

MODERN CROSS DOCK BUILDING AVAILABLE FOR LEASE

9524 Station Blvd | Plainfield, IN

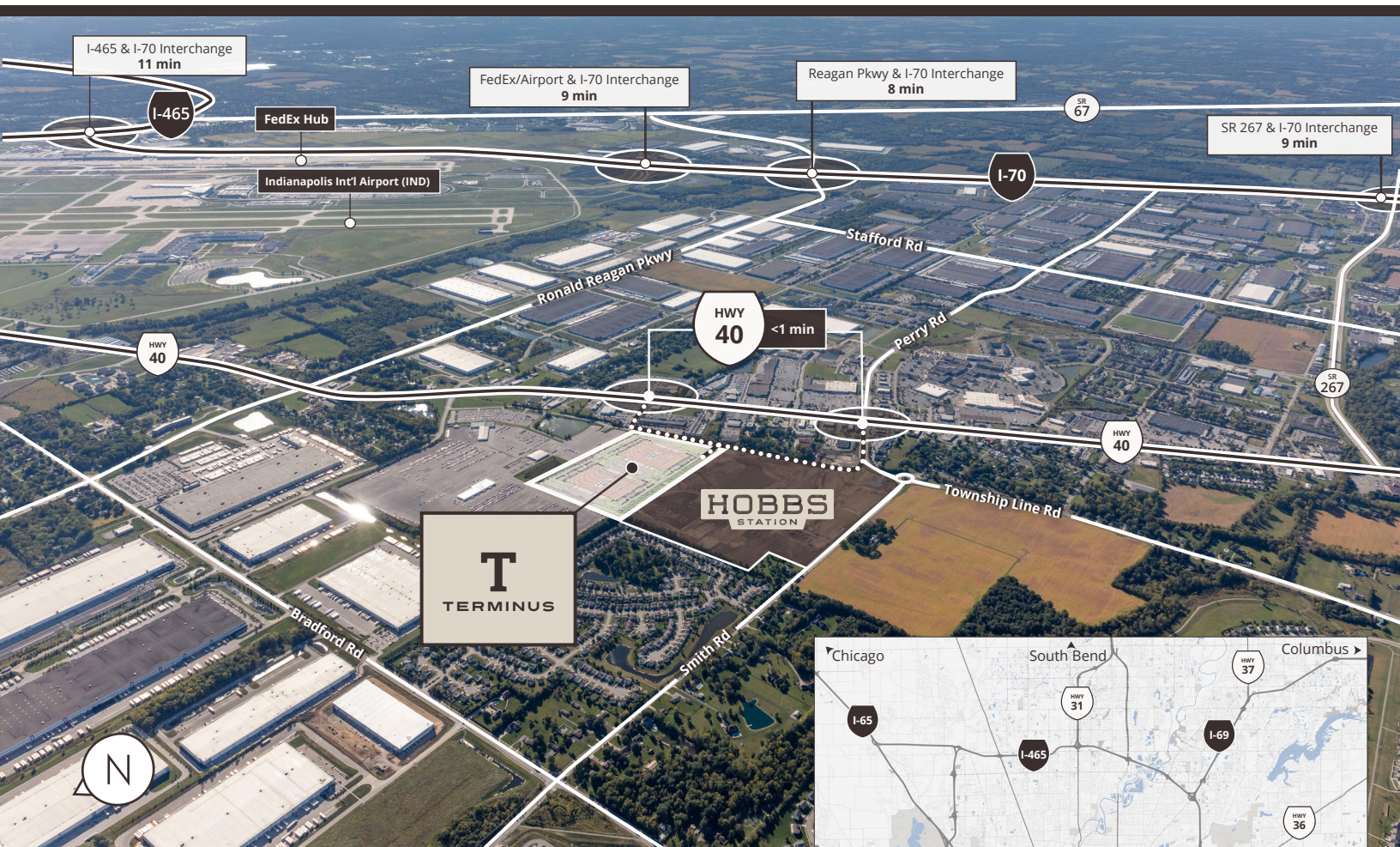
T
TERMINUS
AT HOBBS STATION

HSA
COMMERCIAL REAL ESTATE

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SITE LOCATION & INTERSTATE ACCESS

DRIVE

Situated near I-70 with quick access to Indy's Interstate system — **Terminus @ Hobbs Station** is located within an 8-hour drive to over 40 major metropolitan cities and 75% of the US population.

