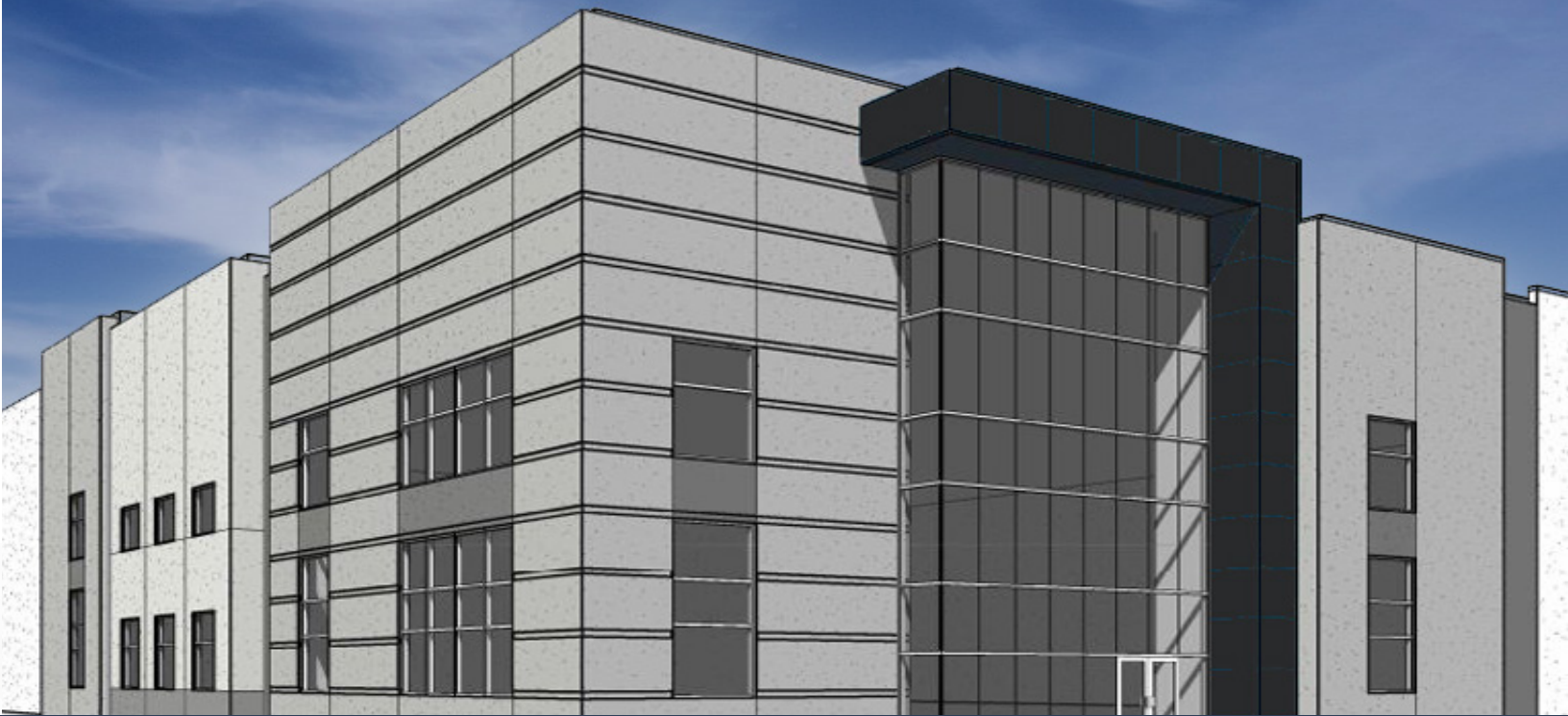




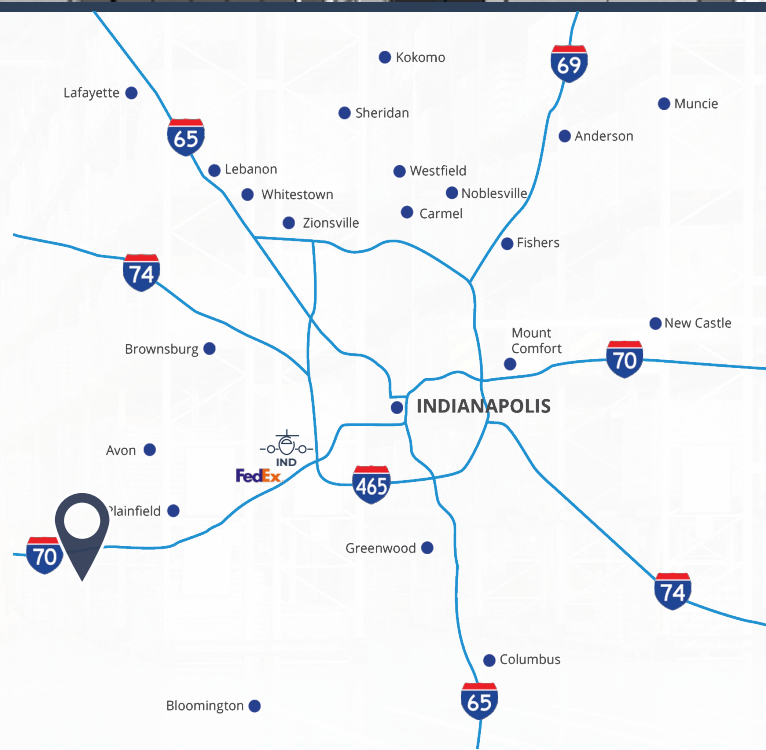
WEST 70

LOGISTICS PARK



Build-to-Suit Site | Southwest Submarket

- Up to 1,190,700 SF available in Monrovia, IN
- Flexible site plan with ability for loop road, heavy trailer & auto parking, and multiple points of ingress/ingress
- Situated just 14 miles from the FedEx air hub and Indianapolis Int'l Airport (IND)
- Located at the SR-39 / I-70 Exit – a primary big box logistics submarket
- Immediate access to I-70 via newly improved interchange with exceptional access to five interstate systems



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GDI CONSTRUCTION
building a better experience

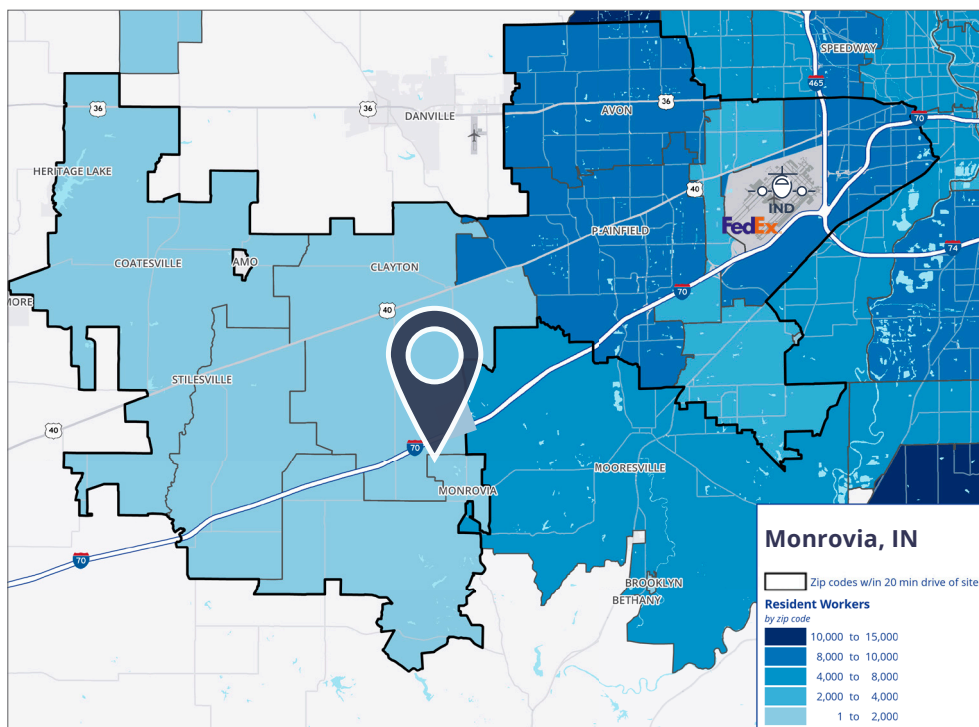
leased by:





Labor Data Heat Map | Net Commuters

Of job titles that qualified (i.e. less than \$17.50/hr at msa level), depicts net difference in # of residents (that work in qualified jobs) and # jobs available at zip code level, **DARKER BLUE** is good (means more residents than jobs)



Corporate Neighbors



Drive Times

I - 70	2 min
Indianapolis Int'l Airport	15 min
National FedEx Hub	16 min
I - 465	14 min
I - 65	25 min
Downtown Indianapolis	27 min
I - 74	32 min



39

KELLER HILL RD

Detention Pond

68 TRAILER SPACE

68 TRAILER SPACES

67 TRAILER SPACES

BUILDING 1
1,190,700 SF
(1,890' x 620')

80 CAR SPACES

224 CAR SPACES

Detention Pond

136 CAR SPACES

117 TRAILER SPACES

Site Map & Specifications

Building SF	1,190,700 SF
Clear Height	40'
Column Spacing	54' x 50' (60' staging bays)
Dock Positions	124 dock loading positions (expandable)
Drive-In Doors	(4) drive-in doors
Trailer Parking	408
Auto Parking	470
Truck Court	195'
Power	(2) 2,000 amp service
Office Space	BTS



Why Indiana



INDIANAPOLIS INT'L AIRPORT

IND

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 11th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



IND	Indianapolis Int'l Airport
EW	Evansville Regional Airport
FWA	Fort Wayne Int'l Airport
GCIA	Gary/Chicago Int'l Airport
SBN	South Bend Int'l Airport



INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— Site Selection Magazine

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

leading state in biotechnology exports

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

NW
SE
SW

Burns Harbor
Jeffersonville
Mt Vernon

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