



# AllPoints at Anson Building 2

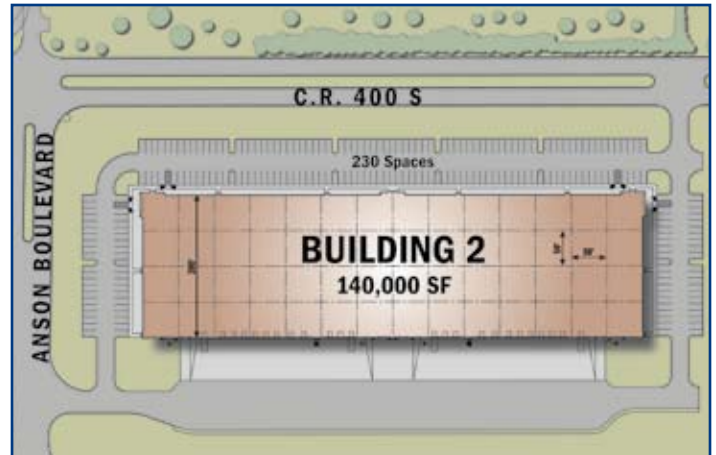
Boone County, Indiana

## Site Plan and Specifications

- 140,000 SF on 9.273 acres
- Office, tech, distribution and production facility
- 10-year real estate tax abatement on entire facility
- 24' clear ceiling height

### Available Unit Specifications

- 140,000 SF at 200' x 700'; divisible at 30,000 to 40,000 SF
- Office build-to-suit
- 20 dock doors with 35,000 lb. levelers
- Dock doors at 9' x 10' with viewing windows
- Four 12' x 14' drive-in doors with pipe bollards at each ramp
- 50' x 50' interior bays; 130' deep truck court
- 230 car parking spaces



- Truck court with 60' concrete and heavy duty asphalt paving
- Two main electrical services at 400 amps, 480/277 volt, 3 phase

## Design Details

- ESFR fire protection, looped, supplied by a fire pump. Design based on Factory Mutual data.
- White primed metal roof deck
- FF50, FL35 slab at 6" thick, 4000 PSI concrete sealed with an Ashford Formula
- Pre-cast concrete panels with a smooth painted finish, R=6.5
- Rubber membrane 45 mil EPDM, gravel ballasted roof
- 35,000 lb. 6' x 8' mechanical dock levelers with brush seals, dock bumpers and dock seals
- Warehouse heated by gas fired make-up air units designed at 65°F inside at -2°F outside
- 1,000 watt metal halide warehouse lighting suited to tenant racking plan; 10% to be fast-start/restrike fixtures

## Location

Along the I-65 corridor, northwest of Indianapolis in Boone County, lies the new town development of Anson. At the SR 267 interchange of this master-planned community is AllPoints at Anson, a 616-acre park specifically designed to accommodate more than seven million square feet of distribution, build-to-suit, and advanced manufacturing facilities.

- Located at the I-65 and S.R. 267 interchange
- Five minutes to I-465
- Twenty minutes to Indianapolis International Airport
- Municipal utilities available

For more information visit [www.allpointsindiana.com](http://www.allpointsindiana.com) or call 317.808.6800

# AllPoints at Anson Building 2

