

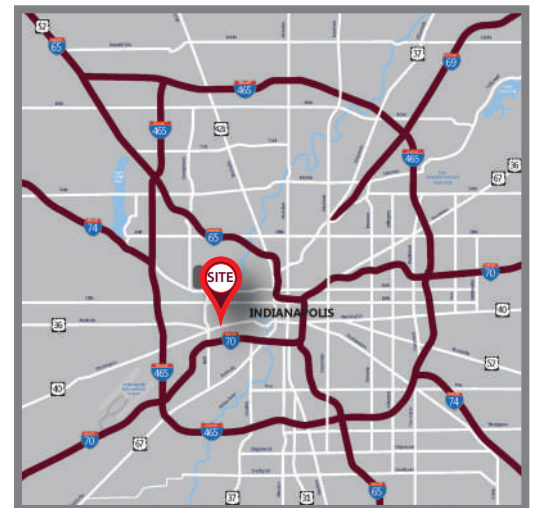
FOR LEASE: 600,195 SF INDUSTRIAL SPACE AVAILABLE DOWNTOWN INDIANAPOLIS



202 S. Belmont Avenue, Indianapolis, IN
Strategic Central Indianapolis Location
Just Minutes from Downtown

PROPERTY SPECIFICATIONS

• TOTAL SQUARE FOOTAGE	600,195 SF
• OFFICE AREA	3,328 SF Main Office 3,815 SF Shipping Office 696 SF Receiving Office 4,511 SF Total
• SITE ACREAGE	± 41.64 AC
• COLUMN SPACING	50' x 50'
• CEILING HEIGHT	32'8" - 33'10"
• EXTERIOR WALLS	Load-bearing precast concrete panels
• BUILDING CONFIGURATION	Cross Dock
• DOCK DOORS	61 (9' X 10')
• DRIVE-IN DOORS	2 (12' X 14')
• SPRINKLER SYSTEM	ESFR
• ZONING	Heavy Industrial (I-4)
• FLOOR THICKNESS	7" Reinforced
• SECURITY	Fully fenced with security gate entrance
• POWER	2,400 A, 480V, 3-Phase
• CAR PARKING	99

