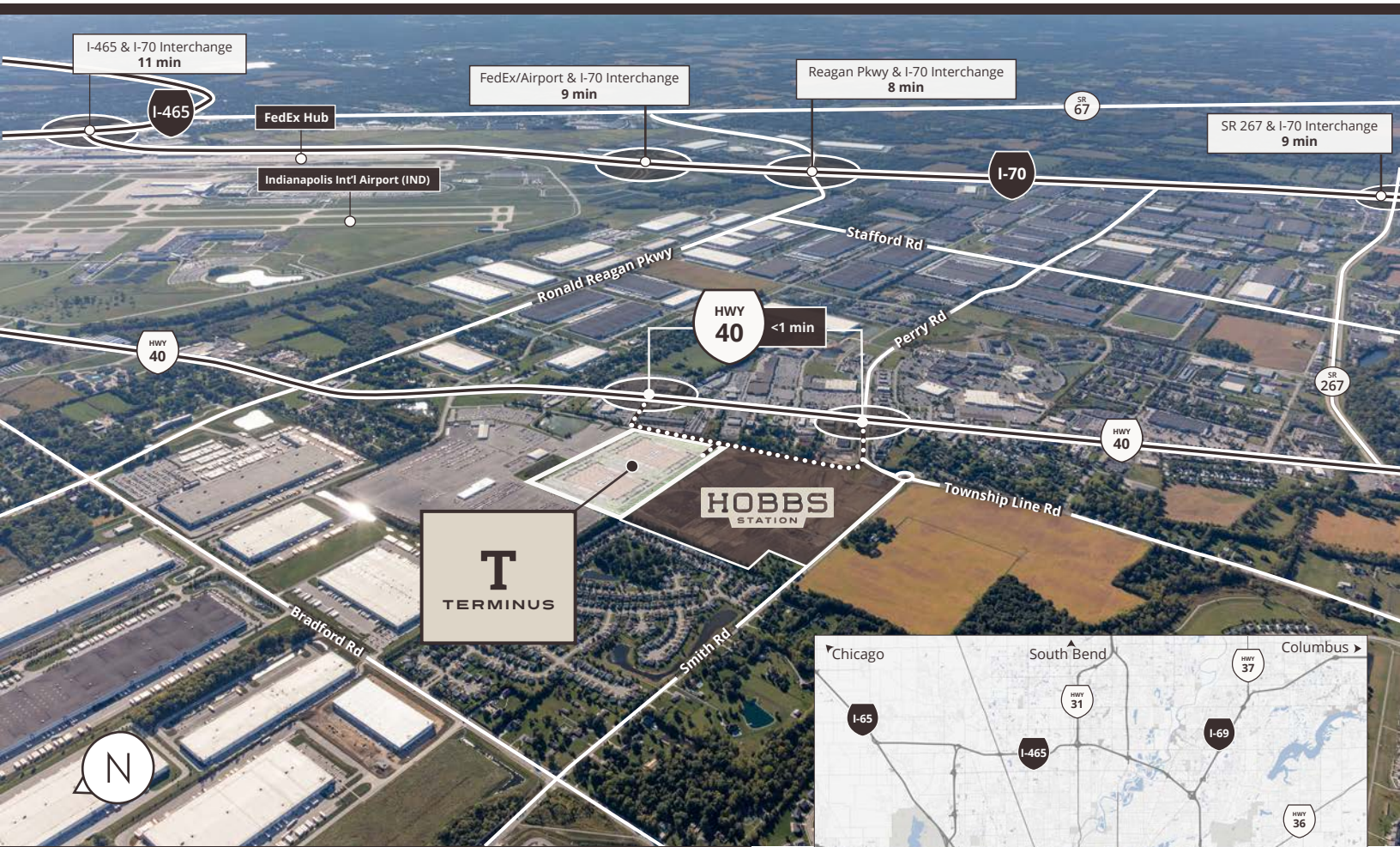
**TIMELINE**

Foundations	Complete
Precast Installation	Complete
Roof Installation	Complete
Slab Installation	Complete
Fixturing (MEP)	Complete
C of O	Complete

