

# Victory Commerce Park Building A

4725 Victory Lane, Indianapolis, IN 46203

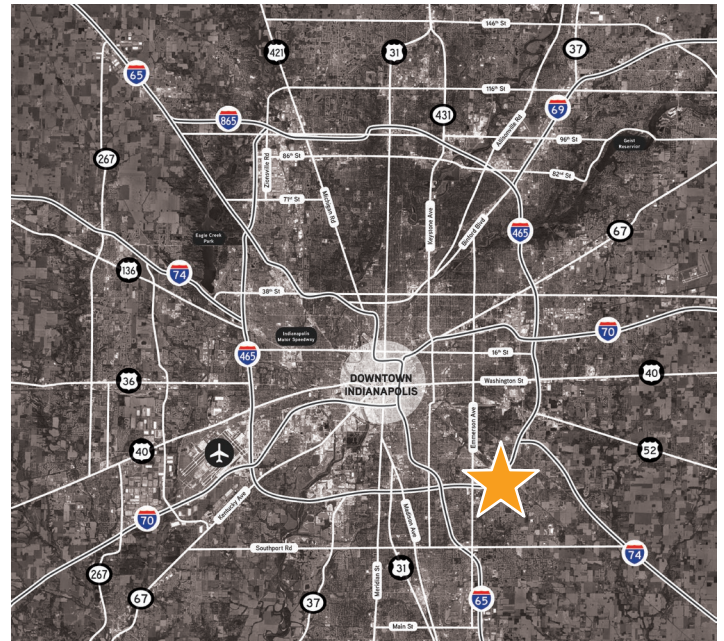
**FOR SALE OR LEASE | INDUSTRIAL**

**IMMEDIATE ACCESS TO I-465 & I-65**



## PROPERTY HIGHLIGHTS

- 345,047 SF cross-docked facility (divisible)  
**Complete & Ready for Occupancy**
- Zoned I-2
- Convenient access to Downtown Indianapolis and Indianapolis International Airport
- Ample auto parking and trailer parking on site
- 6/8-year real estate tax abatement approved
- Strong workforce availability and nearby IndyGo bus stop



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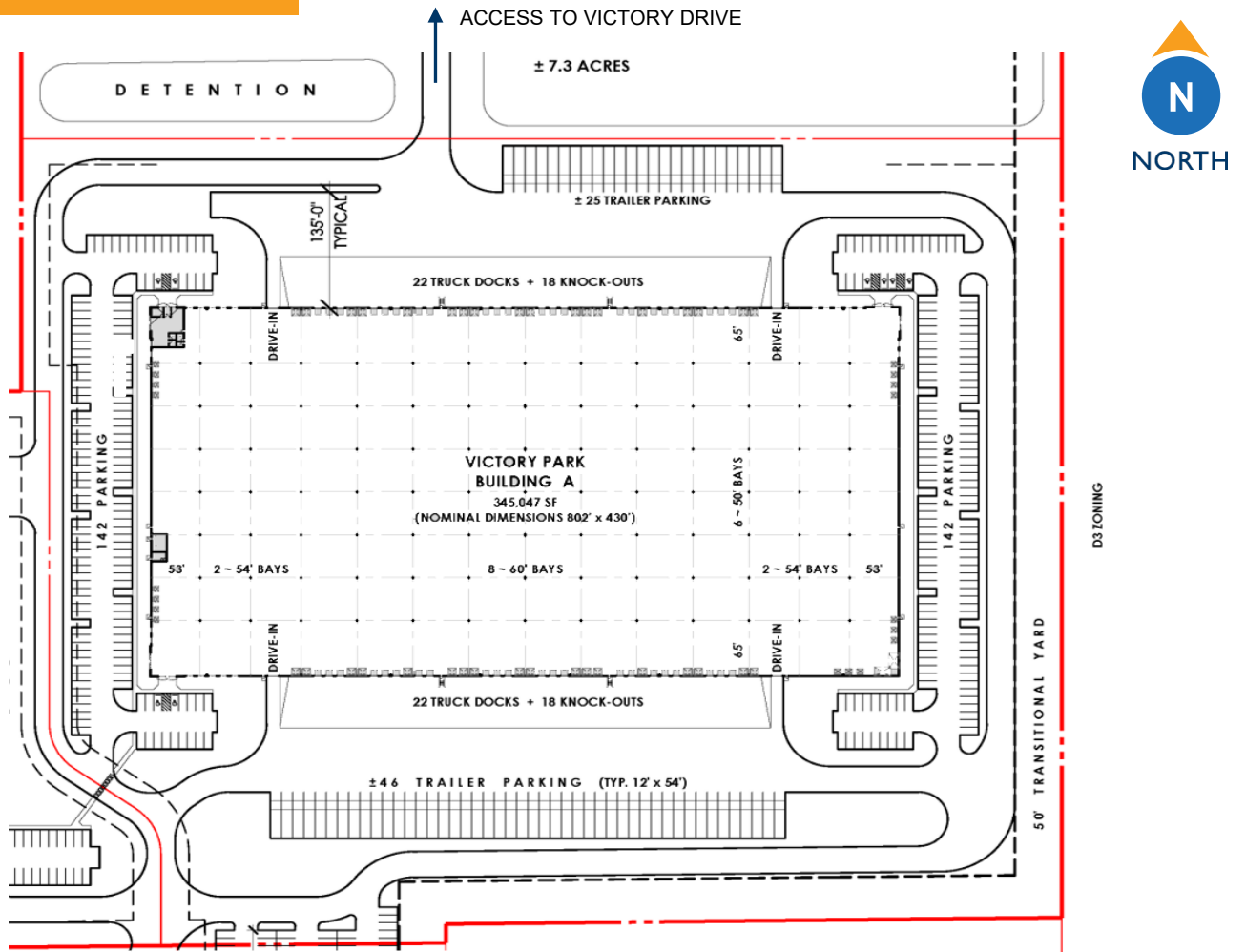
leasing by:



