WORLD CONNECT 3
5425 EXPLORATION DRIVE
Indianapolis, IN 46241

340,772 SF AVAILABLE

WORLD CONNECT 3
+ 620,935 SF Building
  - 340,772 SF Available
+ 36’ Clear Height
+ Cross Dock
+ 2.8 Miles to Indianapolis International Airport
+ 5.3 Miles to FedEx Hub
+ Plainfield/AmeriPlex Submarket
+ LEED Certified

Property developed by:

MOLTO PROPERTIES

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### PROPERTY OVERVIEW

<table>
<thead>
<tr>
<th><strong>Available Space:</strong></th>
<th>340,772 SF (620,935 SF Total)</th>
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</thead>
<tbody>
<tr>
<td><strong>Building Dimensions:</strong></td>
<td>1,100’ x 570’</td>
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<tr>
<td><strong>Dock Doors:</strong></td>
<td>(31) 9’ x 10’ available with 40,000 lb. Levelers, Seals, Z-Channels, Vision Panels and Bumpers (62 Total and Expandable to 118)</td>
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<tr>
<td><strong>Drive-In Doors:</strong></td>
<td>(2) 12’ x 14’ available (4 Total)</td>
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<tr>
<td><strong>Clear Height:</strong></td>
<td>36’</td>
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<tr>
<td><strong>Office Area:</strong></td>
<td>Build-to-Suit</td>
</tr>
<tr>
<td><strong>Loading Bay:</strong></td>
<td>50’ x 60’</td>
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<tr>
<td><strong>Column Spacing:</strong></td>
<td>50’ x 50’</td>
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<tr>
<td><strong>Fire Protection System:</strong></td>
<td>12 ESFR 17 @ 65 PSI Systems with Internal Fire Pump</td>
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</tbody>
</table>
| **Parking:** | Vehicle: 200 available (436 Total)  
Trailer: 67 available (130 Total) |
| **Lighting:** | Interior: LED Lighting with Motion Sensors  
Exterior: LED Lighting with Motion Sensors |
| **Year Built:** | Shell Building Completed January 2018 |
| **Structure Exterior:** | R-17.46 Precast Concrete |
| **Site Area:** | ±47 Acres |
| **HVAC Systems:** | (4) 7.5Tn Make-Up Air units with (2) 5KW Unit Heaters and (3) Exhaust Fans |
| **Zoning:** | Light Industrial |
| **Electric:** | (2) 2,000 AMP Panels, 480V, 3-Phase, 4-Wire Secondary |
| **Floors:** | 4,000 psi, 7” Unreinforced, 6” Base Fill  
(2) Coats Lapidolith Floor Sealer  
Diamond Doweled Construction Joints  
FF/FL = 50/35 |
| **Roof:** | 45 Mil EPDM Roof with Smooth River Rock Ballast |
| **Utility Providers:** | Natural Gas & Water: Citizens Energy Group  
Electric: Indianapolis Power & Light (IPL)  
Sewer: Citizens Energy Group |
WHY INDIANAPOLIS

+ ONE DAY DRIVE to 57% of U.S. population
+ AAA Bond Rating, one of 15 states with top bond rating from all three major credit rating agencies
+ #1 in pass-through highways
+ FOUR INTERSTATE HIGHWAYS intersect in the Indianapolis metro area
+ WORLD’S 2ND LARGEST FedEx facility located at the Indianapolis airport
+ 8th LARGEST cargo airport in North America
+ #1 Business tax climate in the Midwest

Sources: Indiana Economic Development Corporation and US Department of Transportation

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