

FOR LEASE: Freestanding Industrial/Warehouse Facility
+/- 20,000 Sq. Ft. on +/- 1.69 Acres
770 Andico Road, Plainfield IN



For more information, call:
Brett Burch at 317.418.7376





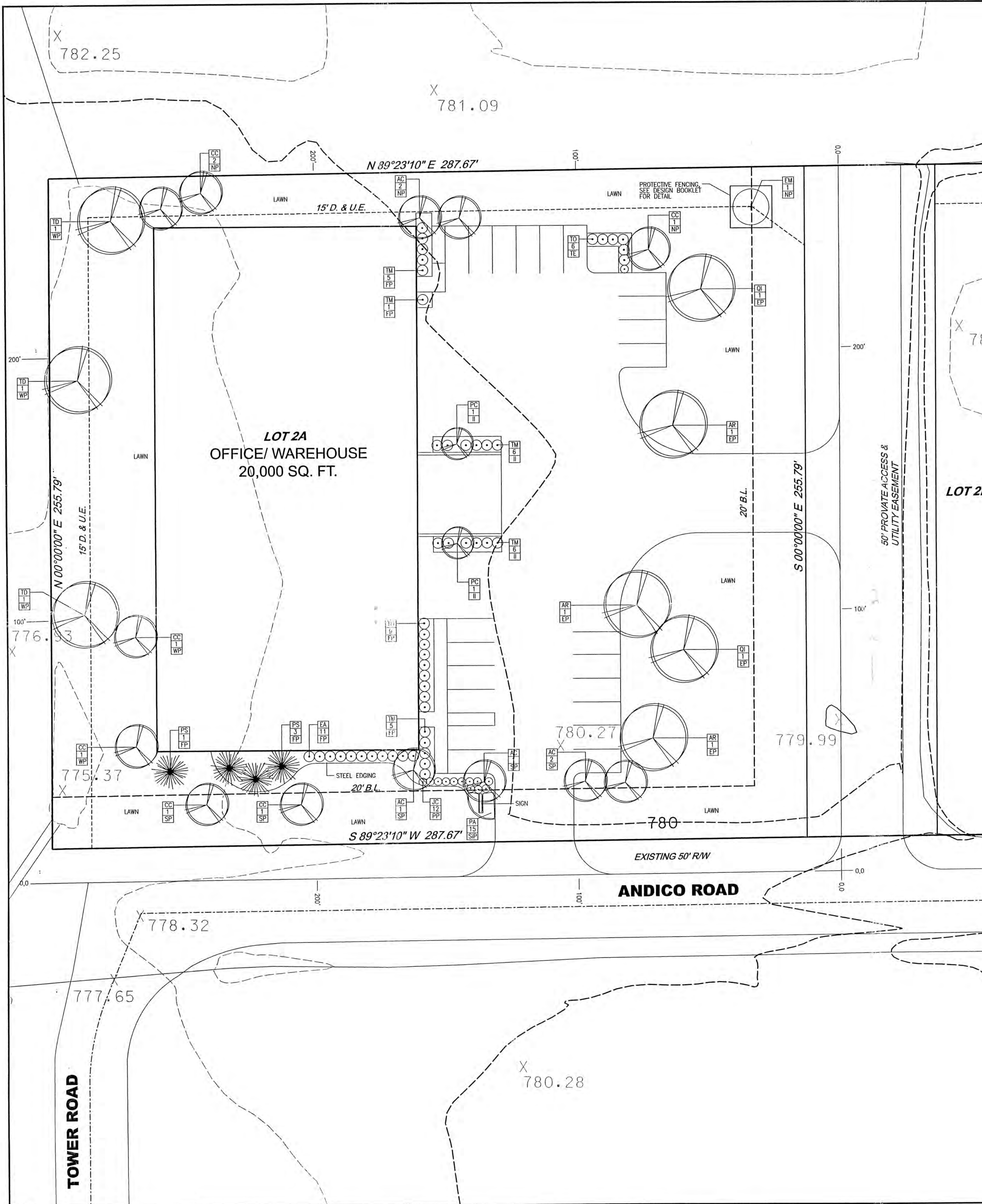
Andico Road



Carr Road

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TREE/SHRUB SCHEDULE

QTY.	KEY	BOTANICAL NAME	SIZE
6	AC	Amelanchier canadensis Serviceberry	1.5" Caliper
3	AR	Acer rubrum Red Maple	2.5" Caliper
7	CC	Crataegus crus-galli 'nervis' Thornless Cockspur Hawthorn	1.5" Caliper
11	EA	Euonymus alatus Burning Bush	24" Height
1	EM	Existing Molus Crabapple (Existing Ornamental Tree)	3"-5" Caliper
82	JC	Juniperus chinensis 'Sea Green' Sea Green Juniper	24" Spread
15	PA	Pennisetum Alopecurus 'Hamlet' Dwf. Fountain Grass	1 GALLON
2	PC	Pyrus 'Cleveland Select' Cleveland Select Pear	1.5" Caliper
4	PS	Pinus strobus Eastern White Pine	6" Height
2	QI	Quercus imbricaria Shingle Oak	2.5" Caliper
3	TD	Toxodum disticum Common Baldcypress	2.5" Caliper
32	TM	Taxus x media 'Densiformis' Mission Arborvitae	24" Spread
6	TO	Thuja occidentalis 'Techny' Mission Arborvitae	5" Height