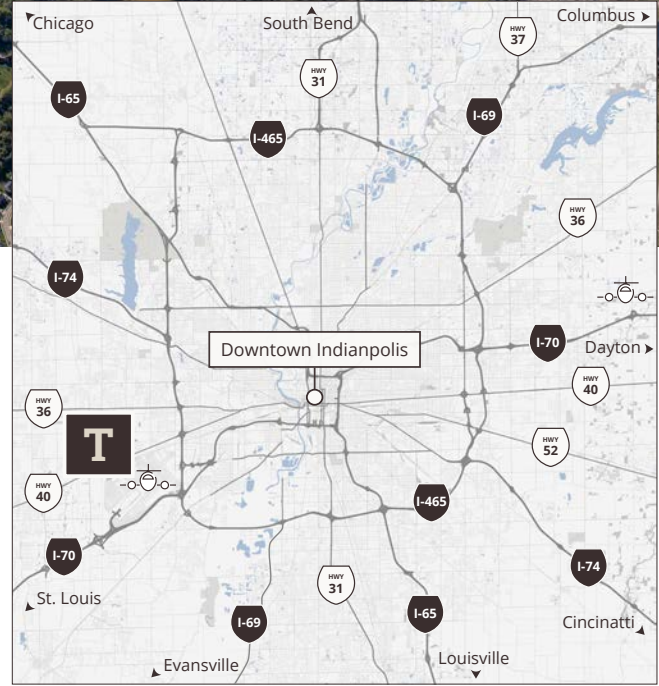








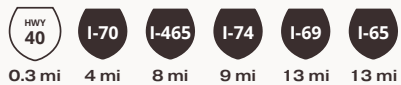
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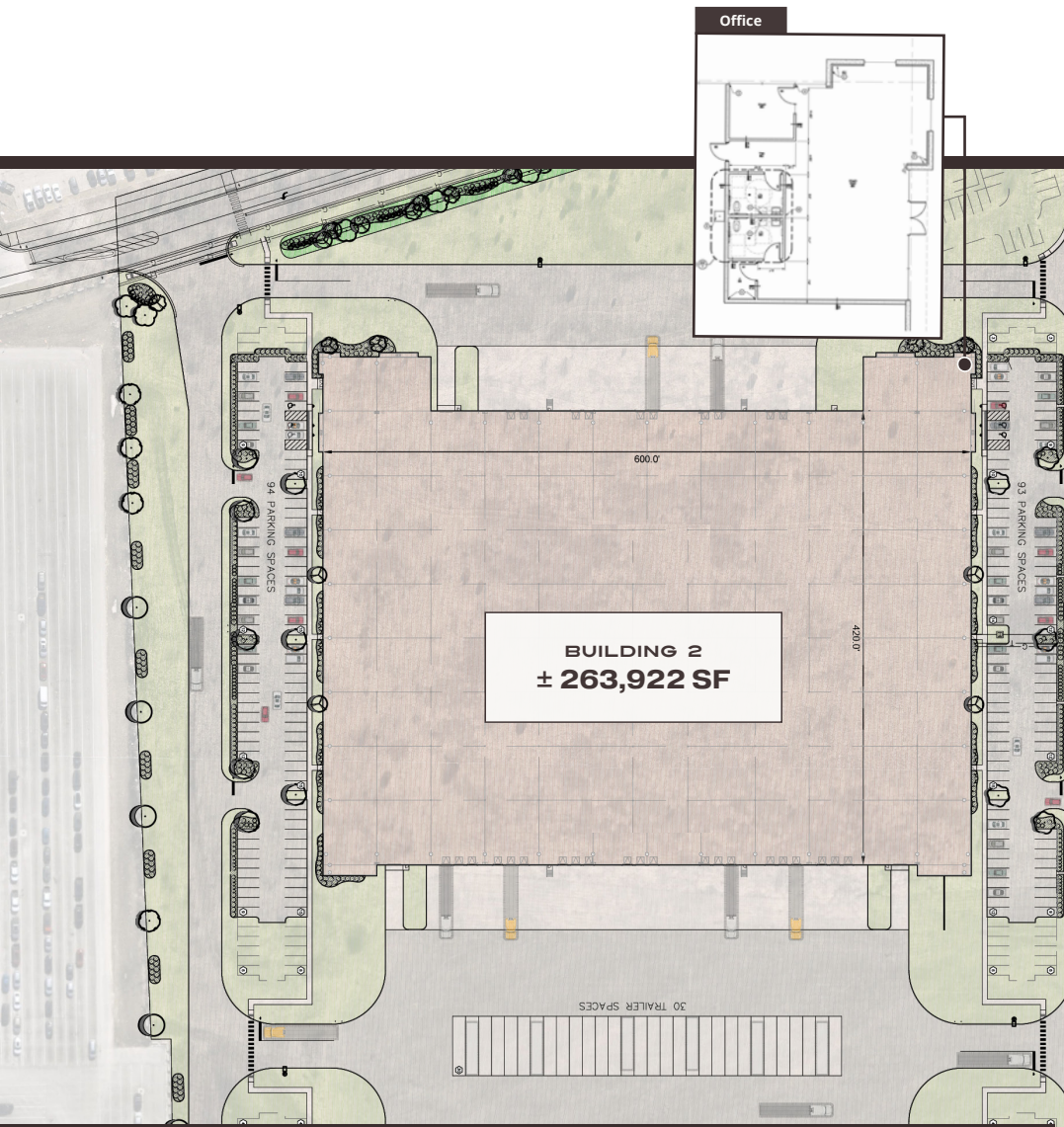
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**CORPORATE NEIGHBORS**