owned by:



## SITE PLAN



## SITE & BUILDING SPECS

**Total Building Area** 345,047 SF (802' wide x 430' deep)

**Office SF** 1,610 SF

**Clear Height** 36'

**Column Spacing** 50' x 54' (65' staging bays)

**Configuration** Cross-docked

**Loading Equipment** Up to ± 80 docks  
4 drive-in doors

**Auto Parking** 284 spaces (expandable)

**Trailer Parking** 71 spaces

**Truck Court** 135'

**Warehouse Lighting** LED highbay fixtures w/ occupancy sensors

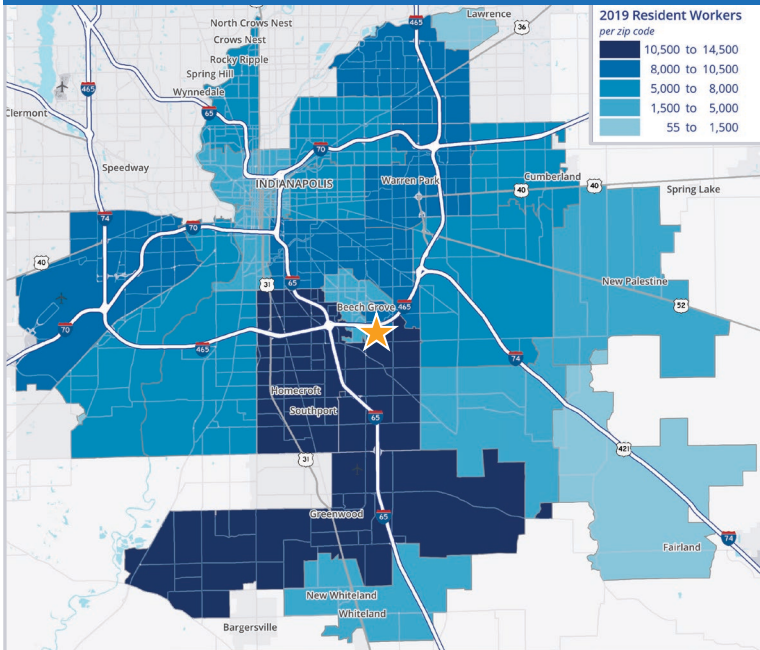
**Fire Protection** ESFR

## DESIGN DETAILS

<b>Construction</b>	Insulated precast panel system
<b>Roof</b>	.045 mil TPO ballasted roof system
<b>Floor</b>	7" unreinforced concrete floor slab with Ashford seal
<b>Warehouse Heating</b>	Energy rotation with system for 55 degrees at zero
<b>Electrical Service</b>	3 phase / 480V / 1200-amp service