LANDSCAPE SPECIFICATIONS: These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the locations shown on the landscape drawing.

LANDSCAPE MATERIALS: FERTILIZER: Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, 20% nitrogen, 10% phosphoric acid, and 5% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL: Backfill plant pits with the following topsoil mixture: 1 part on-site topsoil, 1 part imported topsoil, 1 part compost and 1/2 pound plant specified fertilizer per cubic yard.

PLANT MATERIALS: Provide trees and shrubs as indicated. Comply with sizing and grading standards of "American Standard for Nursery Stock". Provide only sound, healthy vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, plant diseases, insects or any other form of disease or infestation. All plants shall have fully developed form without voids or open spaces.

PLANTING BED MULCH: 2 inches of 1" Size field bed gravel mulch where planting bed adjoins either pavement or building.

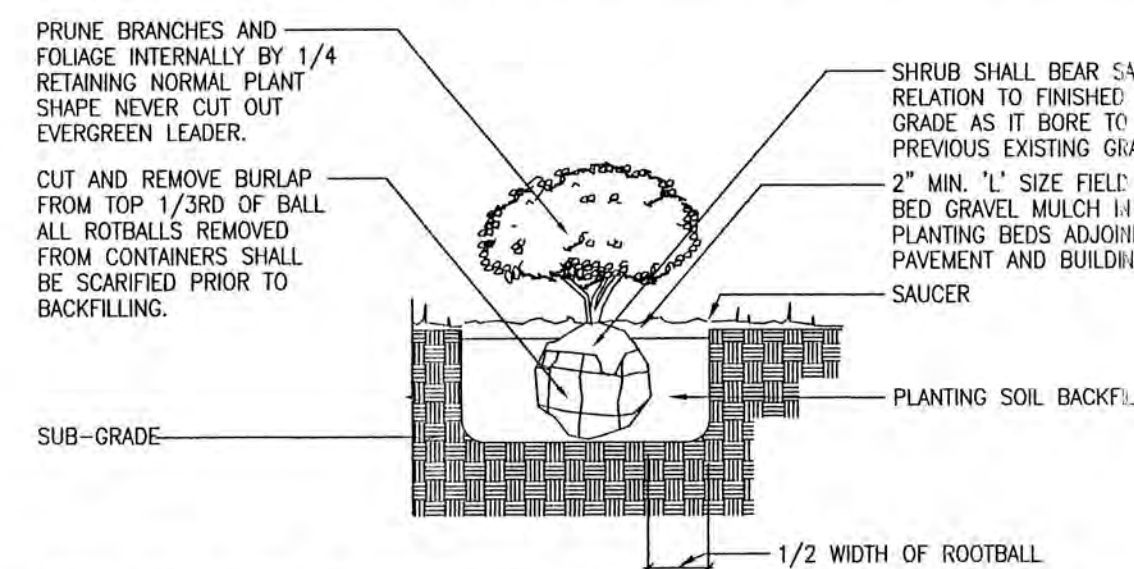
STEEL EDGING: 4"x 8" Ryerson green / black steel edging.

