MODERN CROSS DOCK BUILDING AVAILABLE FOR LEASE

9524 Station Blvd | Plainfield, IN



TERMINUS
AT HOBBS STATION

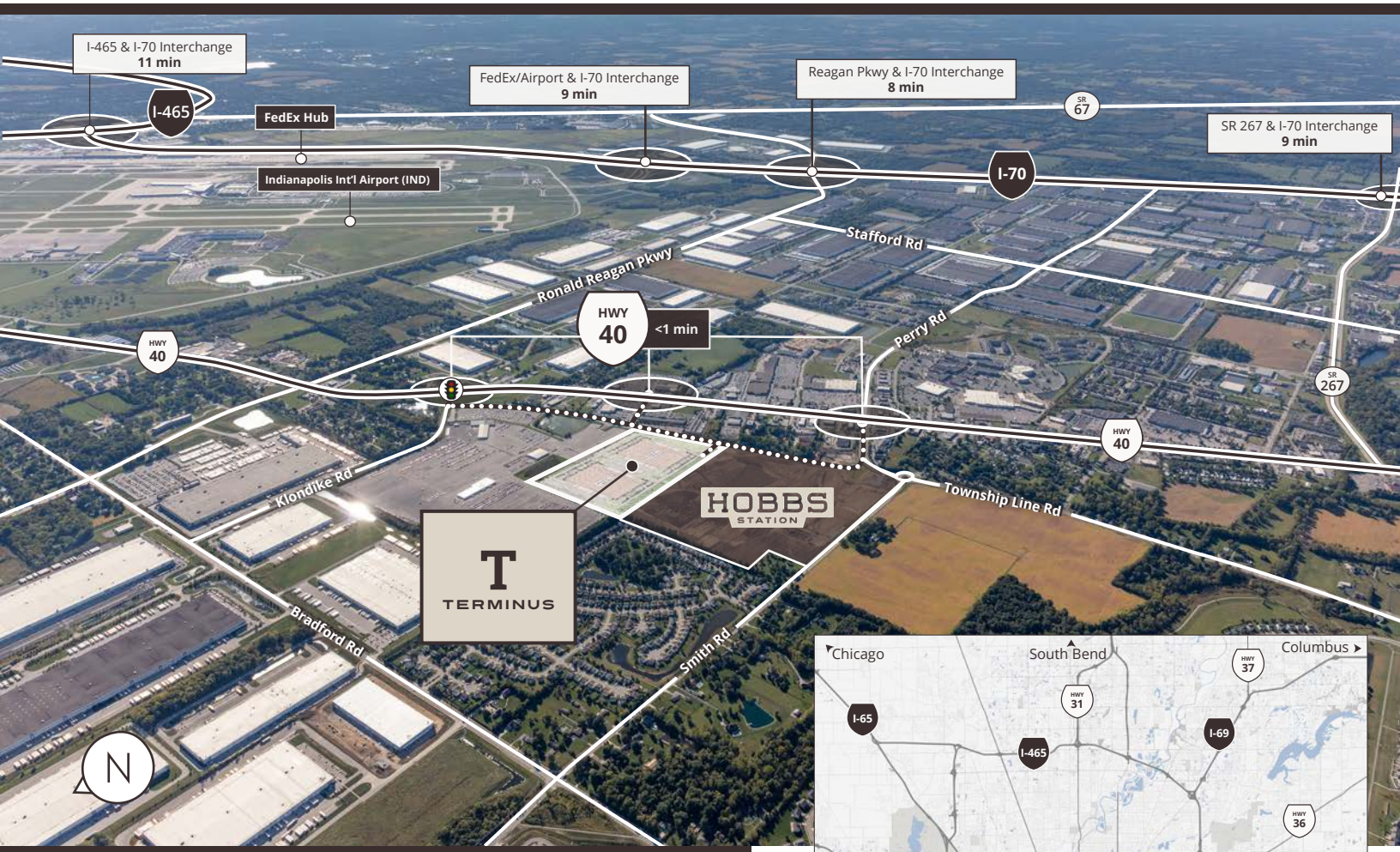


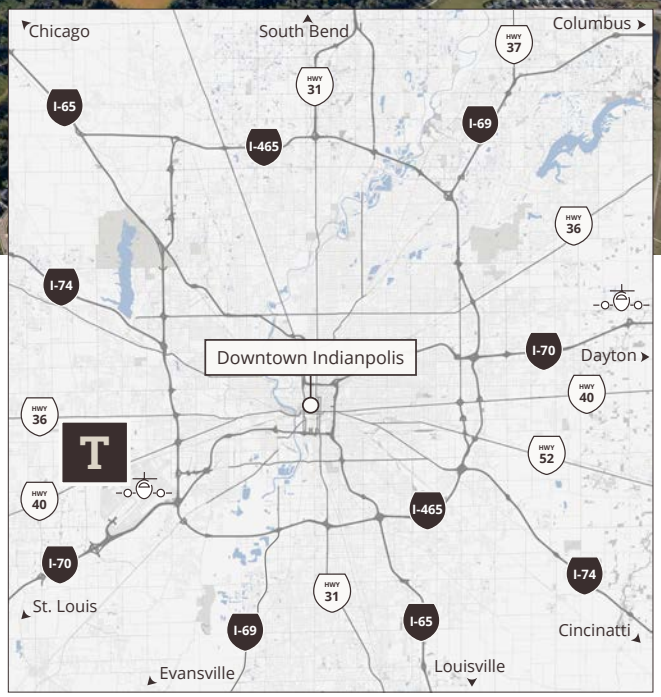
HSA COMMERCIAL REAL ESTATE

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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