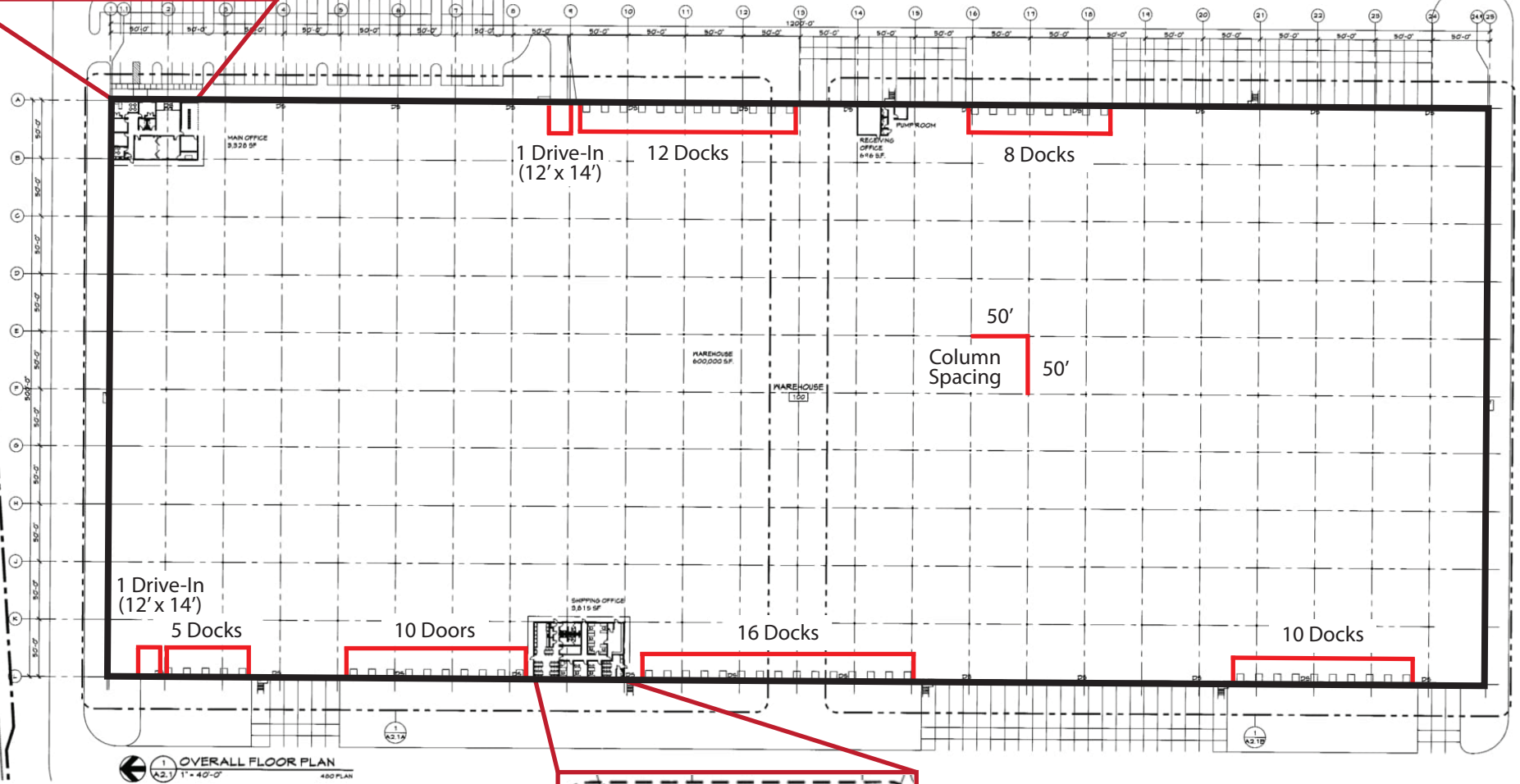
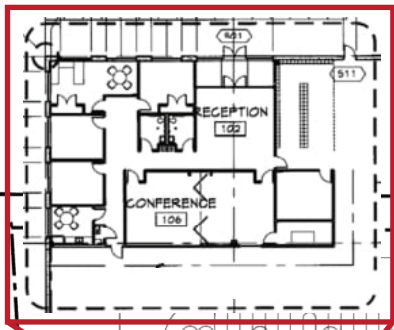


Stephen J. Adams
Executive Vice President
(317) 633-8063
sja@hokansoninc.com

Hokanson Companies, Inc.
10201 N. Illinois Street, Suite 350
Carmel, Indiana 46290
www.hokansoninc.com

Existing Floor Plan

MAIN OFFICE: 3,328 SF



SHIPPING
OFFICE:
3,815 SF

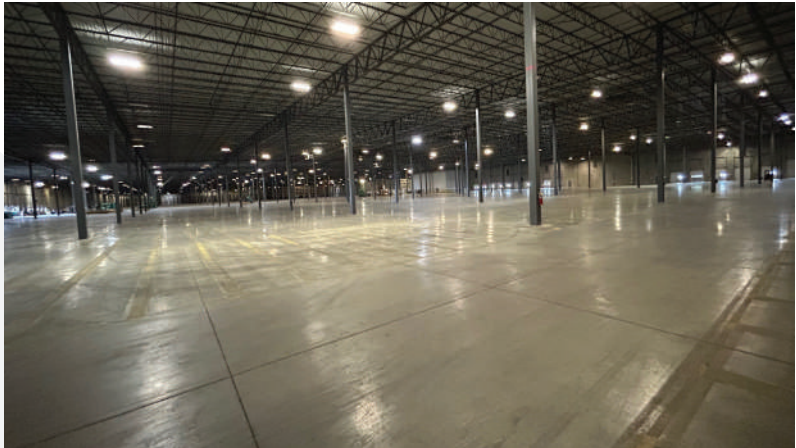


- **Docks:** 61 (9' x 10')
- **Drive-Ins:** 2 (12' x 14')