DISTANCES

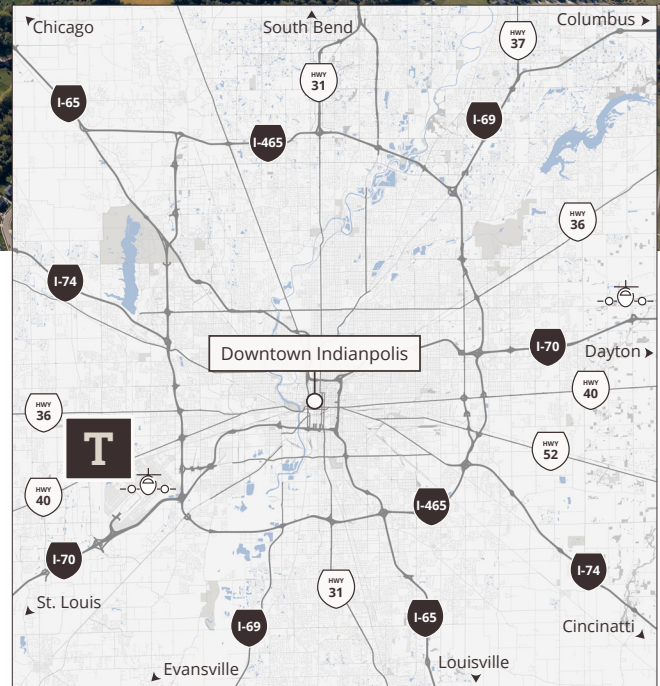
HWY 40	I-70	I-465	I-74	I-69	I-65
0.3 mi	4 mi	8 mi	9 mi	13 mi	13 mi

FLY

Terminus @ Hobbs Station sits adjacent to Indianapolis Int'l Airport (IND), the 8th largest freight airport in the U.S. & FedEx's 2nd largest U.S. distribution hub — with great proximity to other regional airports.