PROJECT EXECUTION: SUBSURFACE UTILITIES: Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (1.800.382.5544) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

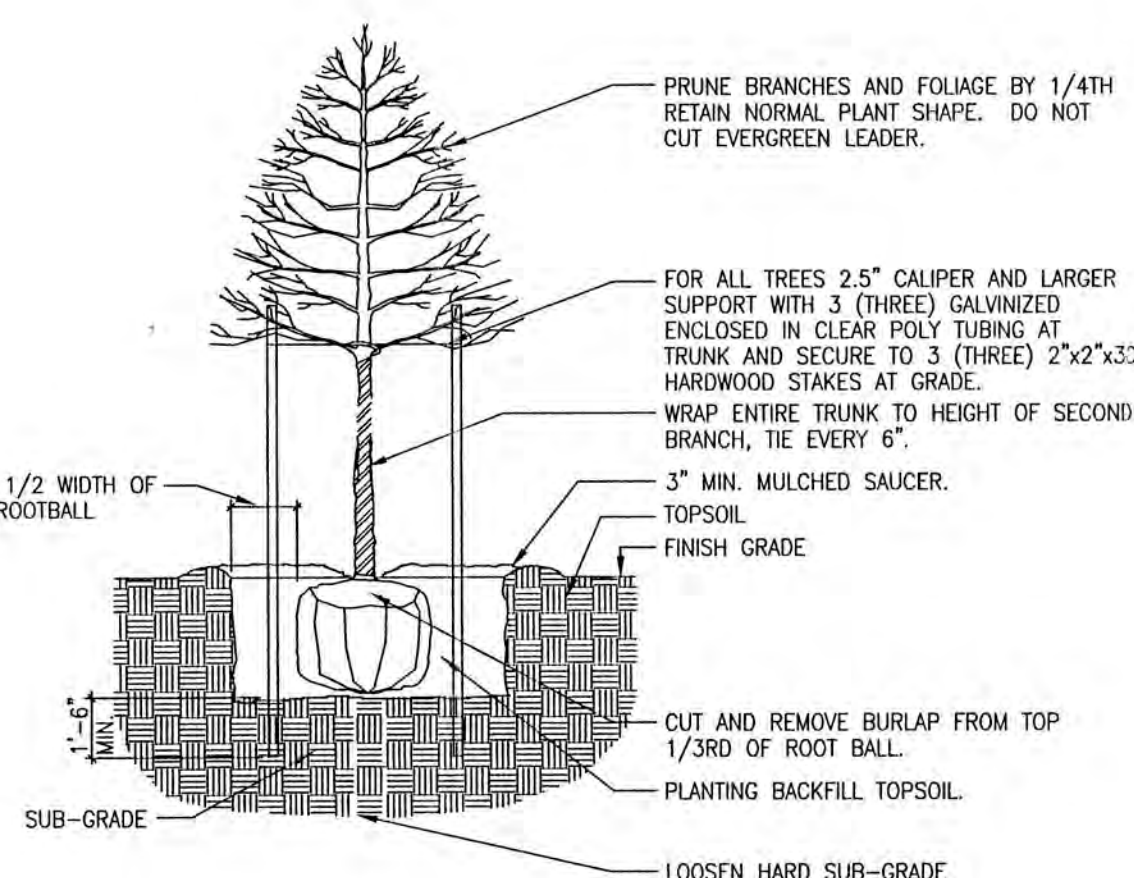
PLANTING EXCAVATION: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage or obstructions, notify owner before planting. See planting details for planting, pruning and staking requirements.

SODDED LAWN: Complete all other landscape plantings, mulching, fine grading and staking prior to sodding lawn areas. Provide sodded lawn for all lawn areas utilizing Warren's Turf Type Tall Fescue Sod. Apply fertilizer at a rate of 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches and cultivate soil to a depth of three inches prior to sodding. Sod bed shall be in a firm but uncompacted condition with a relatively fine texture at time of sodding. Contractor shall maintain sodded lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period.