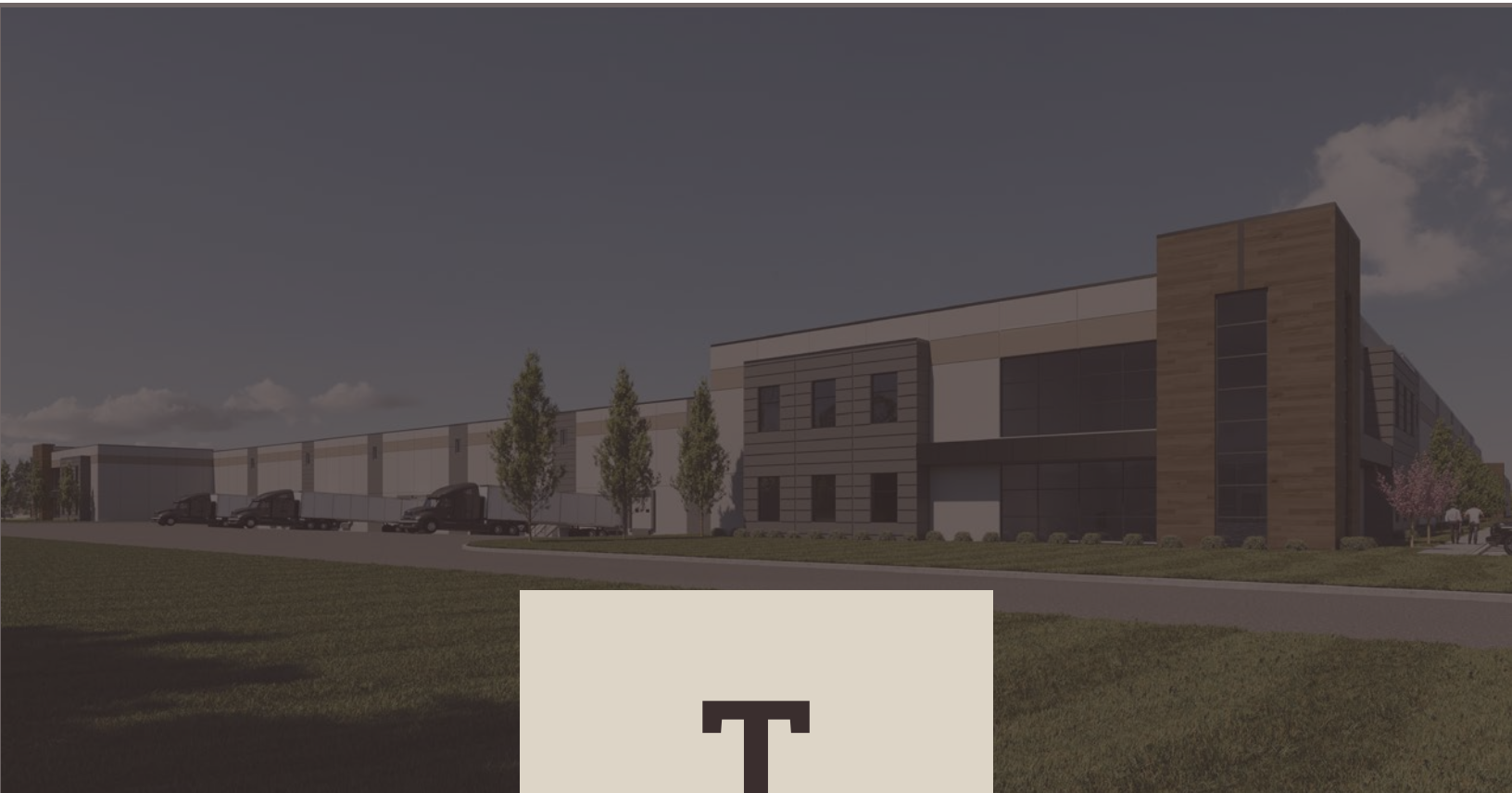


**SITE DETAILS | 9524 STATION BLVD | BUILDING 2**

- 263,922 SF Total | 1,422 SF Spec Office
- 32' clear height
- 50' x 50' column spacing, 60' loading bay
- 7" unreinforced concrete floors
- 31 dock high doors
  - 40,000 lbs - 7' x 8'; manual dock levelers
- 3 drive in doors
- 187 auto parking spots (*expandable to 219*)
- 30 trailer parking stalls
- Power: 3,000 amps
- ESFR sprinkler system
- LED lighting with motion sensors
- HVAC: (2) Roof Top Make Up Air Units

**TIMELINE**

Foundations	Complete
Precast Installation	Complete
Roof Installation	Complete
Slab Installation	Complete
Fixturing (MEP)	Complete
C of O	Complete



**T**  
**TERMINUS**  
AT HOBBS STATION



Developed & Owned by:

**HSA**  
COMMERCIAL REAL ESTATE

Leased by:

**Colliers**

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