Expandable Manufacturing/Distribution Facility with Convenient Northeast Location

- 123,086 total square feet available (expandable by 75,000 SF)
- Dock and drive-in loading
- Heavy power
- New warehouse heating units
- Ceiling height: 21’ in main warehouse portion
- 3 points of ingress/egress
- Clean main office area with 2 additional warehouse office pods
- 18.18 acre site can support building expansion or additional facilities
- 5.5 miles to Geist area and 9.5 miles to I-70

www.7795.cushwakesites.com

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General Specifications

Address: 7795 N. 200 W.
McCordsville, IN

Year Built: 1988 and 1992

Square Feet: 123,086 SF
(expandable by 75,000 SF)

Site Area: 18.18 acres

Structure Exterior: Block and metal

Office Area: ± 3,500 SF main office area with 2 additional warehouse office pods

Clear Height: 21’ main warehouse portion
15’ 6” in distribution area

Lighting: T-5 with partial motion sensors

Fire Protection: Wet

Column Spacing: 40’ x 49’

Zoning: Commercial neighborhood

Dock Doors: Nine (9)—8’ x 9’
> 5 pit levelers
> 1 edge of dock leveler

Drive-in Doors: Three (3)—12’ x 10’
One (1)—12’ x 12’
Two (2)—12’ x 14’

Electric: 2,500 amps 208v, 3-phase

Parking: ± 40 car parking spaces
(expandable)
Ample room for onsite trailer parking

HVAC: New “rack” style warehouse heating units
FOR SALE
7795 N. 200 W.
McCordsville, IN 46055

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The Central Indiana Region
LOCATION, LOCATION, LOCATION

• Known as the Crossroads of America, more interstate highways including I-65, I-69, I-70 and I-74, converge in Indianapolis than any other city in the United States.

• Indianapolis is the most centrally located city in the United States: 50% of all U.S. businesses and 80% of the U.S. and Canadian populations can be reached within a one day’s drive from the Indianapolis region.

• The Hoosier state ranks in the top 10 in 46 logistics categories. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation—truck, rail, air and water. Indianapolis is home to the second largest FedEx hub in the world.

• A new intermodal facility opened in 2013 in downtown Indianapolis allowing cargo to travel from Asia to Indiana nonstop. This facility is expected to reduce supply chains by as much as one full week—having a rail route that bypasses Chicago means a container of goods could make it from Asia to Indy in as little as 20 days.

• Indiana is the Best State for Business in the Midwest and #5 in the nation. (Chief Executive Magazine, 2016)

• Indiana is #1 in the Midwest and #7 in the nation in the Top States for Doing Business Survey. (Chief Executive Magazine, 2015)

• Indiana offers the Best Business Tax Climate in the Midwest and is #8 in the nation. (Tax Foundation, 2017)

• Indiana is one of the Top 10 Most Entrepreneur Friendly States (SPE Council, 2017)

• Indianapolis is #5 on the list of Best Affordable Places to Live in the U.S. (U.S. News and World Report, 2016)

• Indiana is one of only 15 states earning a AAA credit rating from all three agencies. (S&P, Fitch and Moody’s)

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