PROJECT WARRANTY: Contractor shall warrant trees, shrubs, and plants for a period of one year after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents installer's control. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.



B
L-4
SHRUB PLANTING DETAIL
NO SCALE



C
L-4
TREE PLANTING DETAIL
NO SCALE

PLANT POINT VALUES:

KEY:

FP FOUNDATION PLANTING

PP PERIMETER PARKING

II INTERIOR PLANTING ISLAND

EP EAST PROPERTY LINE PERIMETER PLANTING

NP NORTH PROPERTY LINE PERIMETER PLANTING

SP SOUTH PROPERTY LINE PERIMETER PLANTING

WP WEST PROPERTY LINE PERIMETER PLANTING

SIP SIGNAGE PLANTING

PROPERTY ZONED 1-2.

REQUIREMENTS:

PERIMETER LANDSCAPE POINT VALUE TO BE 1.0 POINTS PER 100 LINEAR FEET.

OFF-STREET PARKING TO RECEIVE 5' WIDE PERIMETER PLANTING ZONE.

TRASH RECEPTACLE TO RECEIVE WOODEN ENCLOSURE AND PERIMETER PLANTING.

EP - EAST PROPERTY LINE PERIMETER PLANTING - TOTAL PTS. REQ. 2.55

0-100 2 SHADE TREES @2.5" CALIPER = 1.5 PTS.

100-200 2 SHADE TREES @2.5" CALIPER = 1.5 PTS.

200-255 1 SHADE TREE @2.5" CALIPER = .75 PTS.

TOTAL POINTS 3.75 PTS.

NP - NORTH PROPERTY LINE PERIMETER PLANTING - TOTAL PTS. REQ. 2.88

0-100 1 EXISTING TREE @3-5" CALIPER = .75 PTS.

100-200 1 ORNAMENTAL TREE @1.5" CALIPER = .50 PTS.

200-255 2 ORNAMENTAL TREES @1.5" CALIPER = 1.0 PTS.

255-288 2 ORNAMENTAL TREES @1.5" CALIPER = 1.0 PTS.

TOTAL POINTS 3.25 PTS.

SP - SOUTH PROPERTY LINE PERIMETER PLANTING - TOTAL PTS. REQ. 2.88

0-100 2 ORNAMENTAL TREES @1.5" CALIPER = 1.0 PTS.

100-200 2 ORNAMENTAL TREES @1.5" CALIPER = 1.0 PTS.

200-255 2 ORNAMENTAL TREES @1.5" CALIPER = 1.0 PTS.

TOTAL POINTS 3.0 PTS.

WP - WEST PROPERTY LINE PERIMETER PLANTING - TOTAL PTS. REQ. 2.55

0-100 2 ORNAMENTAL TREES @1.5" CALIPER = 1.0 PTS.

100-200 2 SHADE TREES @2.5" CALIPER = 1.5 PTS.

200-255 1 SHADE TREE @2.5" CALIPER = .75 PTS.

TOTAL POINTS 3.25 PTS.

"DON'T DIG BLIND"



1-800-382-5544
CALL BEFORE YOU DIG

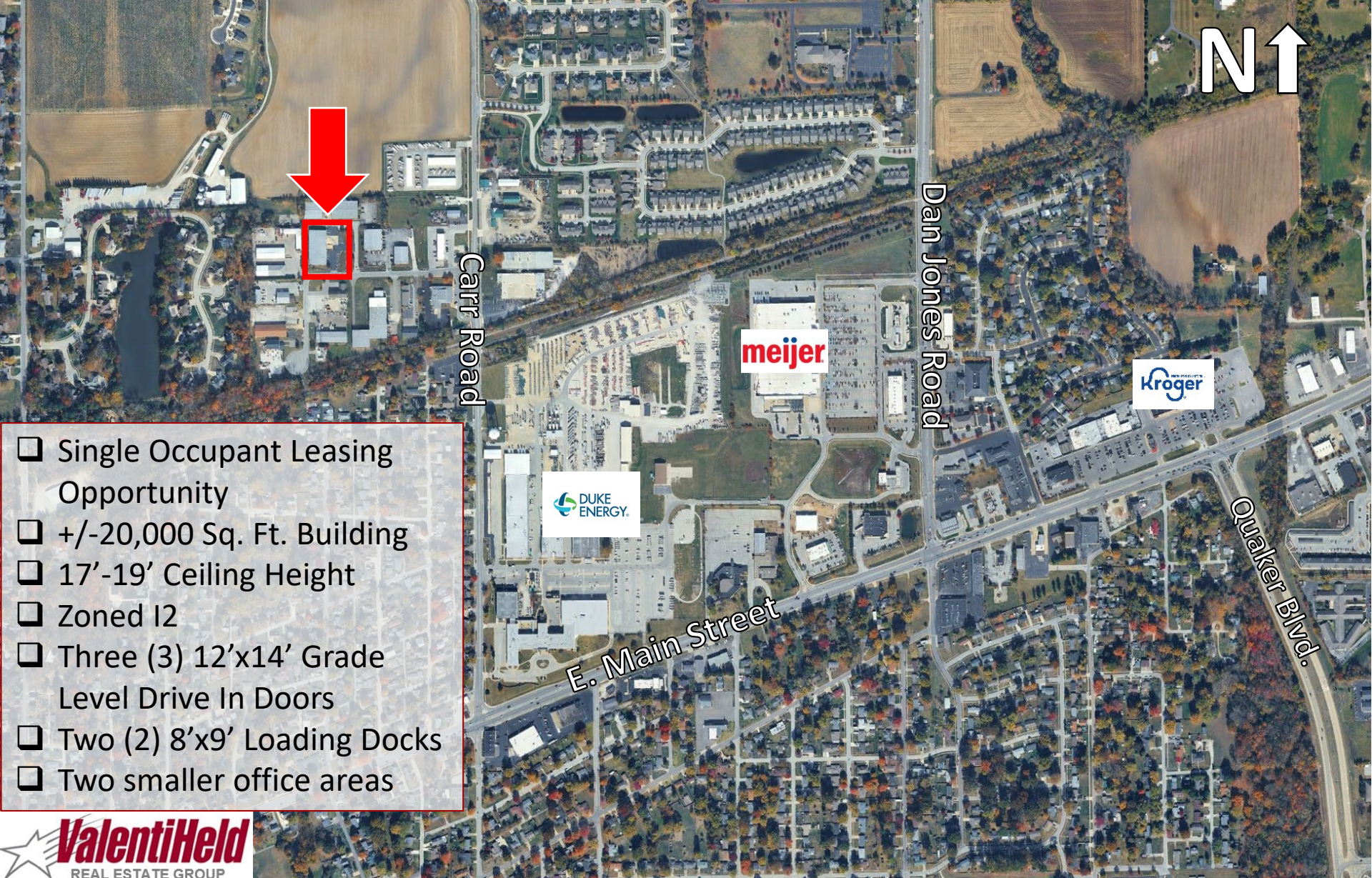
Date	Revisions	Sym.	Design	Drawn	Checked	Scale	Date
			MRM	PJO	MRM	1"=20'	03-04-05

LANDSCAPE PLAN
KEMP BUILDING
HENDRICKS COUNTY
PLAINFIELD, INDIANA

BANNING
ENGINEERING

698 TOWER ROAD, SUITE #100
PLAINFIELD, IN 46168
BUS. (317) 839-2581, FAX (317) 838-9171
E-MAIL banning-eng.com

Project No: 05021
Sheet No:



- ☐ Single Occupant Leasing Opportunity
- ☐ +/-20,000 Sq. Ft. Building
- ☐ 17'-19' Ceiling Height
- ☐ Zoned I2
- ☐ Three (3) 12'x14' Grade Level Drive In Doors
- ☐ Two (2) 8'x9' Loading Docks
- ☐ Two smaller office areas



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The information contained herein was obtained from sources we deemed reliable. Property size listed is approximate. We cannot be responsible for error, omission, prior sale or lease, withdraw from the market or change in size and/or price. Broker makes no representation or warranty as to the physical or environmental condition of the property and recommends purchaser's independent investigation.