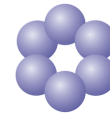


INDUSTRIAL SPACE FOR PRE-LEASE

8940 EPLER AVE
INDIANAPOLIS, IN 46241



AMERIPLEX
INDIANAPOLIS

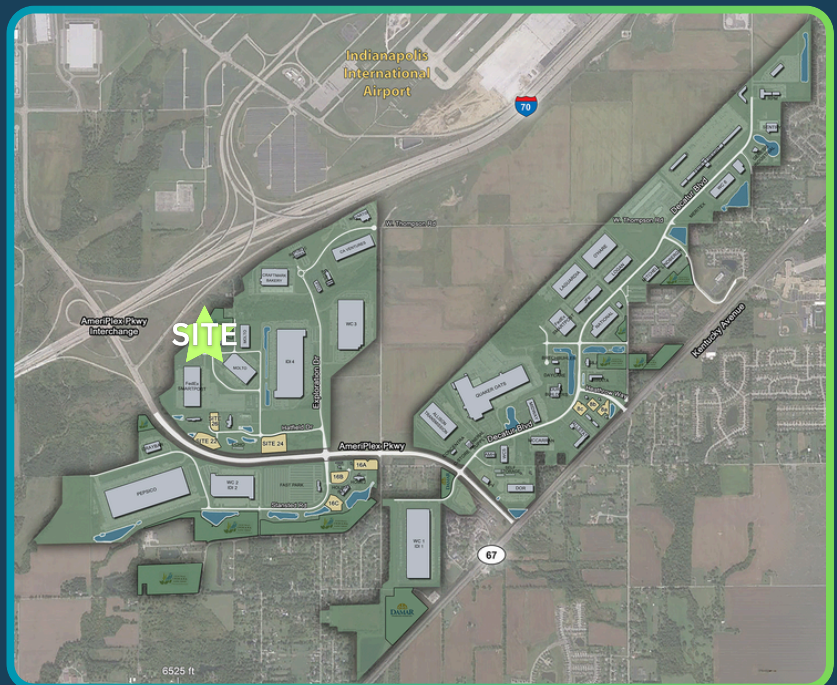


HOLLADAY
PROPERTIES



MASTER PLAN

Planned 80,000 SF industrial building nestled in Ameriplex Indianapolis, just moments away from the Indianapolis Airport. This prime location offers unparalleled accessibility for businesses seeking seamless logistics and strategic connectivity.



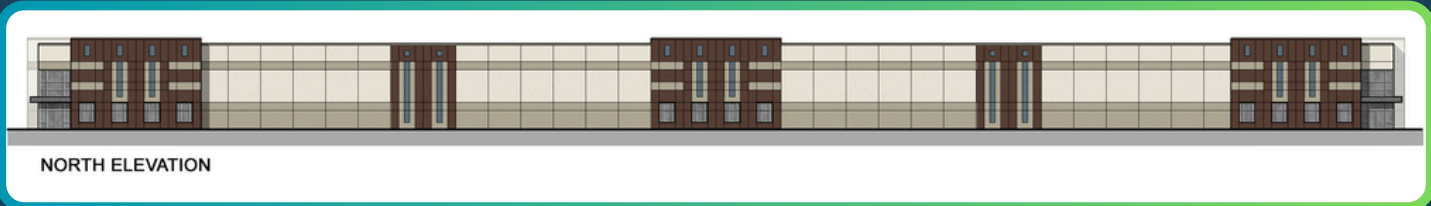
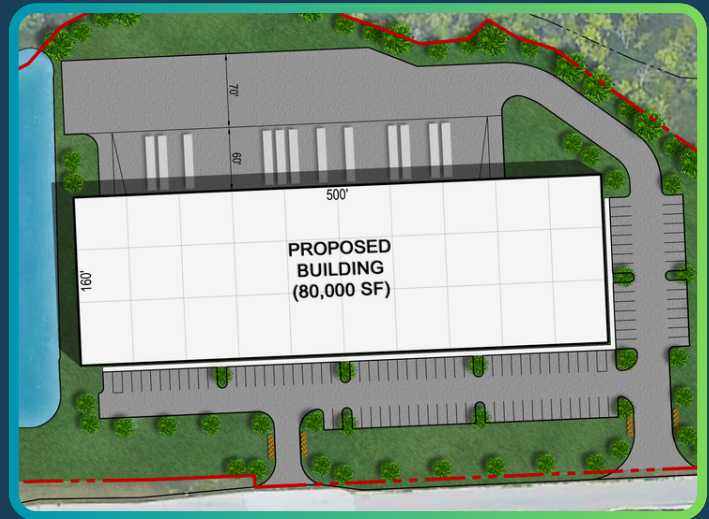
INDUSTRIAL SPACE FOR PRE-LEASE PLANNED SPEC BUILDING



In the competitive world of business, location, access, and environment are crucial. But at AmeriPlex, we believe in going beyond the basics. Elevate your business with our unmatched roster of Indianapolis' top tenants—the true key to success. Join the ranks of owners and employees who have chosen AmeriPlex as their competitive edge and the premier business address in Indianapolis. It's time to make your mark where excellence thrives.

BUILDING HIGHLIGHTS

- ACRES:** 9.82 ACRES
- SQUARE FEET:** 80,000 SF
- CAR PARKING:** 112 SPACES
- DOCK DOORS:** 26 MAX
- DRIVE-IN DOORS:** 2
- CLEAR HEIGHT:** 24 FEET
- DIVIDABLE DOWN TO:** 15,500 SF
- TAX ABATEMENT:** CITY OF INDIANAPOLIS REAL PROPERTY TAX ABATEMENT



NORTH ELEVATION



SOUTH ELEVATION

DAN PHAIR

SVP - DEVELOPMENT

317-710-4612

DPHAIR@HOLLADAYPROPERTIES.COM

GRANT RIORDAN

DEVELOPMENT

317-593-3095

GRIORDAN@HOLLADAYPROPERTIES.COM

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