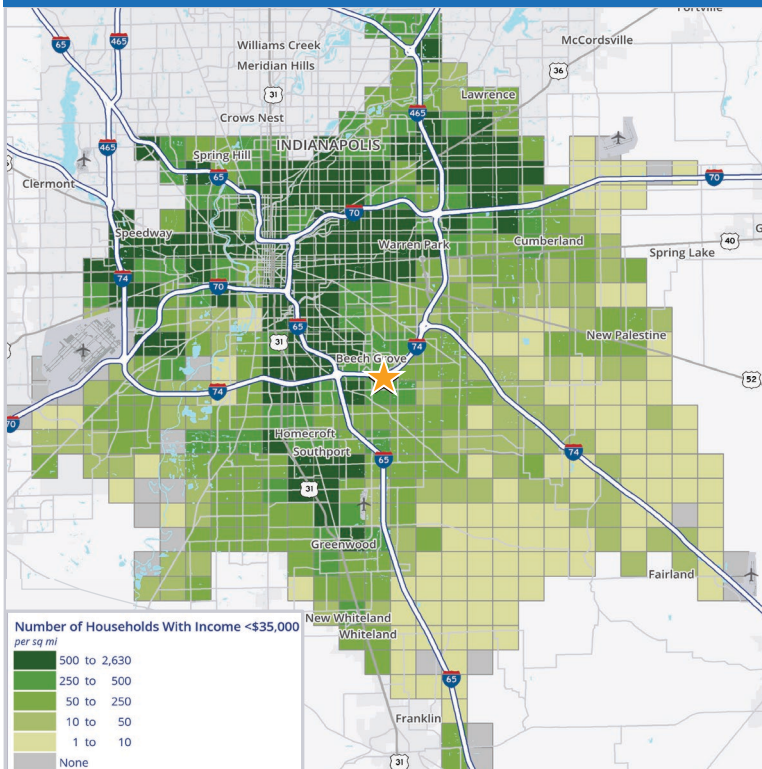


## LABOR PROFILE

**RESIDENT WORKERS** - where individuals live that are employed in job categories with median wage under \$17.50 /hr

**RESIDENTS OF DRIVETIME AREA  
IN OCCUPATIONS PAYING LESS  
THAN \$17.50 / HR**

## MARKET

Victory Commerce Park, Indianapolis	138,922
Fishers	122,222
Mt. Comfort	106,028
Noblesville	101,591
Greenwood	89,871
Avon	80,358
Whiteland	75,864
Brownsburg	71,854
Plainfield	69,615
Westfield	68,560
Ameriplex	61,673
Franklin	59,815
Whitestown	59,718
Pendleton	51,346
Monrovia/Clayton	35,001
Lebanon	25,444

**HOUSEHOLD INCOME <\$35K** - density of households w/ total household income below \$35,000/yr, per square mile

**HOUSEHOLDS IN DRIVETIME AREA  
EARNING LESS THAN \$35K**

## MARKET

Victory Commerce Park, Indianapolis	83,784
Mt Comfort	64,094
Fishers	42,511
Greenwood	42,453
Avon	36,293
Whiteland	35,863
Brownsburg	33,827
Noblesville	32,823
Plainfield	29,191
Ameriplex	27,493
Franklin	27,161
Whitestown	25,522
Westfield	20,695
Pendleton	19,147
Monrovia/Clayton	11,191
Lebanon	5,458

## WHY INDY – TOP IN TRANSPORT ACCESSIBILITY



### INDIANAPOLIS INTERNATIONAL AIRPORT

home to **2<sup>nd</sup> largest** FedEx air hub worldwide + **6<sup>th</sup> largest** cargo airport in U.S.

### GARY/CHICAGO INTERNATIONAL AIRPORT

key player in the logistics arena – connects Chicago to Midwest distribution sites

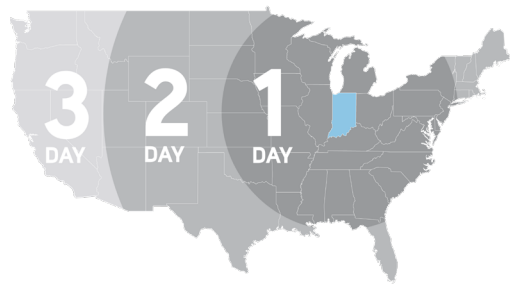


### CLASS I RAILROADS PASS THRU INDIANA

AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

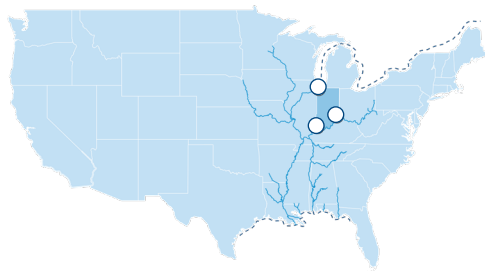
### INTERMODALS

served by CSX + Indiana Railroad



### OUR WAY IS THE HIGHWAY

**8 interstates** intersect the state making Indiana the national leader in pass-thru highways



### PORTS OF THE HOOSIER STATE

**3 international** maritime ports serving key Indiana access points providing access to the world's most productive industrial + agricultural regions

NW – Burns Harbor, IN

SW – Mt. Vernon, IN

SE – Jeffersonville, IN

### TAKE TO THE SKIES

**4** international airports statewide

**#1** IND – Best Airport in North America  
- Conde Nast Traveler

### ON THE RIGHT TRACK

**3<sup>RD</sup>** total freight railroads in U.S.

**5<sup>TH</sup>** Class I railroads in U.S.

### CROSSROADS OF AMERICA

**40+** major cities within an 8-hour drive

**75%** U.S. + Canada population within a 1-day drive

### OPEN WATERS

**2** major freight transport arteries  
Ohio-Mississippi + Great Lakes River Systems

**6<sup>TH</sup>** waterborne shipping in U.S.

## STRONG BUSINESS FUNDAMENTALS

**2<sup>ND</sup>**

best state for infrastructure\*

**3%**

business property tax rate cap

**5<sup>TH</sup>**

best state for cost of doing business

**5<sup>TH</sup>**

top business climate states\*

**5.75%**

corporate income tax

**7%**

sales tax rate

**10<sup>TH</sup>**

best state tax climate index\*

**YES**

a Right to Work state

\*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation