

FOR LEASE OR SALE



Midpoint USA at Ameriplex - 6515 Ameriplex Drive

Portage, IN



Site & Building Data

Site Area	30.96 AC
Building Size	574,249 SF
Divisible to	150,000 SF
Expandable to	1,044,343 SF
Office	To suit
Clear Height	32'
Exterior Docks (9'x10') (expandable to)	71 (133)
Trailer Parking	Over 200 spaces
Drive in Doors (10'x12)	4
Parking (expandable to)	308 (1,000+)
Column Spacing	42'x48' (60' speed bays)
Configuration	Cross dock
Floor	7" with fiber mesh
Sprinkler	ESFR
Power	3,000 amps @480 volts
Delivery Date	Immediate
Lease Rate Per SF	\$3.25 psf Gross
Sale Rate Per SF	Subject to offer

First in the Midwest as "Best State to do Business"
- 3/2009 Chief Executive Magazine

- 35 miles from downtown Chicago
- 10-year real estate tax abatement
- At apex of Illinois, Indiana and Michigan
- Immediate access to I-94 and I-80/I-90 & I-65



TOBIN DEVELOPMENT
Faithfully serving our clients and investors



For your office, industrial and retail space needs, contact TCB Development:
Telephone: 708.633.4622 | Fax: 708.633.6425
www.tcbdevelopment.com

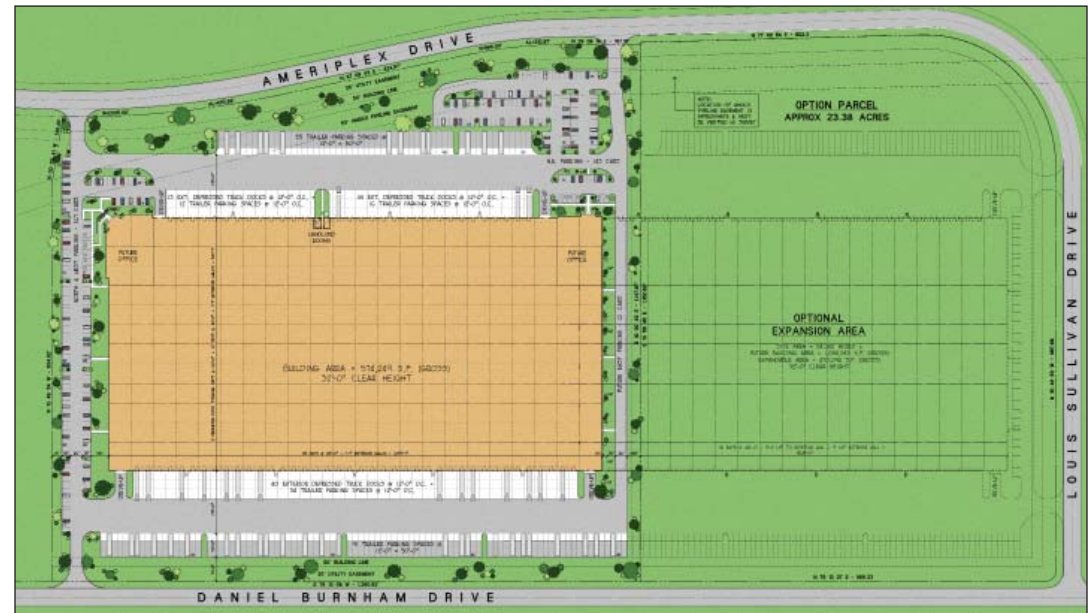
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Lowest Business Cost Index in the Midwest & Sixth in the Nation - 7/2008 Forbes Magazine

Features & Benefits

- Expandable to 1 million SF
- 10% lower wage rates than Illinois
- 50% lower worker's compensation rates than Illinois
- 70% lower unemployment insurance than Illinois
- Foreign Trade Zone status available
- Over 200 trailer parking spaces



FOR MORE INFORMATION CONTACT:

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