

FOR SALE/LEASE

6620 Network Way, Indianapolis, IN 46278



INTECH 12 - 6620 NETWORK WAY
Located in the SW quadrant of West 71st and I-465

- 140,368 rentable square feet, 16,378 SF of warehouse space
- 3 dock doors and 1 drive-in
- Class A Office Building with 9'-11' ceilings throughout
- 548 parking spaces, additional one (1) acre site available for additional parking
- Fitness facility with men's and women's shower and cafeteria on site
- Located within INTECH, Certified Technology Park by the State of Indiana
- 18 miles to Indianapolis International Airport
- 13 miles to downtown Indianapolis
- Access to I-465, I-65, I-74 and I-70
- Residence Inn, Wingate by Wyndham and Hilton Garden Inn located in park
- Three self-contained IT rooms throughout the building with HVAC



For more information, contact:

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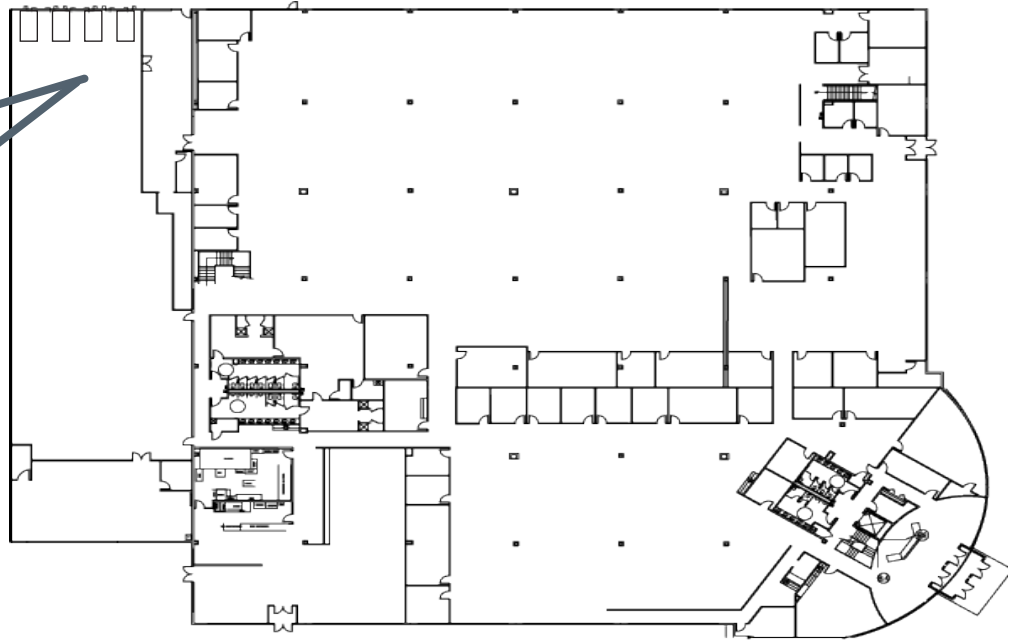
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1st Floor



Warehouse Area

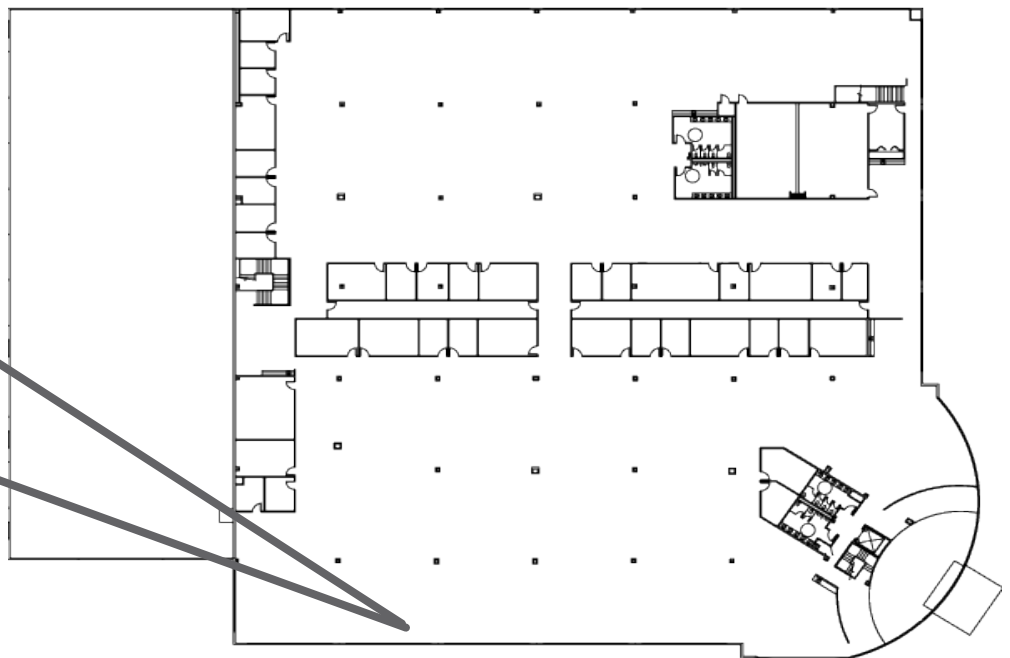
- ~ 16,378 SF
- ~ Completely temperature controlled
- ~ 25 foot clear ceiling height
- ~ Pad-ready area for generator installation



