

# FOR SALE

## 5600 W. Raymond Street

Indianapolis, IN 46241



### High Image Facility



Property Website: [www.raymondstreet.cushwakesites.com](http://www.raymondstreet.cushwakesites.com)

### Property Specifications

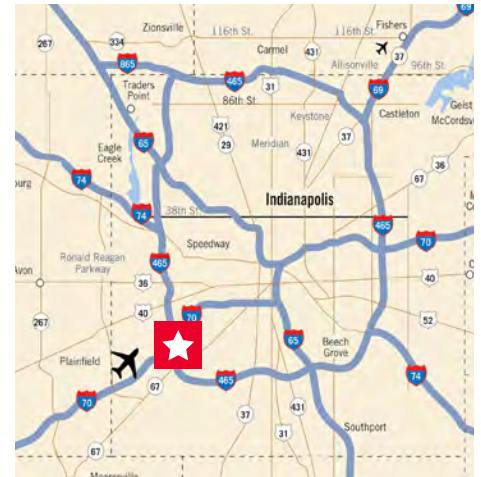
- 231,509± SF total
- 13.87± acres
- Built 1967 (with additions and renovations)
- I-3-S zoning

### Building Specifications

- Park Fletcher Business Park
- 166,967± SF warehouse/production area
- 30,907± SF office area
- 33,635± SF lab/work area
- 17'± clear in warehouse/production area
- 6 Docks doors
- 1 Drive-in door
- 200± auto parking spaces
- Heavy power
- Fenced/secured car parking lot
- Wet sprinkler system throughout the building

### Features

- Chiller and freezer rooms
- Generator on site
- Waste water neutralization pits
- Majority of facility is air conditioned
- Lab rooms are fully functional and include exhaust hoods, private rooms, cabinets
- Adjacent 77,877± SF warehouse could be purchased



For more information, contact:

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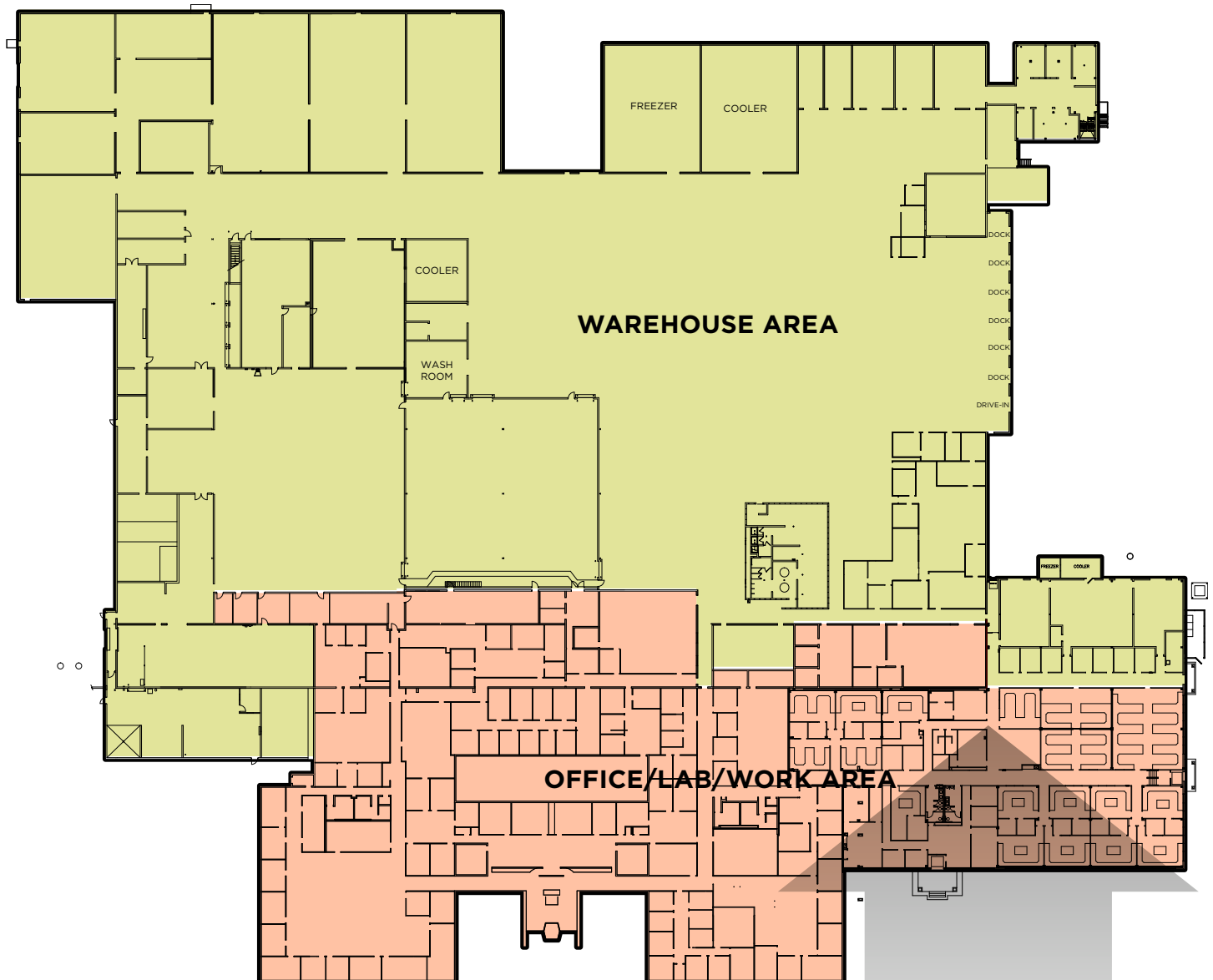
[cushmanwakefield.com](http://cushmanwakefield.com)

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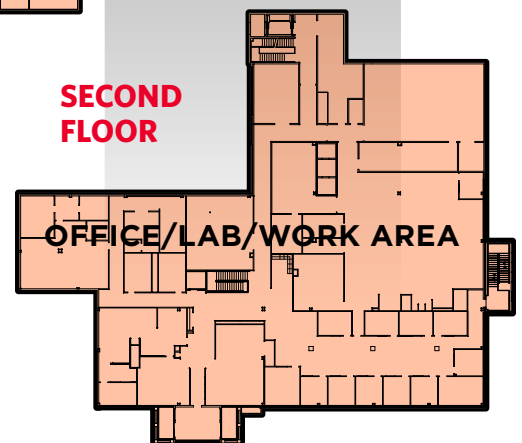
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### SITE PLAN



- Warehouse area = 166,969± SF
- Office area = 30,907± SF
- Lab / work area = 33,635± SF





# The Indianapolis Advantage

## The Indianapolis 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 #6 in the nation. (*Chief Executive Magazine*, 2015)
- Indiana is #8 on the list of **Best States for Business**. (*Forbes*, 2015)
- Indianapolis is #9 on the list of **America's Most Affordable Cities**. (*Forbes*, 2015)
- Indiana is #1 in the Midwest and #7 in the nation in the **Top States for Doing Business Survey**. (*Area Development Magazine*, 2014)



- Indiana offers the **Best Business Tax Climate** in the Midwest and is #8 in the nation. (*Tax Foundation*, 2014)
- Indiana has the overall **Best Business Climate** in the Midwest. (*Site Selection Magazine*, 2014)
- Indianapolis is one of the **Top 10 Great Cities for Starting a Business**. (*Kiplinger*, 2014)
- 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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