**Downtown
Indianapolis**



Belmont Avenue



NATIONWIDE CONNECTIONS



DRIVE TIMES

6 Minutes



12 Minutes



13 Minutes



11 Minutes



15 Minutes
(IND Airport)



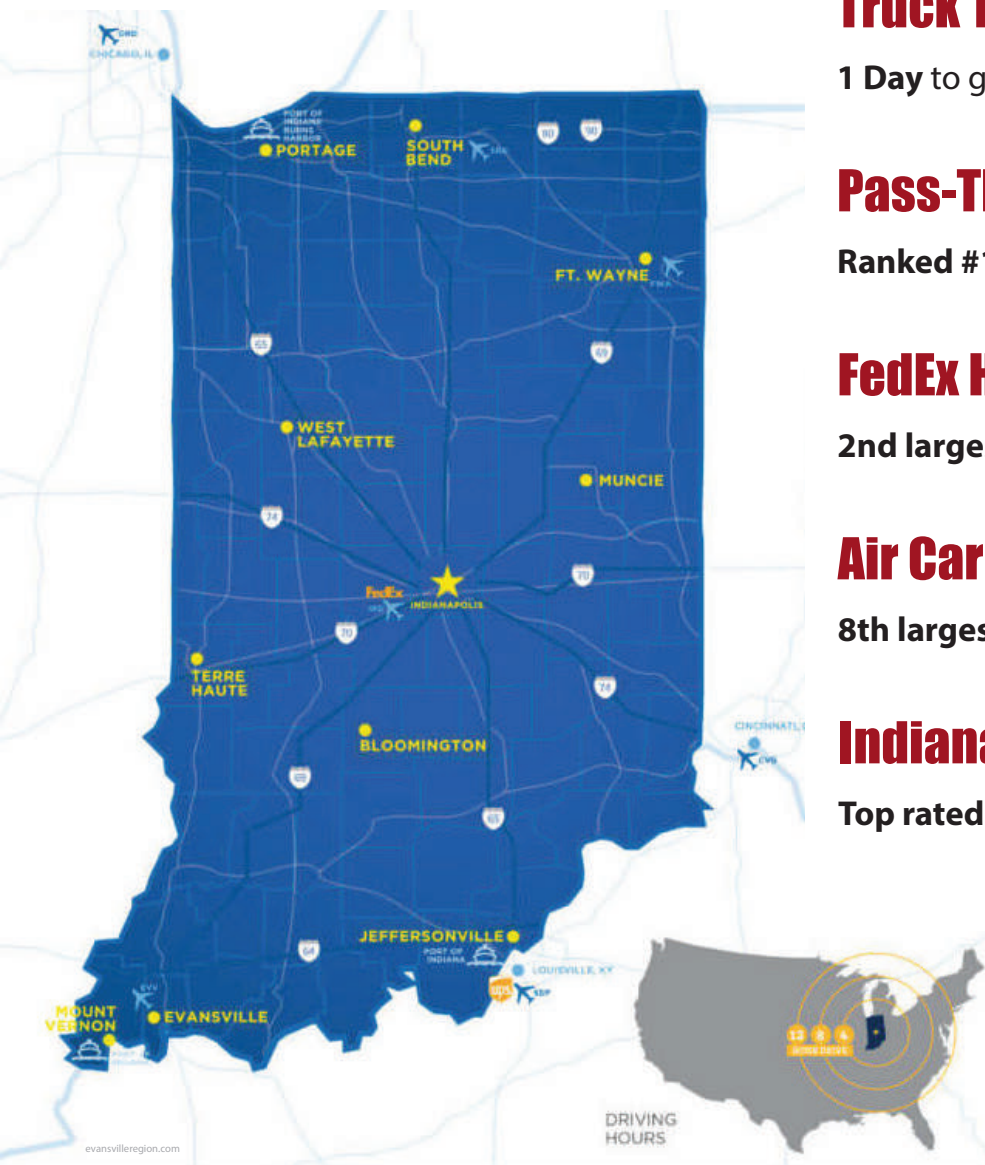
WHY INDIANA?



A State of Freedom, Opportunity, and Innovation

Indiana combines a dynamic pace with a strong focus on research and innovation, earning its place among the top business-friendly states in the country. Nicknamed the "Crossroads of America," Indianapolis is the nation's most connected city by interstate highways—offering businesses a powerful logistical advantage to reach North American and global markets.

Indiana has a population of nearly 7,000,000 and its capital city, Indianapolis alone has a dense population of over 2,000,000.