2nd Floor



- ~ 123,000 SF
- ~ Two (2) sets of mens/womens restrooms per floor
- ~ One (1) passenger elevator and three (3) stairwells





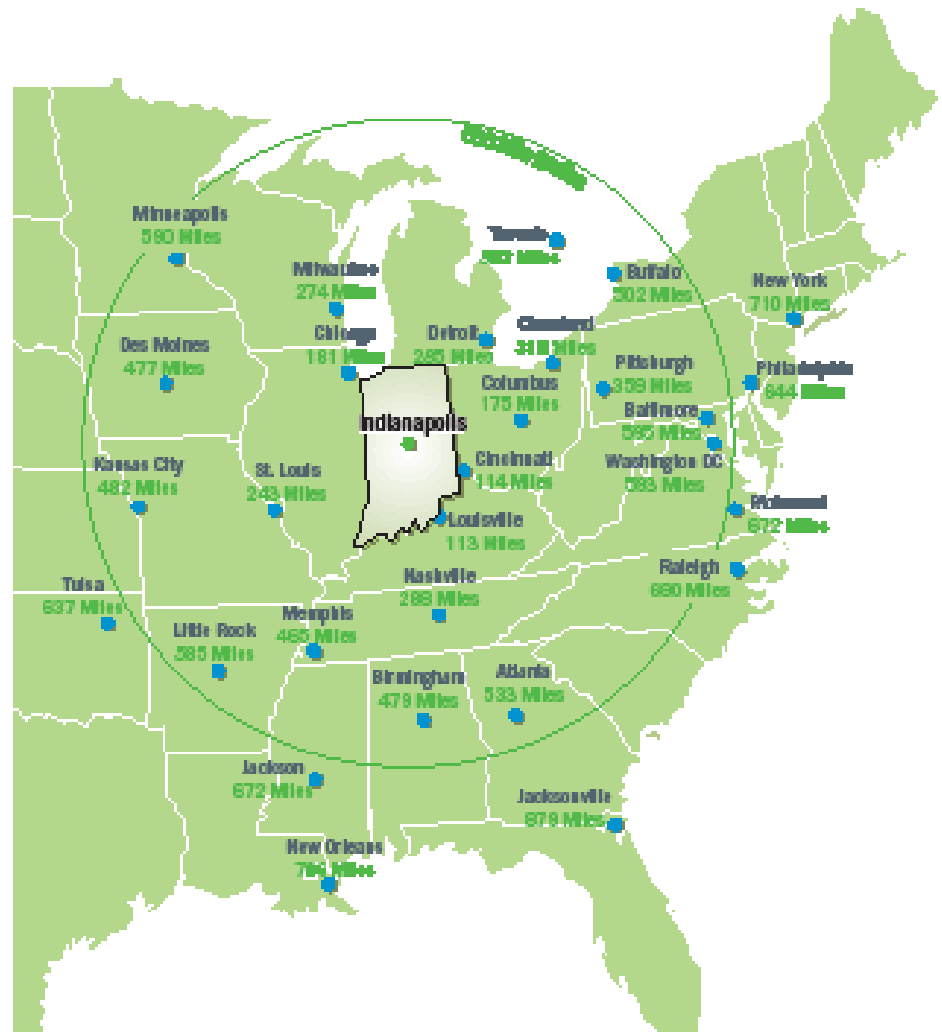
Property Description

Address:	6620 Network Way	Telephone:	SBC
Year Built:	2000	Cable:	Time Warner
Stories:	Two (2)	Roof:	Aggregate Ballasted EPDM (2000)
SF:	140,368 SF	HVAC:	28 Packaged Roof Top Units
Warehouse:	16,378 SF (3 doors, 1 drive-in)	Electrical:	2 - 3,000 Amp, 600 Volt 3 Phase
Acres:	10.09 Acres	Fire Protection:	Wet Sprinkler System, five risers located NW corner of building. 292.8 GPM at 0.1 GPM / SF to 1663.1 GPM
Parking:	548 Spaces	Zoning:	CS
Electric:	Indianapolis Power & Light	Parcel No.:	6028758, 6028121
Sewer and Water:	Citizen Energy Group	Annual Real Estate Taxes:	\$240,362 (\$1.71/SF)
Gas:	Citizens Energy Group		

Location, Location, Location

Greater Indianapolis LOCATION, LOCATION, LOCATION

- Indianapolis is known as the “Crossroads of America” because more interstate highways converge in Indianapolis than any other city in the United States including I-65, I-69, I-70, I-74, and I-465.
- Indianapolis is the most centrally located city in the United States. Over 75% of the U.S. and Canadian population can be reached within a one-day truck drive from the Indianapolis region. Over 52% of the U.S. and Canadian population live within 650 miles of Indianapolis.
- Indianapolis is the 12th largest city in the United States.
- The Hoosier state ranks in the Top 10 in 33 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.
- Indiana has the “Best State Business Tax Climate in the Midwest” and the “7th Lowest Cost of Doing Business in the Nation.”
Forbes, 2009
- Indiana ranked “Best State for Business” in the Midwest and 11th nationally.
Chief Executive Magazine, 2009



INDIANAPOLIS INTERNATIONAL AIRPORT...

- is the nation’s 8th largest cargo facility according to the Airports Council International - North America. Internationally, it ranks 21st in the world.
- is home of the 2nd largest FedEx operation in the world with over 4,000 employees and nearly two million square feet.
- houses the U.S. Postal Service Express Mail Hub.

For more information, contact:

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