

Interchange @
I-70 & Mt. Comfort Rd

70

W 500 N

±79.05 AC

Mt. Comfort Rd

N

BUILD-TO-SUIT SITE

McCordsville Logistics Park

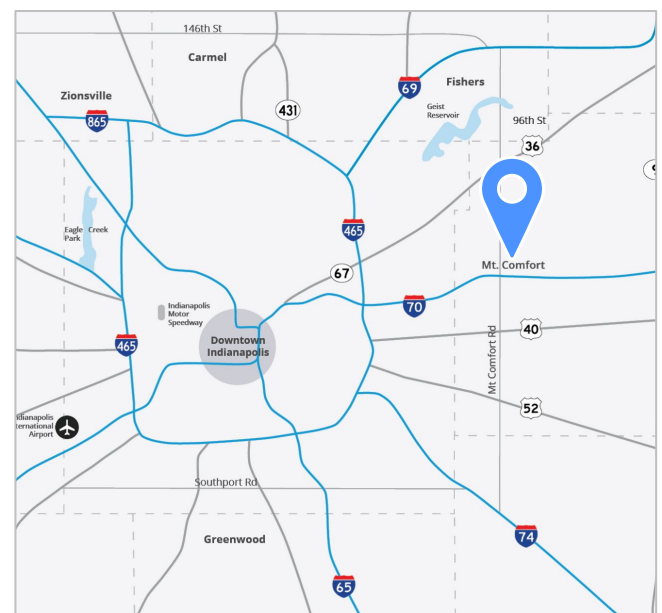
W 500 N

McCordsville, IN 46055

Modern Industrial Distribution Site

Property Highlights

- BTS Sites Available from 200,000 SF - 1,000,000+ SF
- ±79.05 AC Site
- Ability to accommodate heavy auto and/or trailer parking
- Immediate access to I-70, offering excellent connectivity to Indy's interstate system
- Strong nearby amenity base and workforce availability
- Flexible site plan that can cater to a variety of sizes and occupiers
- 30-minute drive time to Indianapolis International Airport and Global Fed-Ex Hub



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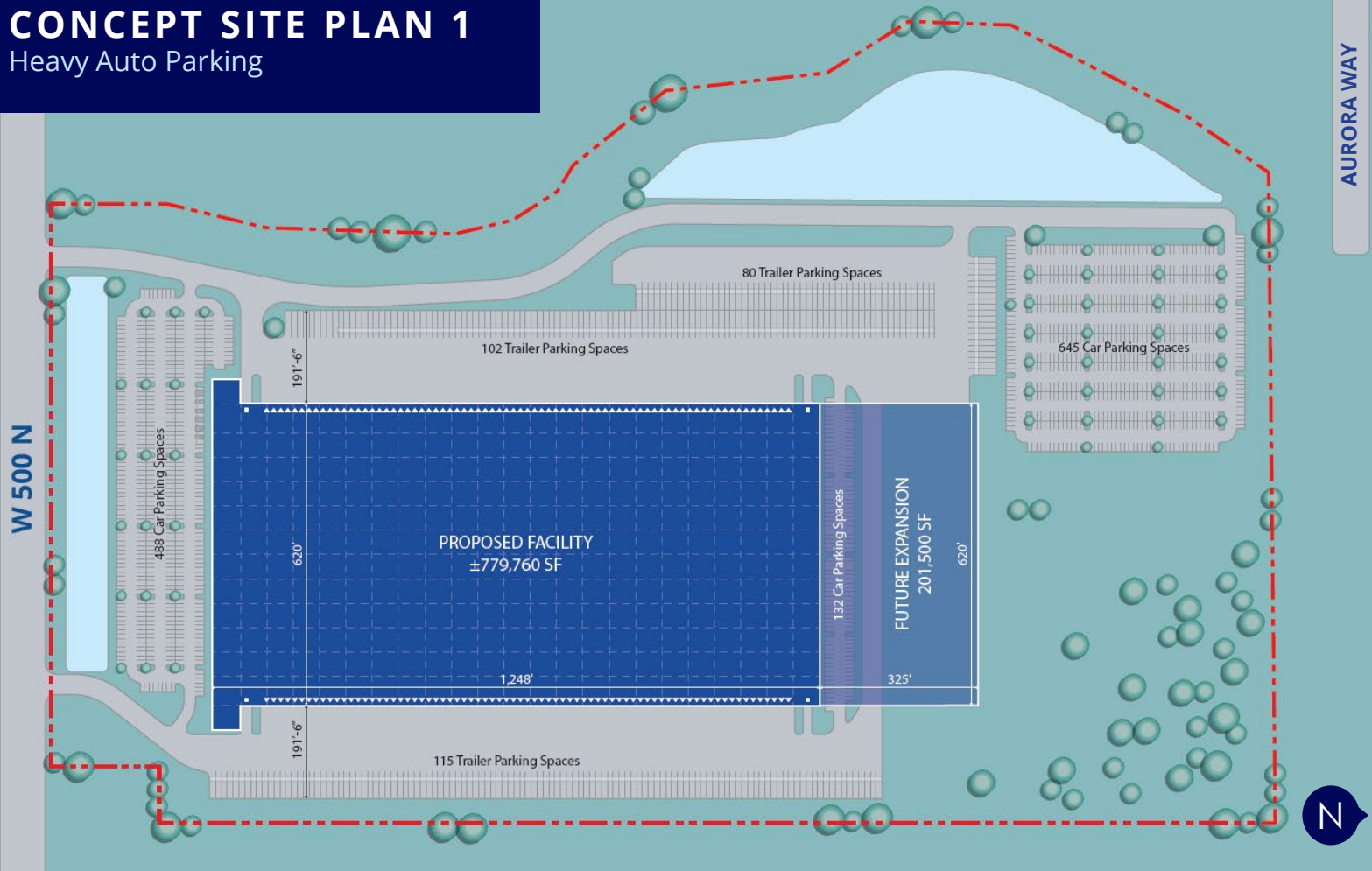
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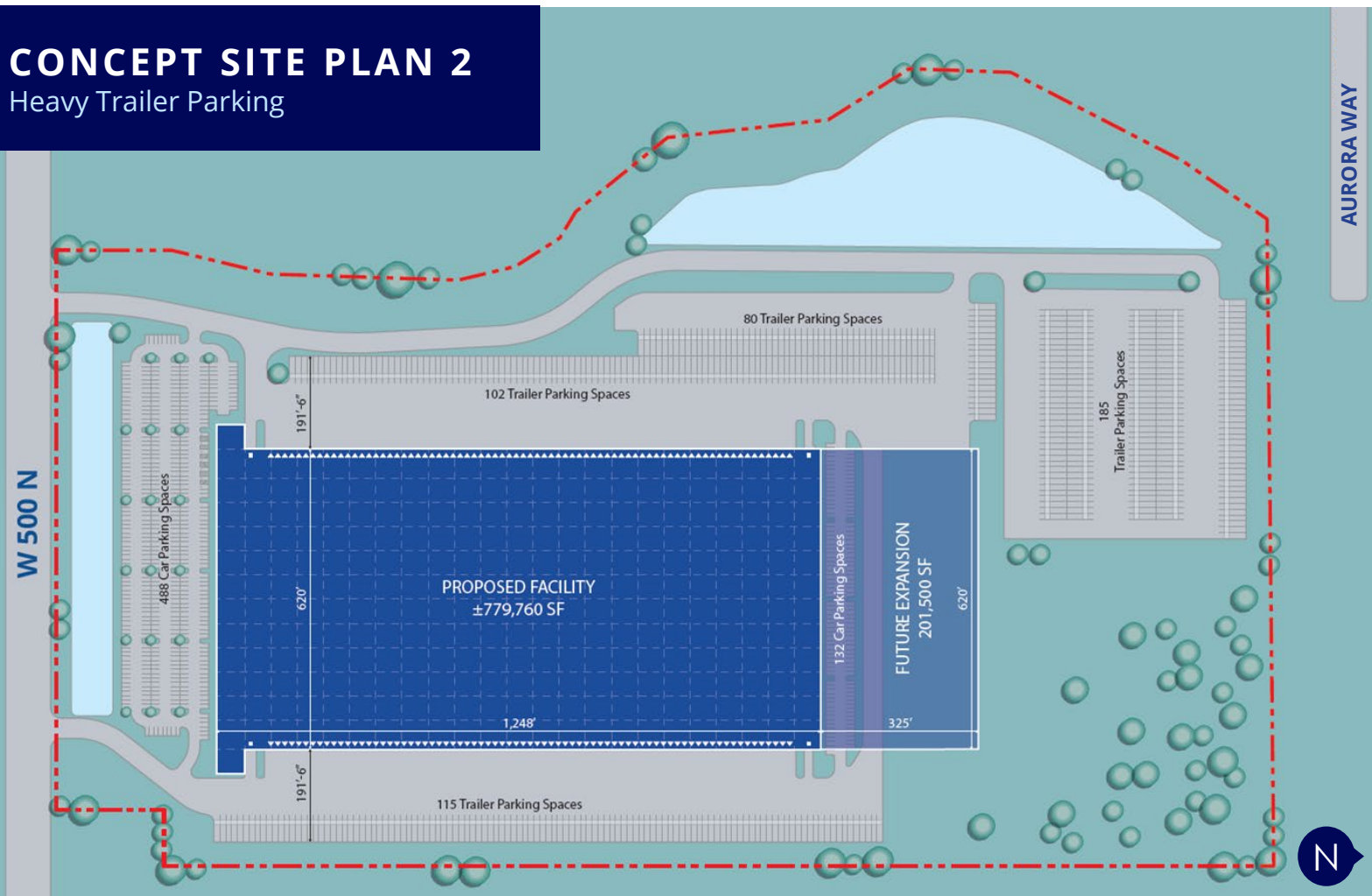
CONCEPT SITE PLAN 1

Heavy Auto Parking



CONCEPT SITE PLAN 2

Heavy Trailer Parking



CORPORATE NEIGHBORS



CONVENIENT ACCESS TO INTERSTATES & MAJOR DESTINATIONS



3.0 mi



3.1 mi



9.2 mi



9.6 mi



16.3 mi



18.3 mi



29.7 mi



17.5 mi
DOWNTOWN IND



29.1 mi

Why Indiana



INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 13th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



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 LOGISTICS 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
- 4th 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
- 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

Indiana's industrial market is more than stable—it's **strategically positioned for long-term growth**, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem



NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

in advanced industry specialization

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

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