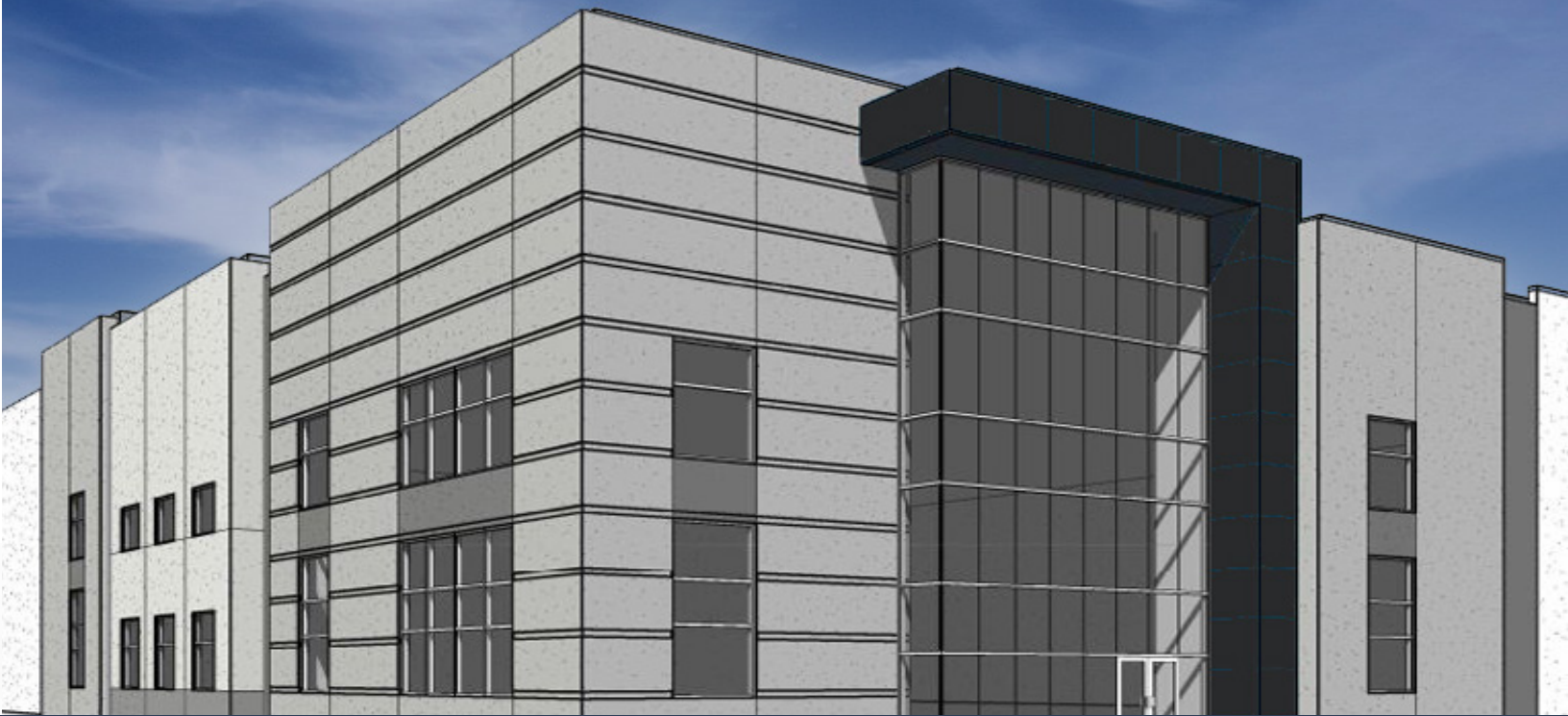




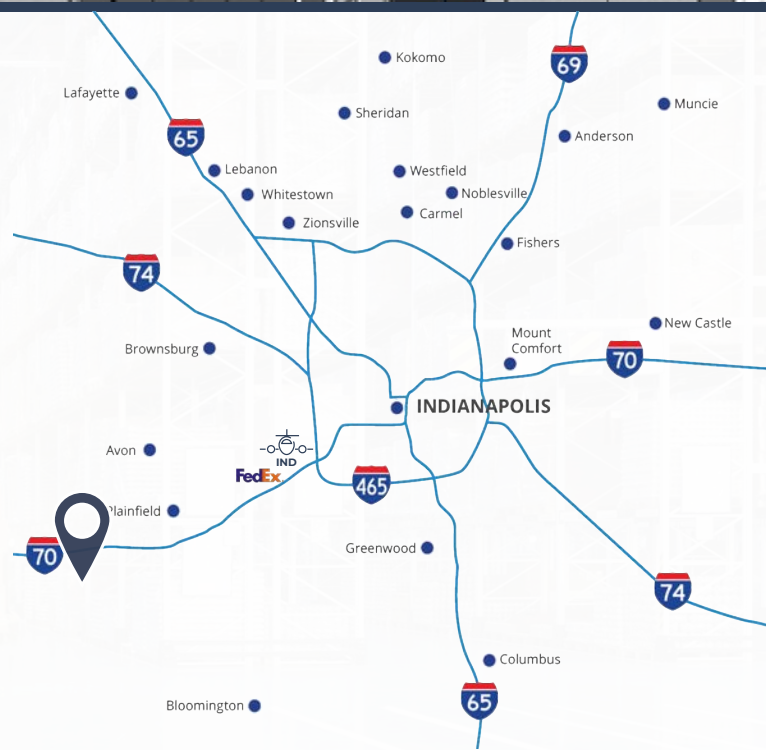
WEST 70

LOGISTICS PARK



Build-to-Suit Site | Southwest Submarket

- Up to 1,157,760 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



Andrea Hopper SIOR
+1 317 713 2128
