

Location, Location, Location

Greater Indianapolis/Franklin Area LOCATION, LOCATION, LOCATION

- Known as the **Crossroads of America**, more interstate highways converge in Indianapolis than any other city in the United States including I-65, I-69, I-70 and I-74.
- Indianapolis is the most centrally located city in the United States: 75% of the U.S. and Canadian populations can be reached within one day's drive from the Indianapolis region; 82 million people live within a 500-mile radius.
- The Hoosier state ranks in the top 10 in more than 30 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 2nd largest FedEx hub in the world.
- Indiana was one of three states to receive the **Gold Shovel** award, based on job creation and capital investment for 2010. (*Area Development Magazine*, 2011)
- Indiana offers the **Best Business Tax Climate** in the Midwest and 10th in the U.S. (*Tax Foundation*, 2011)
- Indiana has the **#1 Business Climate** in the Midwest and 6th nationally. (*Chief Executive Magazine*, 2011)



- Indianapolis is in the **Top 10 Metro Cities for Economic Growth Potential** and the **Top 10 Metro Cities with the Best Cost of Living.** (*Business Facilities Magazine*, 2010)
- Indianapolis is ranked 4th nationally in **The Top 25 Cities for Business.** (*Executive Outlook Magazine*, 2010)

For more information, contact:

Michael W.M. Weishaar, SIOR
317.639.0494
Michael.Weishaar@cassidyturley.com

Luke J. Wessel, SIOR
317.639.0471
Luke.Wessel@cassidyturley.com

One American Square, Suite 1300
Indianapolis, Indiana 46282
T 317.634.6363
F 317.639.0504

www.cassidyturley.com

**Cassidy
Turley** Commercial
Real Estate Services

FOR SALE or LEASE

2001 Musicland Drive, Franklin, IN 46131



Freestanding Office/Warehouse Facility

- 703,496 Total Square Feet
- 32' Clear Height
- Excellent High Image Office/Production/Warehouse Facility



For more information, contact:

Michael W.M. Weishaar, SIOR
317.639.0494
Michael.Weishaar@cassidyturley.com

Luke J. Wessel, SIOR
317.639.0471
Luke.Wessel@cassidyturley.com

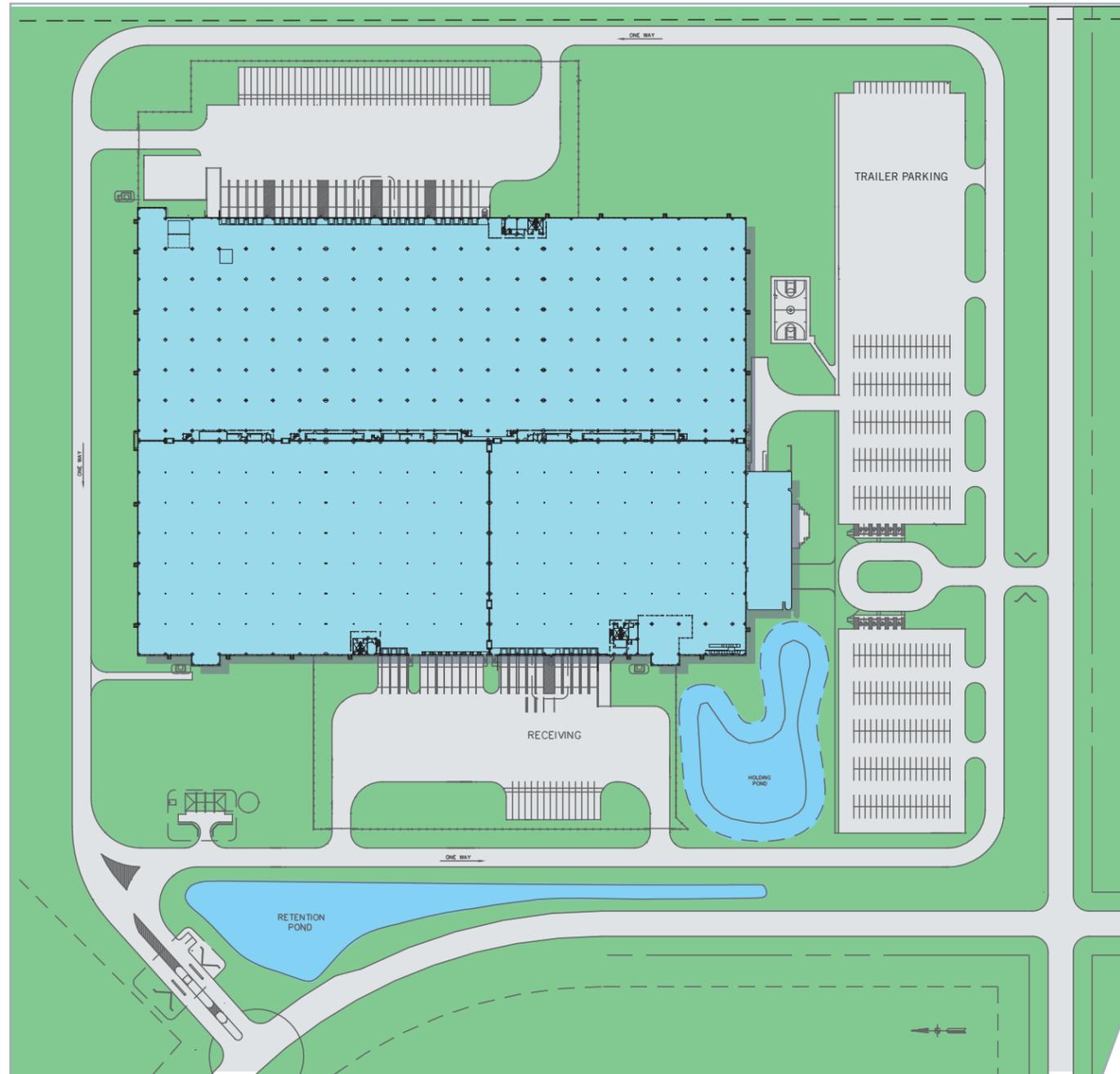
www.cassidyturley.com

**Cassidy
Turley** Commercial
Real Estate Services

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

FOR SALE or LEASE
2001 Musicland Drive, Franklin, IN 46131

SITE PLAN



PROPERTY DESCRIPTION

Total Improvements:

703,496 Total Square Feet
(per plans provided)

Office Square Footage:

First Floor: 15,638 Square Feet
Second Floor: 15,638 Square Feet

Land: 66.56+/- Acres

Loading: 43 Docks and 2 Drive-in Doors

Ceiling Height: 32' Ceiling Height

Sprinkler: ESFR System

Utilities: City Utilities

Auto Parking: 366 Spaces

Trailer Parking: 161 Spaces

Lockers: 1,200

Heat: Roof Top Gas Units

Security: Fully Fenced and Guard Shack

Construction: Precast Concrete

Bay Size: 48' x 42'8"

Year Built: 1994

Truck Court: 140'-120'

Zoning: Industrial Light (IL)

Roof: EPDM Single Ply,
Ballasted Membrane

For more information, contact:

Michael W.M. Weishaar, SIOR
317.639.0494
Michael.Weishaar@cassidyurley.com

Luke J. Wessel, SIOR
317.639.0471
Luke.Wessel@cassidyurley.com

