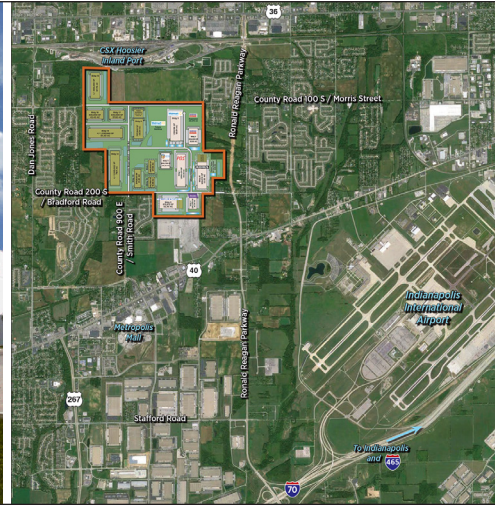


## KOHL'S DISTRIBUTION CENTER PLAINFIELD, INDIANA



### DESCRIPTION

AllPoints Midwest Building was developed as a speculative industrial building in AllPoints Midwest as the only facility in the greater Indianapolis metro market to offer more than 800,000 square feet of contiguous space available on the Market. Sold to Kohl's after completion, this 936,510 square foot, cross-loaded bulk distribution is expandable to 1,208,400 square feet and is equipped with modern logistics and warehouse technologies:

- Divisible at 600,000 square feet and 336,510 square feet
- 36' clear height with 8" concrete slab at FF50/FL35
- 53' x 60' dock bays; 53' x 50' interior bays
- 4,000 amps of 480/277 volt, 3-phase
- 226 car parking spaces; expandable to 517 on-site
- 94 trailer parking spaces; expandable to 209 on-site
- Adjacent land for 185 future trailers or 800 future car parking spaces
- 80 - 9' x 10' dock doors and 114 knockouts; 7' x 8' 40,000 lb. levelers on 75% of doors
- Two (2) 12' x 14' drive-in doors
- 10-year real property tax abatement approved
- 140' deep truck court
- Building dimensions: 570' x 1,643'
- Clerestory windows for improved natural light
- TPO roof with LTTR R-value of 20
- Energy-efficient air rotation units in warehouse
- T-5 lighting at an average of 30fc a 36" AFF over an open plan

### ROLE

Co-Owner/Developer, Construction Manager at-risk

### ACCOMPLISHMENTS

Successfully completed the project on time and within budget.

### OWNER

Kohl's Department Stores

### ARCHITECT

CSO Architects

*AllPoints Midwest is a premier logistics park serving Central Indiana and the Midwest. Located in the "Crossroads of America", AllPoints Midwest offers superior access to a transportation network including air, rail and interstate systems.*