andrea.hopper@colliers.com

Jimmy Cohoat SIOR
+1 317 713 2124
jimmy.cohoat@colliers.com

developed & owned by:



GDI CONSTRUCTION
building a better experience

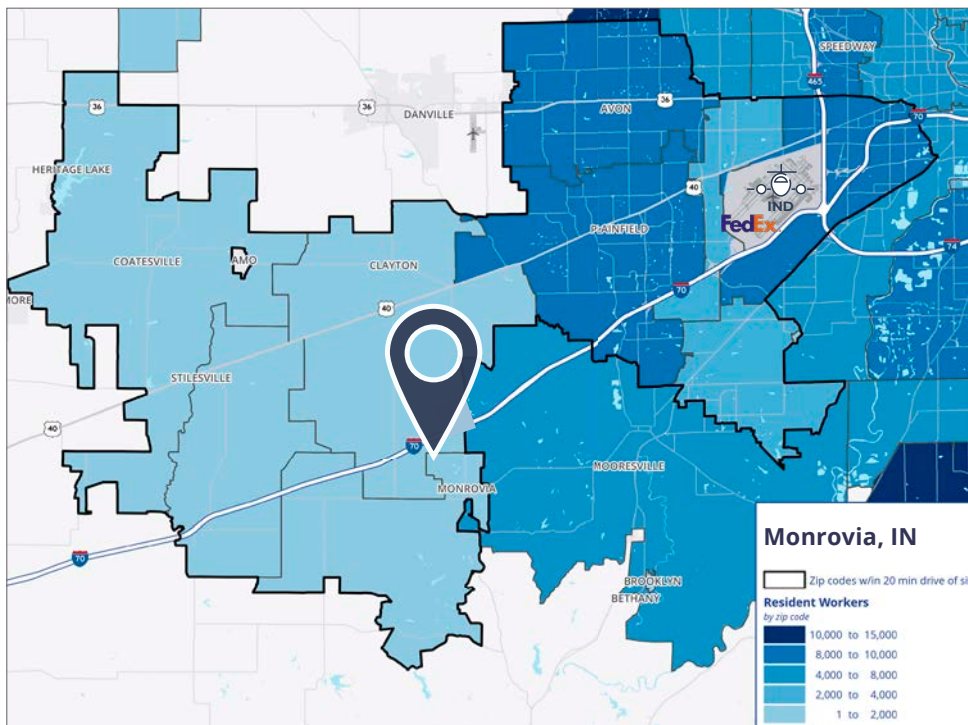
leased by:





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)

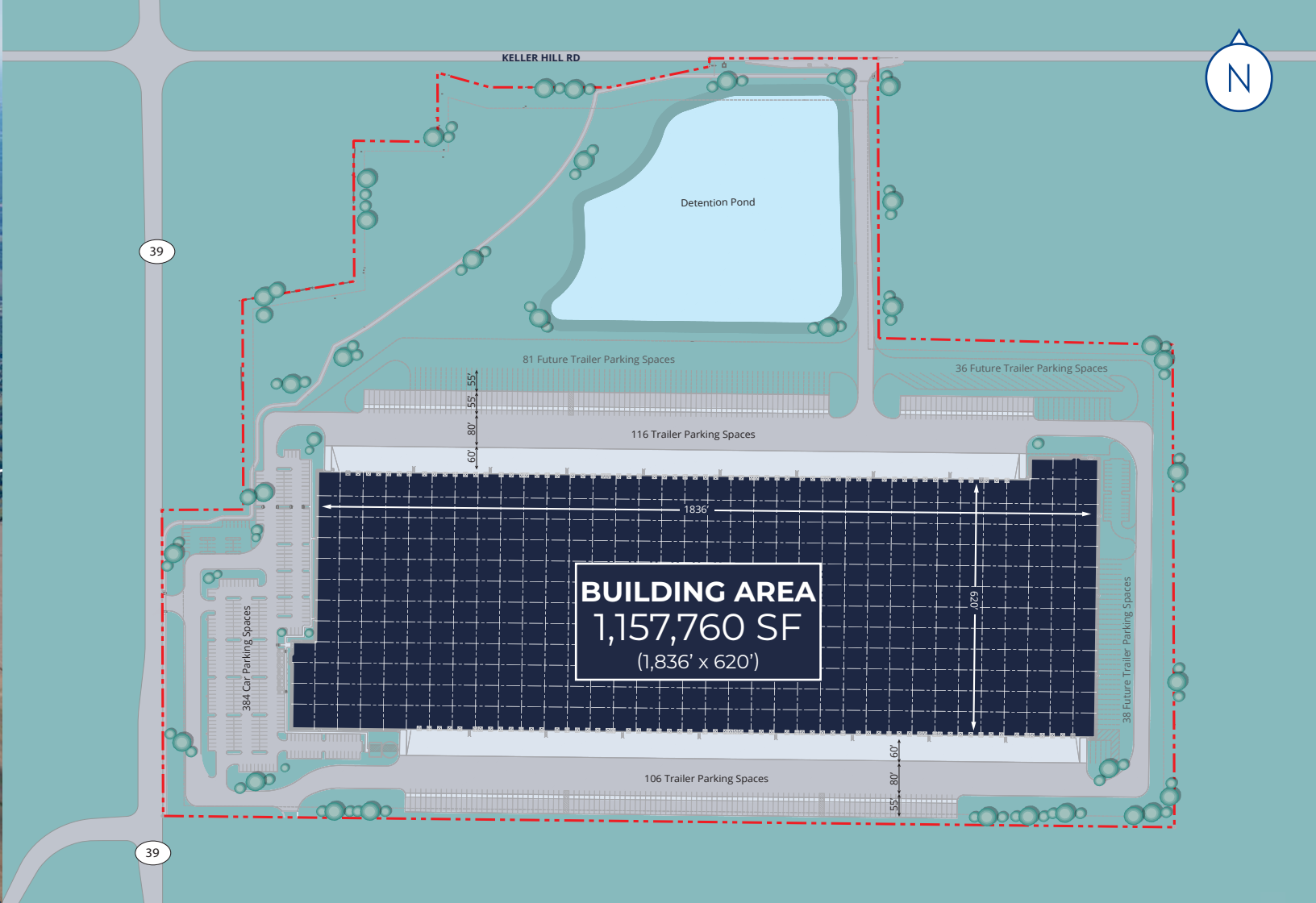


Corporate Neighbors



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



Site Map & Specifications

Building SF	1,157,760 SF
Clear Height	40'
Column Spacing	54' x 50' (60' staging bays)
Dock Positions	122 dock loading positions (expandable)
Drive-In Doors	(4) drive-in doors
Trailer Parking	222 (expandable to ±380)
Auto Parking	384 (expandable to ±439)
Truck Court	Two 195' concrete truck courts
Power	(2) 3,000 amp service
Office Space	BTS
Acreage	79.2 AC

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's industrial market is more that 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



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



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.

