



DECATUR

TECHNOLOGY PARK



BUILDING 1 - 229,544 SF

8236 Productivity Way
Indianapolis, IN 46113

Developer



STRATEGIC CAPITAL
PARTNERS

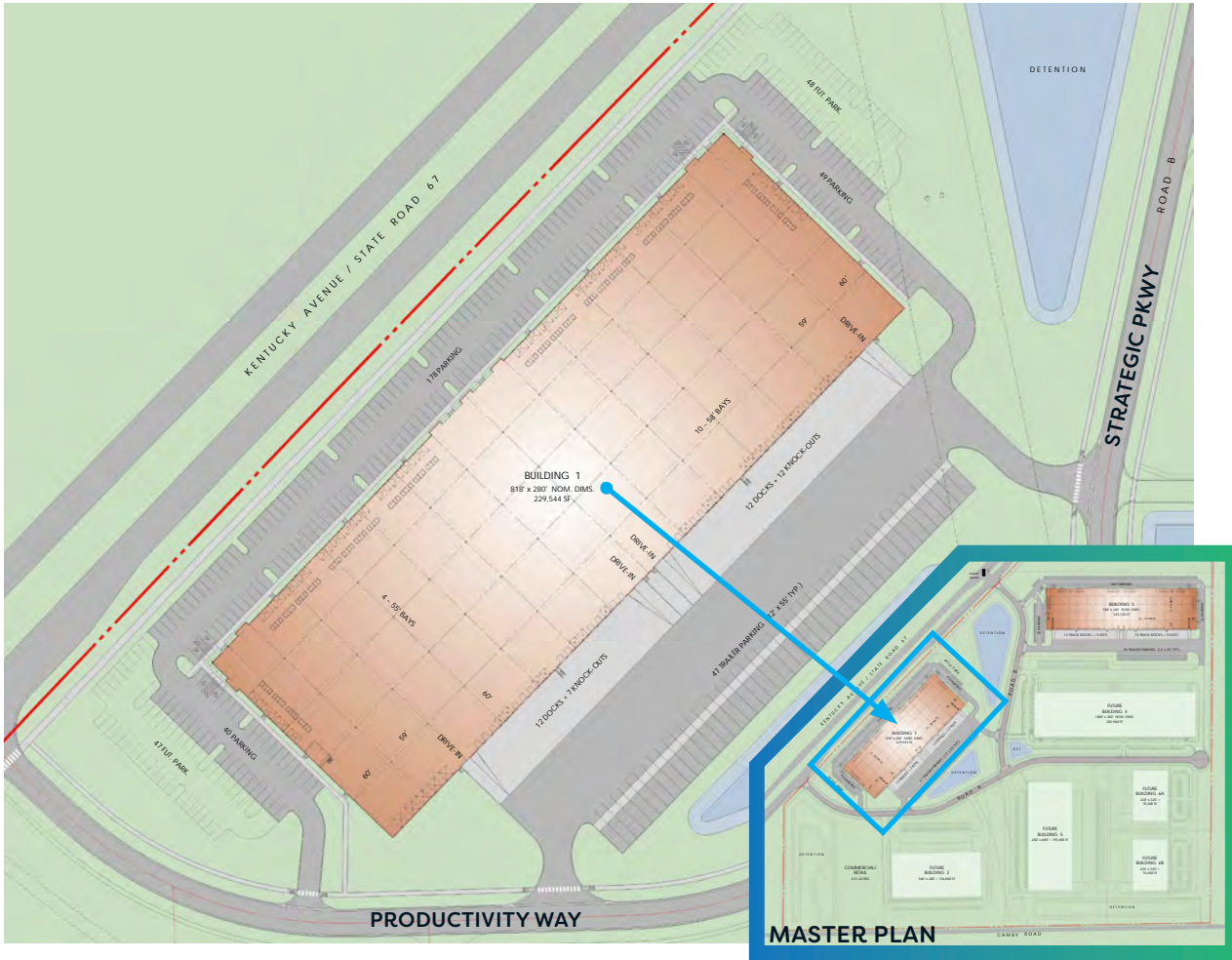
Leasing Broker



DECATURTECHNOLOGYPARK.COM



BUILDING SPECIFICATIONS



Sewer
Citizens Energy



Water
Citizens Energy



Gas
Citizens Energy



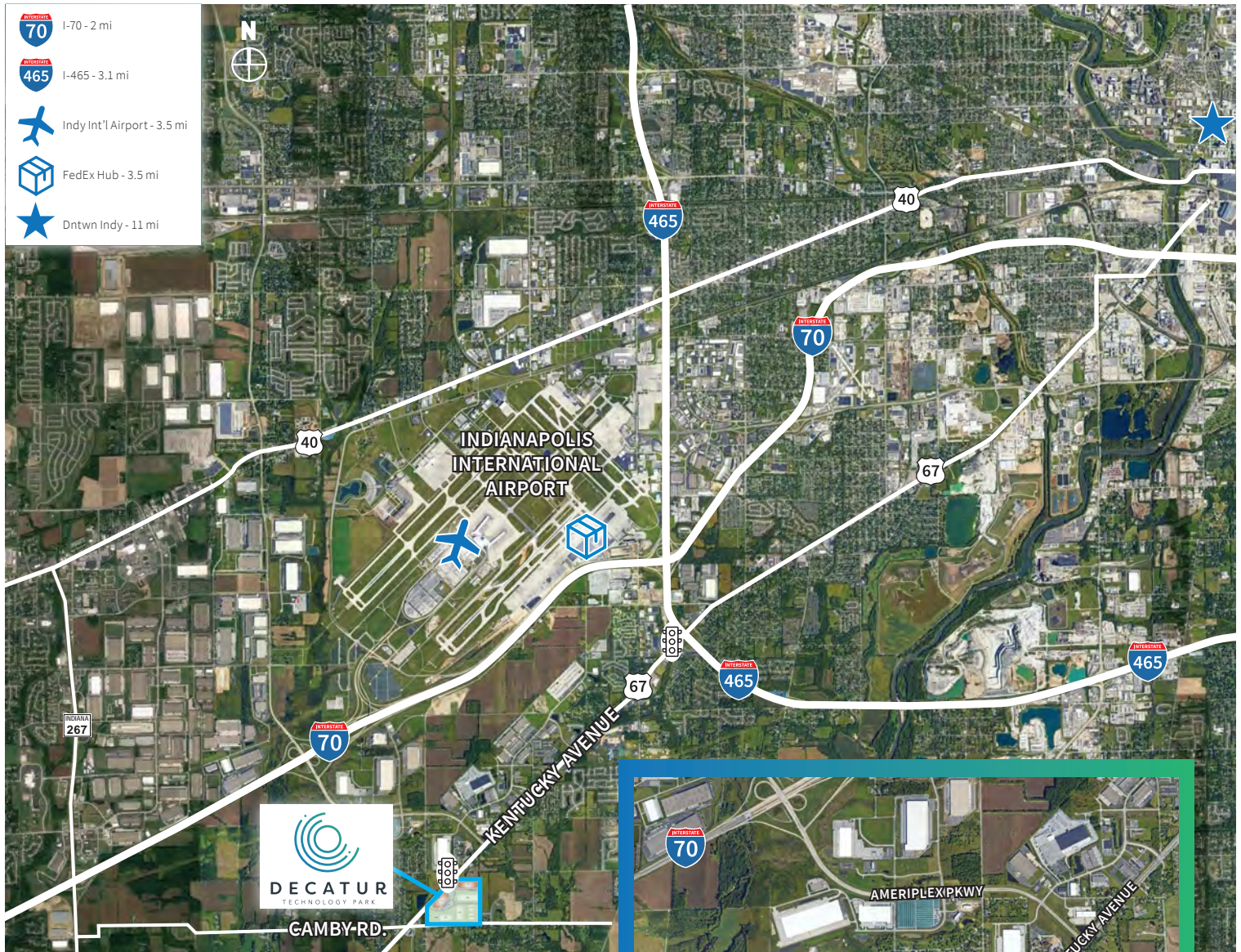
Electric
AES



Parcels Available
Build-to-suit

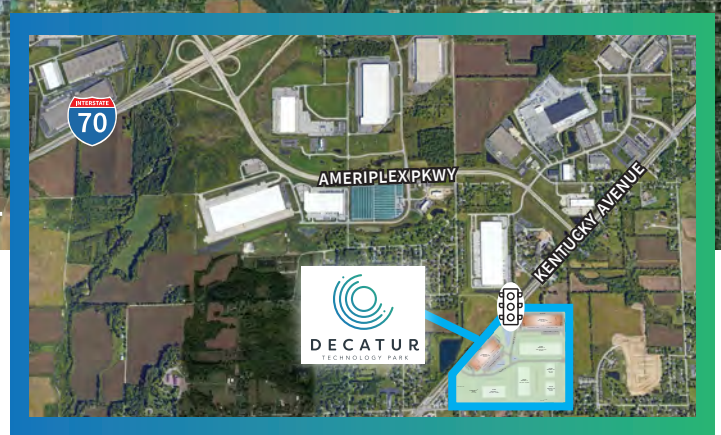
Building size s.f.	229,544	Fire suppression	ESFR
Parcel size	± 23.24 acres	Roofing	.45 mil TPO w/ R-20 insulation
Building dimensions	280' x 818'	Power	Two (2) 800-amps
Clear height	32'	Auto parking	267 spaces, expandable to 362
Drive-in doors	Four (4) 14' x 14' w/ electric operators	Trailer parking	47 spaces
Dock doors	Twenty-four (24) 9'x 10', expandable to forty-three (43)	Zoning	I2 - Light Industrial
Warehouse lighting	LED	Tax abatement	5 years (up to 7 years)

