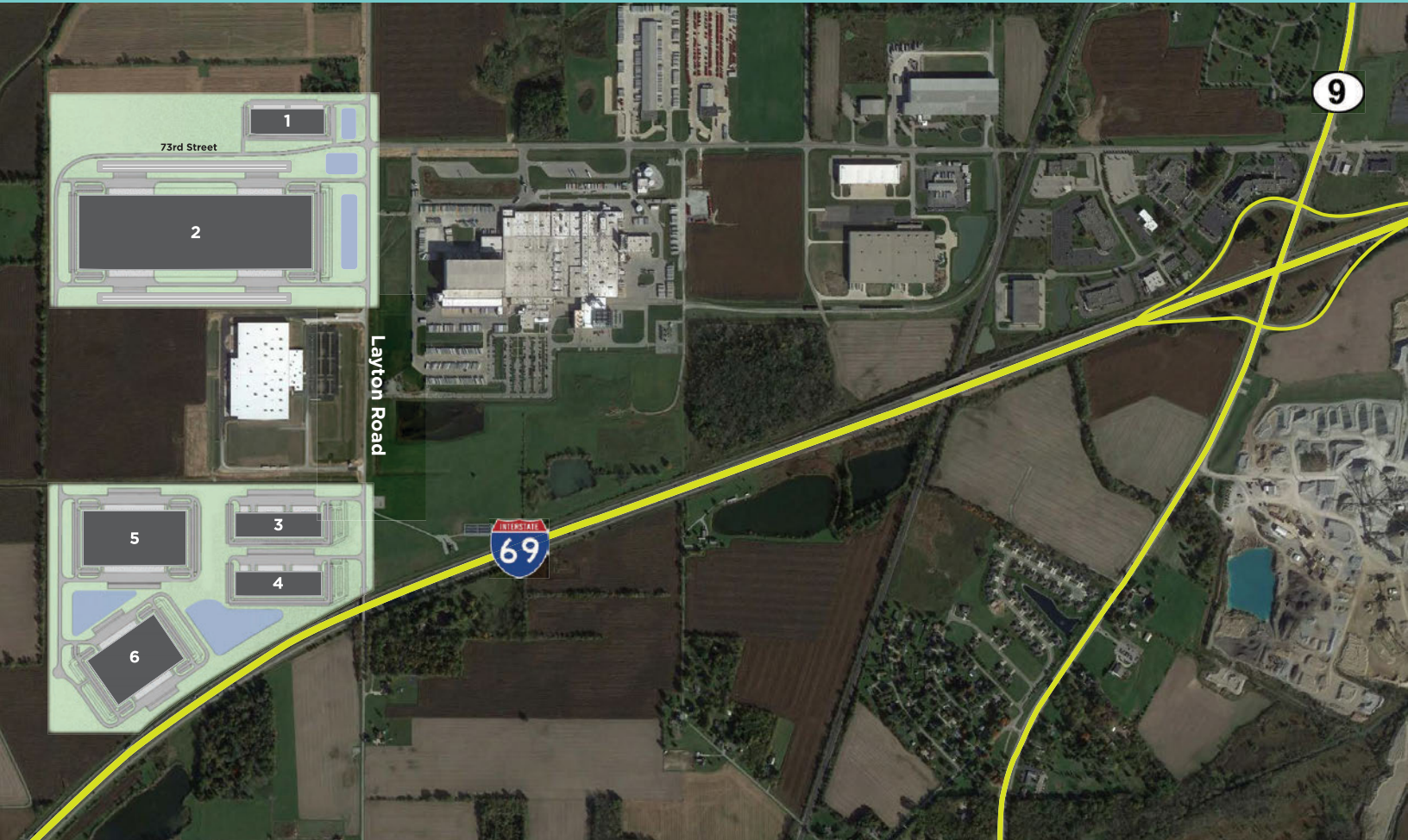


► FLAGSHIP WEST INDUSTRIAL PARK

FOR SALE OR BUILD-TO-SUIT

I-69 & State Roads 9 & 67 // Anderson, Indiana 46011



FLAGSHIP WEST INDUSTRIAL PARK

- + 25 - 365 Acres For Sale or Build-to-Suit
- + Tax Abatement Available
- + Immediate access, with dedicated on-ramp, to Interstate 69

Flagship West Industrial Park possesses unmatched infrastructure capabilities, has Foreign Trade Zone status, and is part of a Certified Technology Park within a well-funded TIF District.

