

Available for Immediate Occupancy

**Precedent South Business Center
760 Commerce Parkway East-Greenwood, IN**

Lease Opportunity

Meridian Real Estate, as exclusive agent for the lessor, invites your inquiry in leasing the following prime warehouse / distribution space:



A Strategically-Located, Class "A" Distribution Facility



For further information or to arrange a tour, please contact:

Steve Schwegman
(317) 575-8469
schwegman@mresonline.com

Brian Seitz
(317) 713-5507
bseitz@mresonline.com

9000 Keystone Crossing, Suite 1050 • Indianapolis, IN 46240 • 317.875.8888

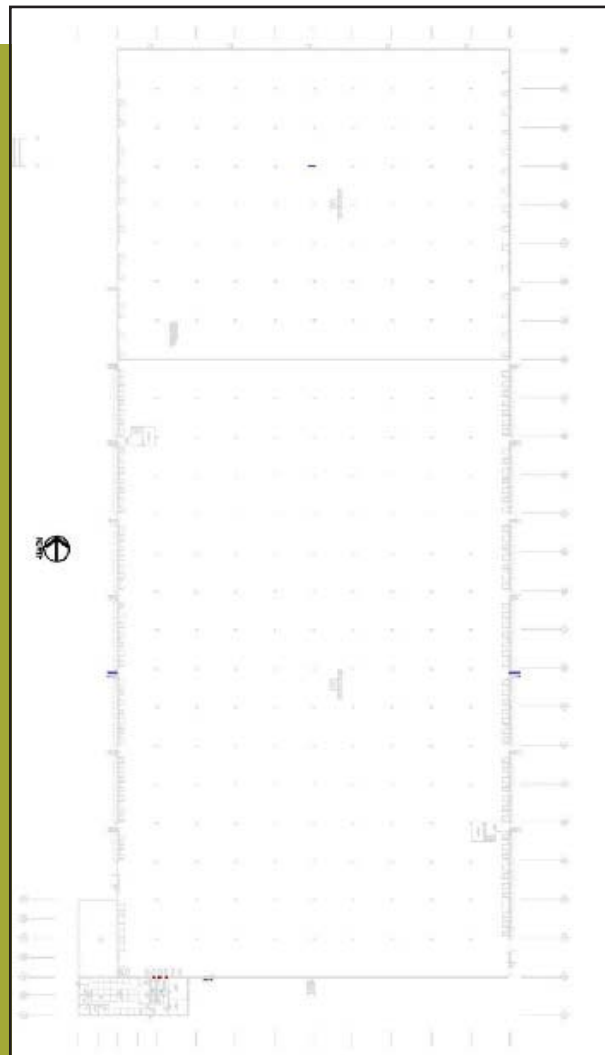


Precedent South Business Center is strategically located on the I-65 corridor just minutes south of the I-465 loop in Johnson County. The park is located immediately off of the interchange and provides easy on and off access as well as a full service travel center. This outstanding location offers not only superior interstate access but also a quality workforce, tax abatement, excellent infrastructure and state of the art distribution facilities. This 612,000 sq. ft., Class "A", cross-dock facility features 36' clear height, ESFR sprinkler protection, 50'x50' column spacing and 112 dock doors.

Located just 18 miles away from Indianapolis International Airport and the second largest FedEx hub in the U.S.

Building Features

- 612,000 sq. ft.
- Tilt-up concrete construction
- Divisible to 250,000 sq. ft.
- 36' clear height
- Cross-dock configuration
- 500' building depth
- 50' x 50' column spacing
- 50 trailer parking spaces
- 60' concrete aprons in all dock areas
- 2 electric drive-in doors
- 112 dock doors
- 35,000 lb. dock levelers
- 7" slab with Ashford Formula Sealer
- Over 200 parking spaces
- 30 FC lighting with 10' pigtails
- 2400 amp electrical service
- ESFR sprinkler system
- Gas fired roof mounted heating units
- Ventilation at 2 air changes per hour
- Exterior office pod with separate car parking area
- 7,000 sq. ft. finished office
- 5,000 sq. ft. unfinished office
- 1 shipping and 1 receiving office



Other Benefits

- Pro-business community.
- 5 year property tax abatement remaining.
- Large, highly-skilled Johnson County labor pool.
- Surrounded by modern amenities including restaurants, banks and lodging.
- Road Ranger (Citgo Travel Center) with truck scales adjacent to park.
- Less than 20 miles from three airports: Indianapolis International, Greenwood and Mt. Comfort
- Excellent access to all major interstate arteries-I-65, I-465, I-74, I-70, and I-69.
- Located within one day's drive to over 65% of the country's population.



Marketed by Meridian Real Estate



Meridian Real Estate is one of the leading and largest locally owned and operated commercial real estate services firms in Indiana. We provide our clients the highest quality commercial real estate services to help them achieve their personal and corporate real estate objectives.

A Pattillo Development



Pattillo Industrial Partners is building upon the foundation laid by Robert Pattillo Properties over the past 50 years.



Cedar Grove Business Park

Pattillo developments can be found in nearly every major distribution market across the United States. A Pattillo project is easily recognized by its state-of-the-art design and features while offering its occupant maximum flexibility and efficiency.



Redlands Commerce Center
Inland Empire, CA



United Refrigeration
Greenwood, Indiana

For further information or to arrange a tour, please contact:

Steve Schwegman
(317) 575-8469
sschwegman@mresonline.com

Brian Seitz
(317) 713-5507
bseitz@mresonline.com

9000 Keystone Crossing, Suite 1050 • Indianapolis, IN 46240 • 317.875.8888

All information gathered from reliable sources, but not guaranteed and subject to change without notice. We are not responsible for errors, omissions, prior sale, withdrawal from the market or change in size or price. We recommend your independent investigation.