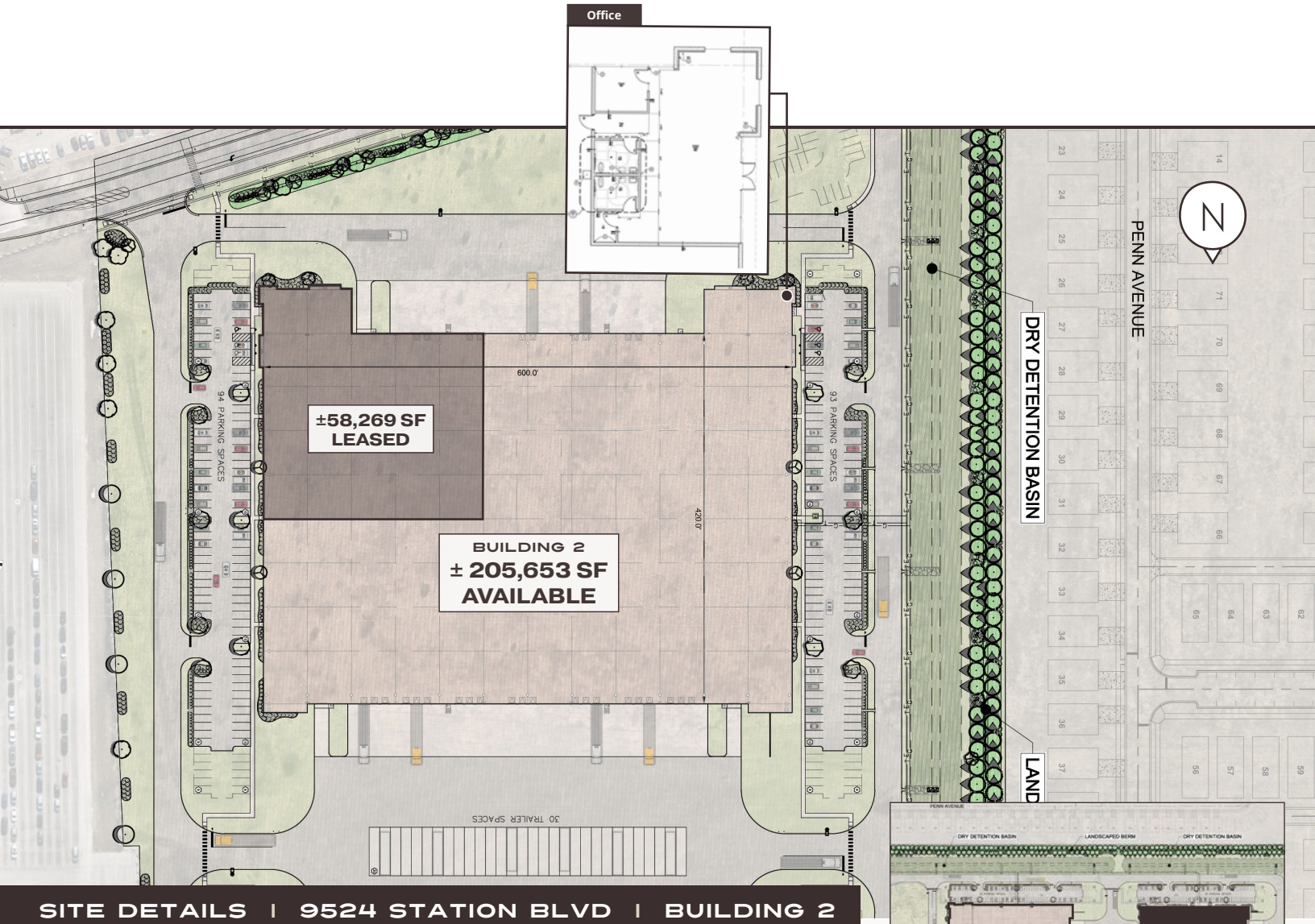
Terminus @ Hobbs Station sits adjacent to Indianapolis Int'l Airport (IND), the 8th largest freight airport in the U.S. & FedEx's 2nd largest U.S. distribution hub — with great proximity to other regional airports.