W. Dustin Looper
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Direct 317.663.6557
Mobile 765.623.2495
dustin.looper@rcre.com

RESOURCE Commercial Real Estate
9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
www.RCRE.com

FOR SALE OR BUILD-TO-SUIT

FLAGSHIP WEST INDUSTRIAL PARK

I-69 & STATE ROADS 9 & 67 // ANDERSON, INDIANA 46011

PROPERTY DETAILS

	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Depth	240-330'	1,400'	165 Total Acres Available with 5,000' of frontage on I-69 Can accommodate buildings up to 2,500,000 SF			
Length	1,070'	2,400'				
Acres	6.6	77.2	---165 Total Acres---			
Conceptual Building	75,000 SF	1,178,000 SF	75,000 SF	75,000 SF	624,000 SF	423,000 SF
Office	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit
Clear Height	32'	36'	32'	32'	36'	36'
Building Depth	120'	620'	120'	120'	520'	470'
Building Length	600'	1,900'	600'	600'	1,200'	900'
Car Parking*	100	700	150	150	300	345
Trailer Parking*	20	500	50	50	52	104
Dock Doors*	10	92	10	10	48	72
Drive-in Doors*	2	4	4	4	4	4
Lighting	T-5 High Efficiency	T-5 High Efficiency	T-5 High Efficiency	T-5 High Efficiency	T-5 High Efficiency	T-5 High Efficiency
Roof	Rubber Membrane	Rubber Membrane	Rubber Membrane	Rubber Membrane	Rubber Membrane	Rubber Membrane
Sprinklers	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
Electrical	Municipal Light & Power	Municipal Light & Power	Municipal Light & Power	Municipal Light & Power	Municipal Light & Power	Municipal Light & Power
Gas	Vectren Energy	Vectren Energy	Vectren Energy	Vectren Energy	Vectren Energy	Vectren Energy
Tele-communications	Verizon (fiber optics)	Verizon (fiber optics)	Verizon (fiber optics)	Verizon (fiber optics)	Verizon (fiber optics)	Verizon (fiber optics)
Water	City of Anderson	City of Anderson	City of Anderson	City of Anderson	City of Anderson	City of Anderson
Sewer	City of Anderson	City of Anderson	City of Anderson	City of Anderson	City of Anderson	City of Anderson
Fire Protection	City of Anderson	City of Anderson	City of Anderson	City of Anderson	City of Anderson	City of Anderson

*Denotes Expandable

Additional acreage available for car/truck parking and/or outside storage

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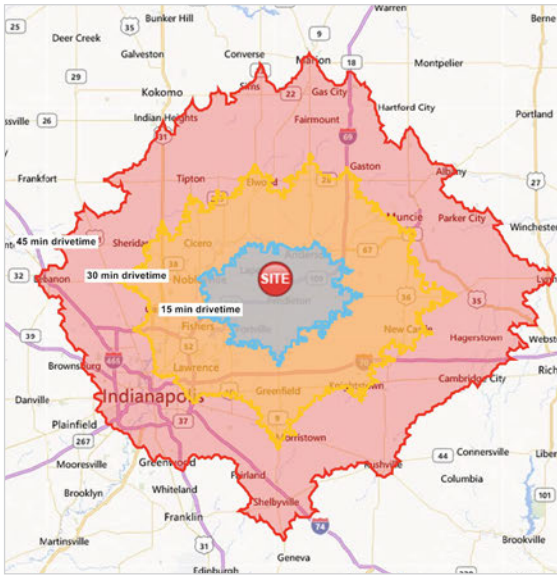
Conceptual Plan

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FOR SALE OR BUILD-TO-SUIT

FLAGSHIP WEST INDUSTRIAL PARK



Proximity to:	Miles
Interstate 69	< 1
Regional Airport	10
I-465	23
Downtown Indianapolis	38
Indianapolis Intl Airport	50
Cincinnati, OH	120
Louisville, KY	140
Port of Jeffersonville, IN	150
Columbus, OH	160
Chicago, IL	195
Detroit, MI	240
St. Louis, MO	275

Drivetime	15 Minutes	30 Minutes	45 Minutes	US Average
Population	30,758	250,103	1,046,645	
Households	11,793	96,884	417,145	
Average Household Income	\$59,596	\$81,826	\$76,321	\$70,173
White Collar	56.4%	67.3%	66.3%	61.6%
Service	18.2%	15.1%	16.0%	17.3%
Blue Collar	25.4%	17.6%	17.7%	21.1%
Average Drive Time to Work	23.9	23.9	23.1	25.5

Corporate Neighbors	
ACS (Xerox)	iPower Energy Systems
Altair Nanotechnologies	Keihin North America
Carter Logistics	Kennedy Machine & Tool
Duke's Truck Center	NTN Driveshaft
E & B Paving	Nestle USA
Echo Automotive	Prairie Farms
ELSA Corporation	Precision Strip
FedEx	Purdue College of Technology
Flagship Enterprise Center	Red Gold
Greenville Technology, Inc.	Ricker Oil Company
Hoosier Park Racing & Casino	Remy International
Hy-Pro Inc.	Tractor Supply Company

CONTACT

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