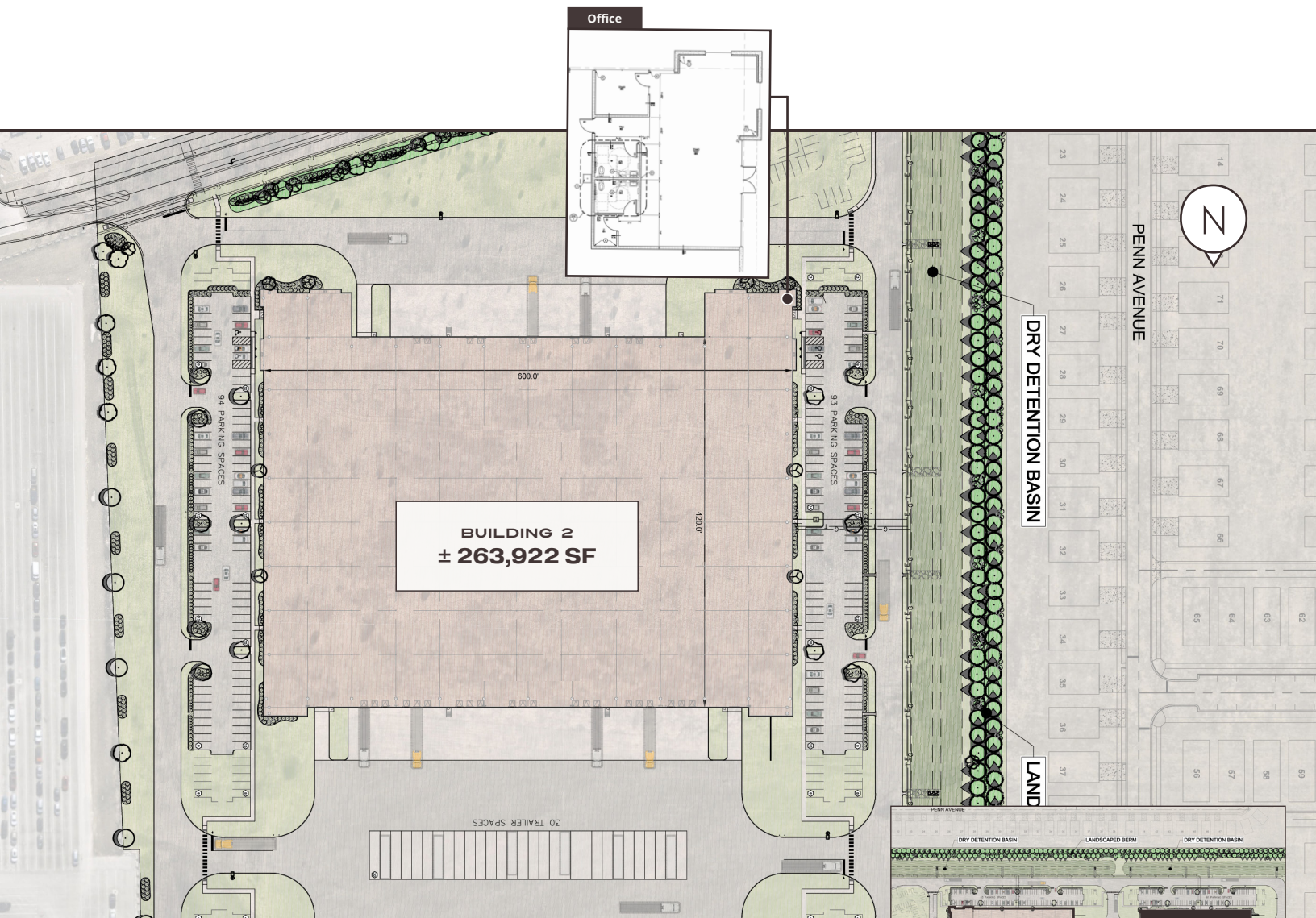
REGIONAL AIRPORTS

IL – Midway + O'Hare
KY – Lexington + Louisville
OH – Columbus + Dayton



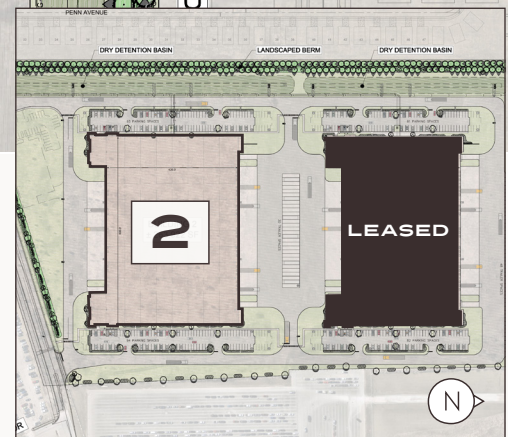
CORPORATE NEIGHBORS

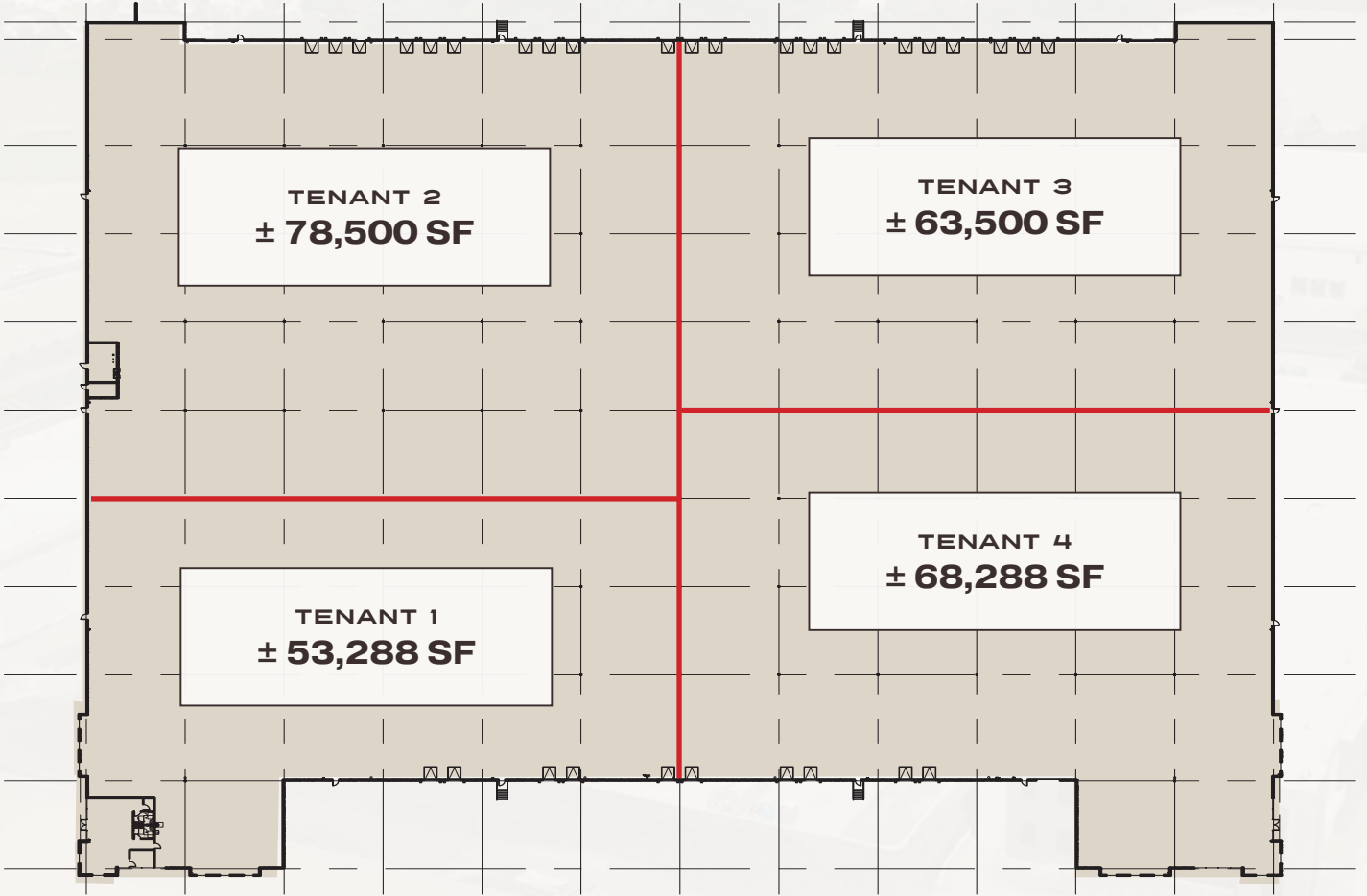




SITE DETAILS | 9524 STATION BLVD | BUILDING 2

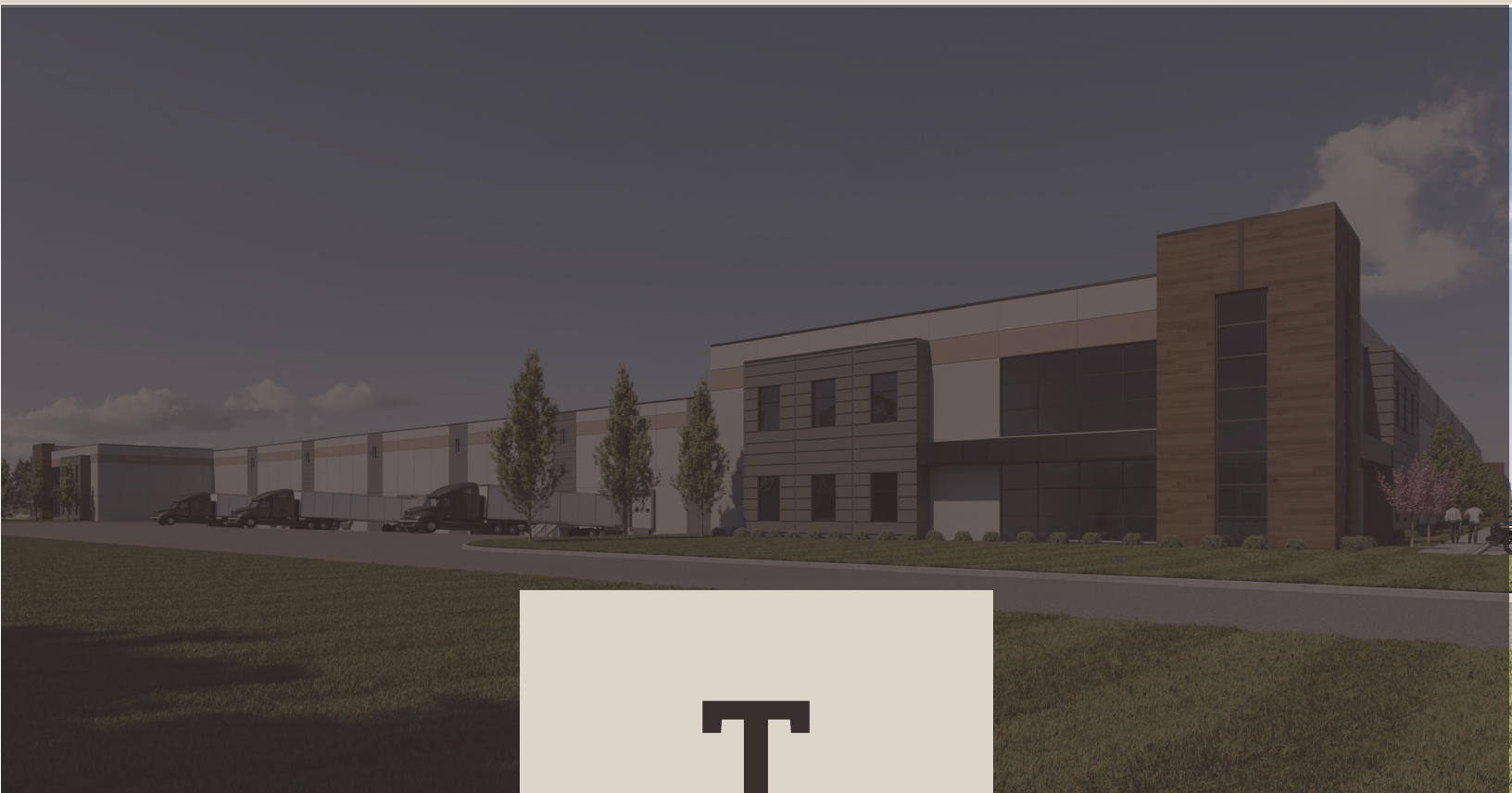
- 263,922 SF Total | 1,422 SF Spec Office
- 32' clear height
- 50' x 50' column spacing, 60' loading bay
- 7" unreinforced concrete floors
- 31 dock high doors with 40,000 lbs - 7' x 8', manual dock levelers
 - Northside: 21 dock high doors (11 knockouts for future expansion)
 - Southside: 10 dock high doors (14 knockouts for future expansion)
- 3 drive in doors
- 187 auto parking spots (*expandable to 219*)
- 30 trailer parking stalls
- Power: 3,000 amps
- ESFR sprinkler system
- LED lighting with motion sensors





BUILDING 2 CONCEPTUAL PLAN | 4-TENANT





T
TERMINUS
AT HOBBS STATION



Developed & Owned by:

HSA
COMMERCIAL REAL ESTATE

Leased by:



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