

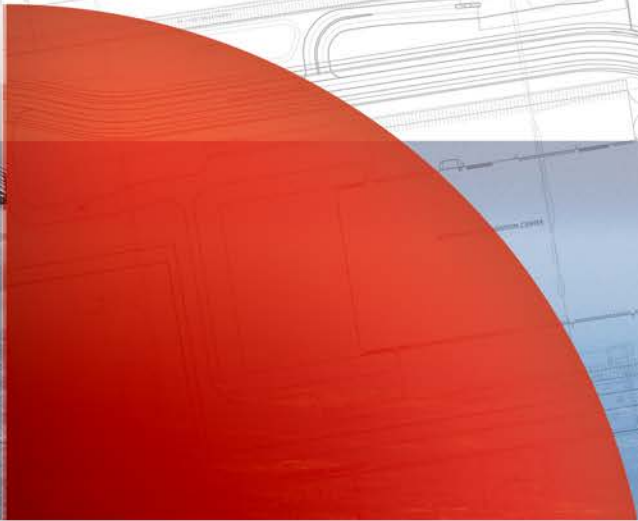
**634,357 SQUARE FEET**

Sunbeam Six

Innovation Blvd., Clayton, IN 46118



**CUSHMAN &  
WAKEFIELD**



**WEST COMMERCE PARK**

*Where Innovation Meets Excellence*



## PARK AERIAL



## THE PARK

Home to major distribution centers, I-70 West Commerce Park offers modern facilities with higher standard construction designed for long term stability located in the nation's premier location for logistics, air cargo, manufacturing and more. I-70 West Commerce Park is strategically located at the Crossroads of America on Interstate 70 just nine miles from the Indianapolis International Airport and the second largest FedEx Hub in the United States. I-70 West Commerce Park -- where innovation meets excellence.

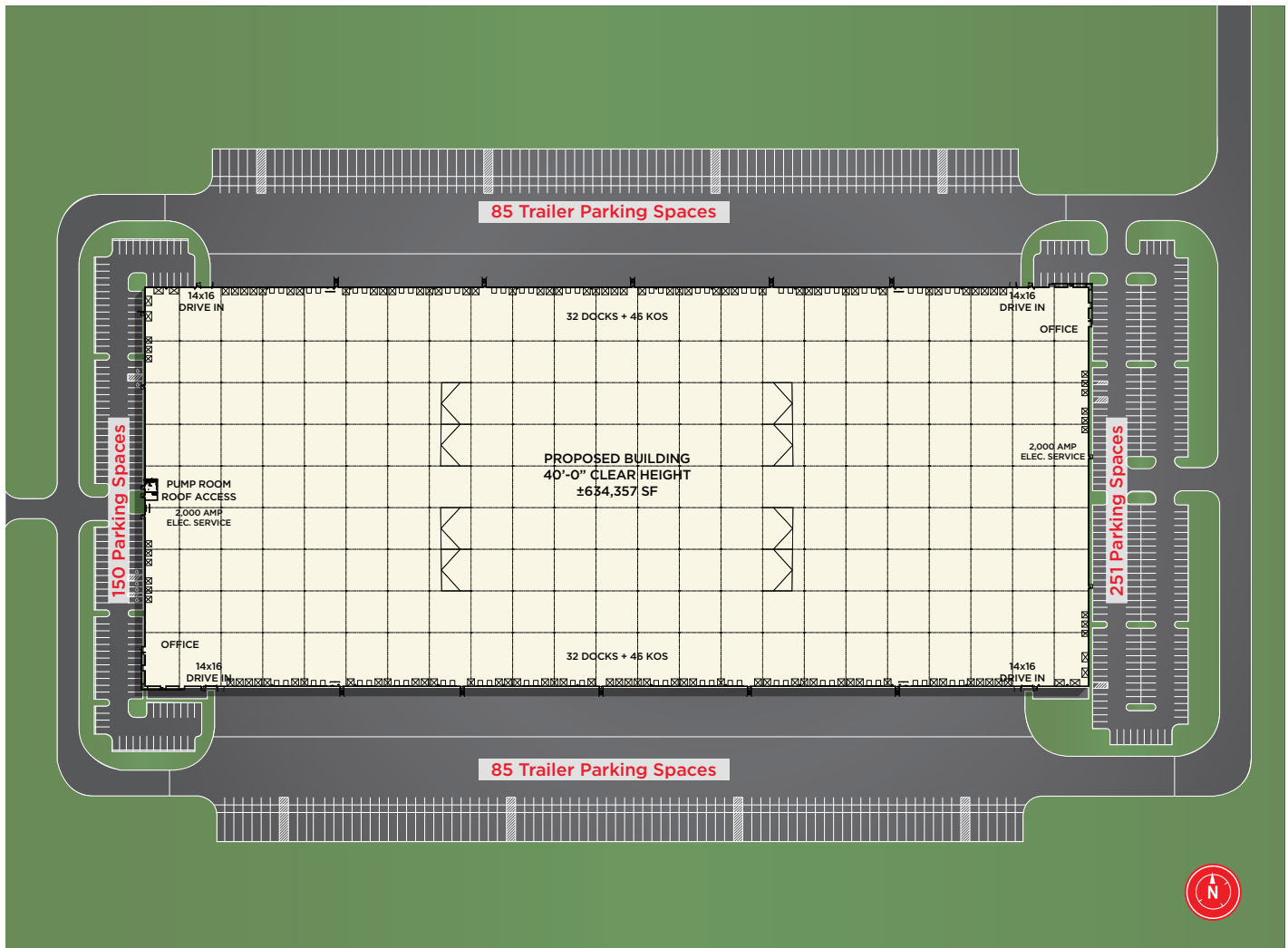
## THE OWNER/DEVELOPER

Sunbeam Development Corporation and affiliate companies own and manage a diverse portfolio of real estate primarily located in Indiana and Florida. Developments include industrial parks, suburban office parks and shopping centers. Sunbeam buys large tracks of land in growth area and provides funding and expertise for the infrastructure to support major development. I-70 West Commerce Park is a long-range investment for Sunbeam.