Truck Transportation

1 Day to get to majority of US population

Pass-Through Interstates

Ranked #1 in the US

FedEx Hub

2nd largest Hub in the world - Located at IND

Air Cargo

8th largest Hub in the US

Indianapolis International Airport

Top rated by J.D. Powers

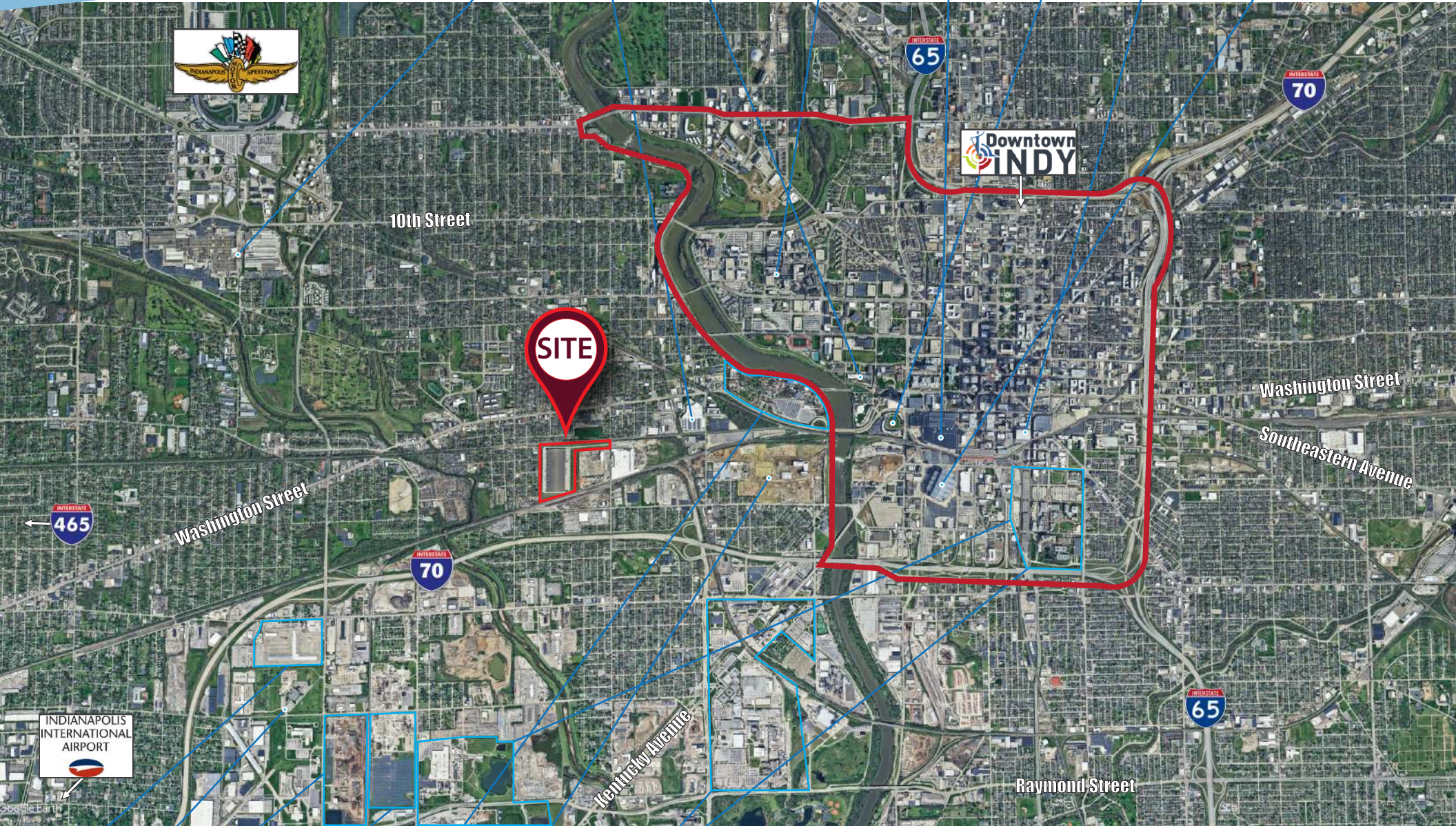
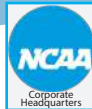


202 S. BELMONT AVENUE

INDIANAPOLIS, IN



HOKANSON COMPANIES INC.
INVESTMENT & CORPORATE REAL ESTATE



Stephen J. Adams
Executive Vice President
(317) 633-8063
sja@hokansoninc.com

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10201 N. Illinois Street, Suite 350
Carmel, Indiana 46290
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