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# GNC Leases 342,840 SF in Browning/Duke Realty Spec Building in AllPoints at Anson

*60% of building is leased months after completion.*

(Indianapolis, IN – November 20, 2013) Browning/Duke LLC, a joint venture between Browning Investments and Duke Realty, announces that General Nutrition Centers (GNC) has signed a long-term lease for 342,840 square feet in AllPoints at Anson 7A, a 599,780-square-foot warehouse/distribution center completed in June 2013. GNC, a specialty retailer of health and wellness products, will use the facility as a national distribution and fulfillment center.

“We are pleased to welcome GNC to AllPoints at 7A and look forward to the jobs and positive effect this strong and growing international company will have on the area’s economy,” said Charlie Podell, Senior Vice President, Duke Realty’s Indiana operations. “GNC’s decision to locate in the largest and newest bulk warehouse in Indianapolis’ northwest submarket reaffirms our decision to develop a speculative building in AllPoints at Anson, our premier industrial campus along the I-65 corridor that provides convenient access to both Indianapolis and Chicago.”

“AllPoints at Anson 7A is a high-demand product because it provides a large block of modern, high-quality warehouse space in an industrial submarket where availability and flexibility are limited,” added John Hirschman, President and CEO, Browning Investments. “GNC is a great example of a client that understands the value of our Park’s ability to meet significant space requirements both today and in the future, either through remaining square footage, an expansion of AllPoints at Anson 7A or build-to-suit facilities on remaining sites in AllPoints at Anson.”

“Choosing AllPoints at Anson 7A as our regional distribution center provides us with great highway access and the flexibility to expand as our business grows,” said Jay Kent, Senior Vice President of Distribution/Transportation for GNC. “We also like that the building is owned by a JV in which Duke Realty is a partner because of our experience with Duke Realty in another market where we lease a distribution facility.”

Jim Medbery with Binswanger represented GNC in the transaction, while Mark Hosfeld and Jay Archer, Vice Presidents of Industrial Leasing for Duke Realty, and Mark Sussemichel, Senior Vice President of Development and John Cohoat, Development Associate with Browning Investments, represented building ownership.

Located in AllPoints at Anson, one of the newest and largest modern bulk distribution parks in the Indianapolis area, All Points at Anson 7A is a precast concrete building with 32’ clear height, 60–9’ x 10’ dock doors with the capability for another 60 doors, 50’ x 60’ dock bays and 50’ x 50’ interior bays. A 61-trailer staging area is incorporated on the site, along with automobile parking.

The AllPoints at Anson development is located in the commercial sector of Anson, Duke Realty’s 1,700-acre mixed use community in Whitestown in southeast Boone County. AllPoints at Anson, located just off I-65 and SR 267, is already home to several leading companies, including Medco/Express Scripts and Amazon.com. Upon full development, AllPoints at Anson will accommodate more than seven million square feet of distribution, build-to-suit, data centers and advanced manufacturing facilities

### **About Browning**

Founded in 1977, Browning remains one of the premier development companies in Indianapolis and is engaged in the acquisition, development, construction, leasing, management, ownership and disposition of investment real estate properties, primarily in the Indianapolis metropolitan area. In total, Browning has developed and constructed more than 22 million square feet of space. To learn more, visit: [www.browninginvestments.com](http://www.browninginvestments.com).

### **About Duke Realty**

Duke Realty owns and operates approximately 148 million rentable square feet of industrial and office assets, including medical office, in 18 major U.S. cities. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index. More information about Duke Realty is available at [www.dukerealty.com](http://www.dukerealty.com).

Editor's Note: Please contact Duke Realty's Communications team at [duke.communications2@dukerealty.com](mailto:duke.communications2@dukerealty.com) if an image of AllPoints at Anson 7A is needed.