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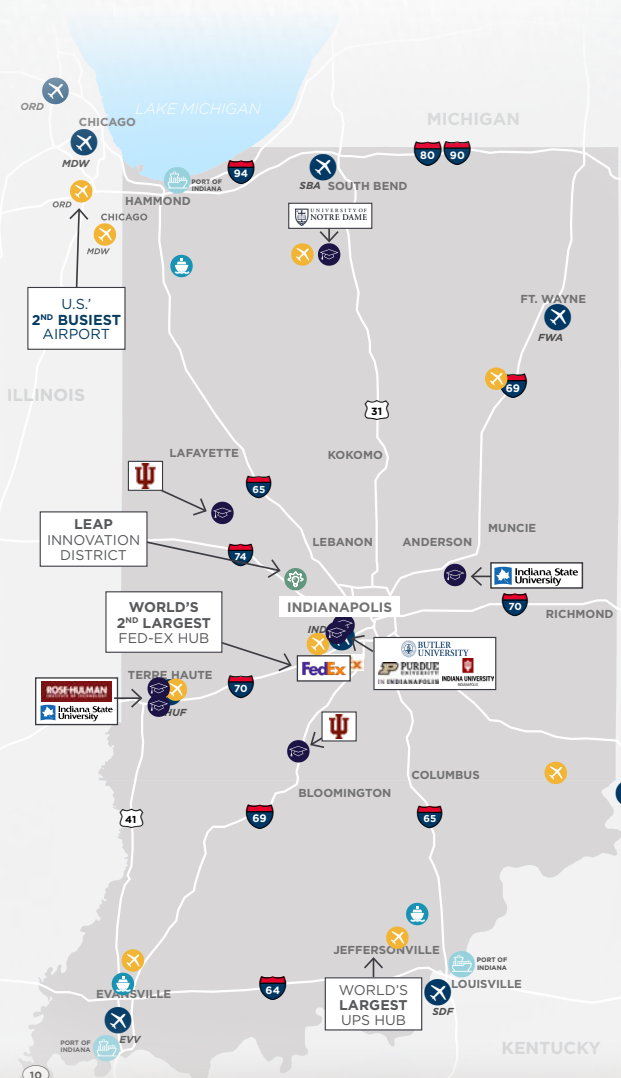
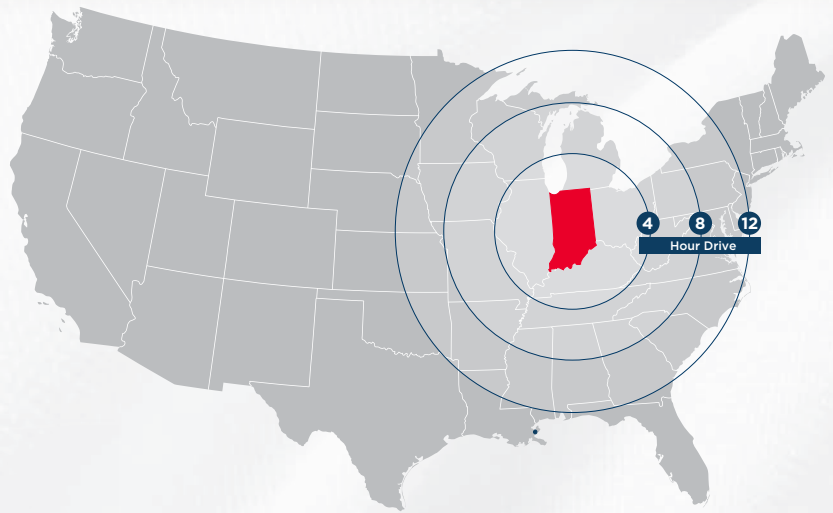
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<b>Total Bldg SF</b>	634,357 SF	<b>Docks</b>	64 dock doors equipped with levelers and seals (expandable)	<b>Sprinkler</b>	ESFR sprinkler system
<b>Divisible</b>	317,000 SF minimum divisible	<b>Drive-ins</b>	4 drive-in doors (14'x16')	<b>Electrical</b>	(2) 2000 AMPS
<b>Office</b>	Build-to-suit office	<b>Parking</b>	401 existing auto parking 170 trailer parking	<b>Lighting</b>	LED warehouse lighting with motion sensors
<b>Column Spacing</b>	54' x 54'	<b>Truck Court</b>	140' all concrete	<b>Walls</b>	Precast insulated concrete walls
<b>Loading</b>	70' loading bays			<b>Floors</b>	8" concrete
<b>Clear Height</b>	40' minimum				

# THE INDIANA ADVANTAGE

Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the **CROSSROADS OF AMERICA**, more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.



## STRONG FUNDAMENTALS

- AAA bond rating
- Right to Work State
- 4.9% Corporate Income Tax Rate
- 1-3% Capped Property Taxes
- No Inventory Tax
- No Manufacturing Equipment Sales Tax

**#1**

In pass through highways

Located at the **MEDIAN CENTER** of the **U.S. POPULATION**

**#1**

In Midwest

**BUSINESS TAX CLIMATE**

**#9**

In the U.S.

**#1**

In Midwest

**BEST STATE FOR BUSINESS**

**#5**

In the U.S.

**#3**

**INFRASTRUCTURE**

America's Top States for Business

**1 in 5**

**HOOSIERS**

Work in Advanced Manufacturing

**#2**

**IN U.S. FOR**

Worldwide life-sciences exports

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