REGIONAL AIRPORTS

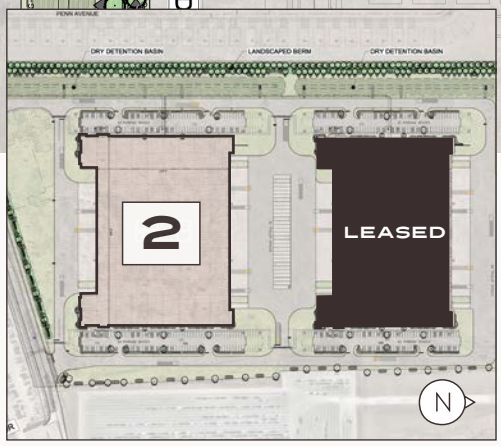
IL – Midway + O'Hare
KY – Lexington + Louisville
OH – Columbus + Dayton

CORPORATE NEIGHBORS

amazon, FedEx, ups, Walmart, KOHL'S, GEODIS, Whirlpool, The Home Depot, Pepsi, Ryder, XPO Logistics, INGRAM



SITE DETAILS | 9524 STATION BLVD | BUILDING 2



- 263,922 SF Total Building
- ±205,653 SF Available *(Divisible)*
- 1,422 SF Spec Office
- 32’ clear height
- 50’ x 50’ column spacing, 60’ loading bay
- 7” unreinforced concrete floors
- 27 dock high doors with 40,000 lbs - 7’ x 8’, manual dock levelers
  - Northside: 21 dock high doors (11 knockouts for future expansion)
  - Southside: 6 dock high doors (10 knockouts for future expansion)
- 2 drive in doors (1 knockout)
- 140 auto parking spots *(expandable)*
- 30 trailer parking stalls
- Power: 3,000 amps
- ESFR sprinkler system
- LED lighting with motion sensors
- HVAC: (2) Roof Top Make Up Air Units



TERMINUS
AT HOBBS STATION



BUILDING 2 CONCEPTUAL PLAN | 4-TENANT



TERMINUS
AT HOBBS STATION

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