LOCATION



Decatur Technology Park is an excellent location for these select industries:

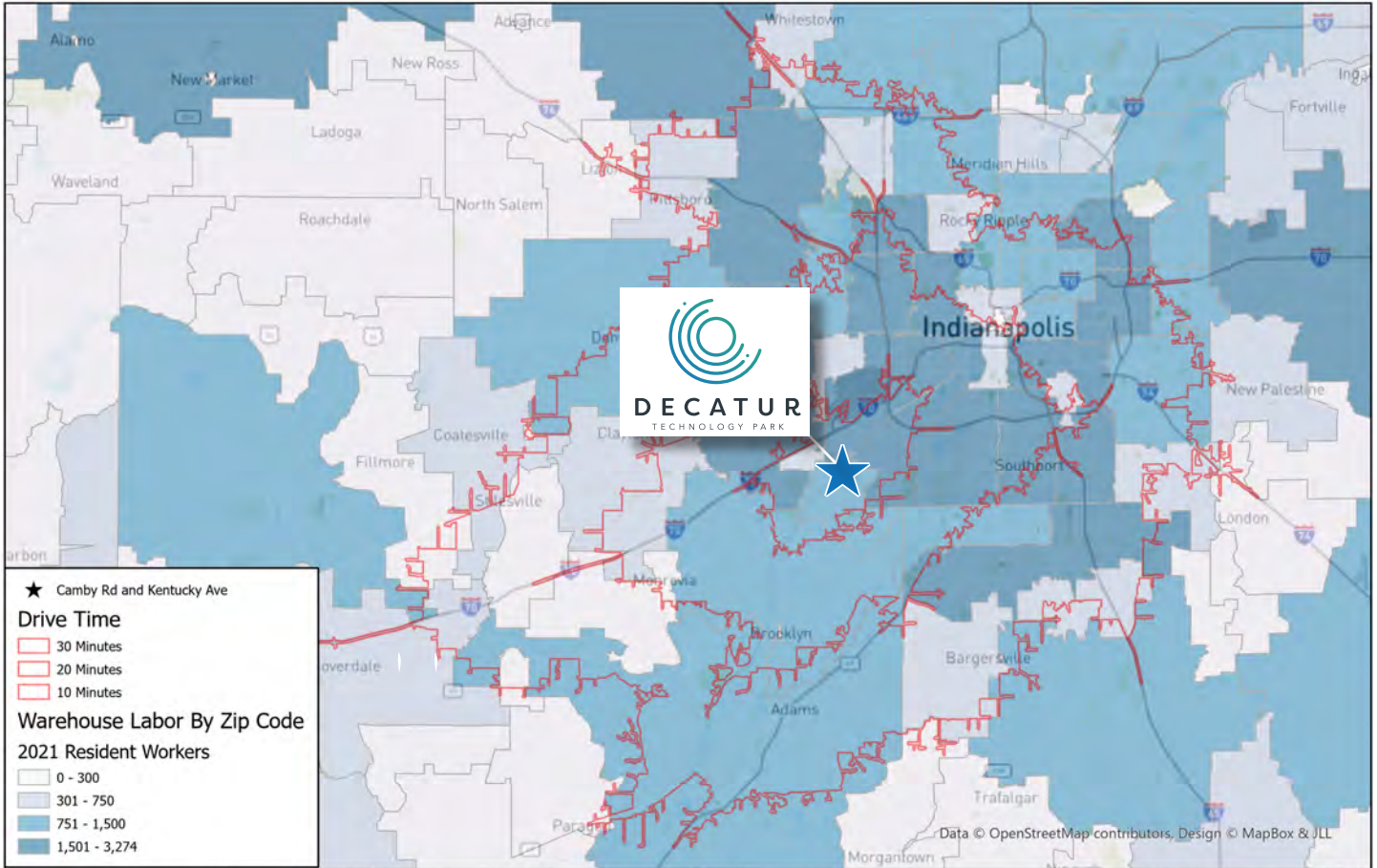
- Life Sciences
- Light Manufacturing
- Research and Development
- Biotech
- Food and Beverage





DECATUR
TECHNOLOGY PARK

WHY INDY - INDY WAREHOUSE LABOR ANALYSIS



ABOUT STRATEGIC CAPITAL PARTNERS

Strategic Capital Partners, LLC. is a developer, owner, operator and general partner in over nine million feet of industrial, office, and multi-use properties. Their portfolio includes speculative, build-to-suit and master-planned projects. Since 2005, they have made their presence known in the top tier submarkets of Charlotte, Cincinnati, Indianapolis, Nashville, Northern Virginia, and Raleigh/Durham. They are currently exploring other markets in the Midwest, Southeast and Mid-Atlantic regions.

FOR MORE INFORMATION, CONTACT:

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