



Lot #2 and #3 | ± 62.09 Acres | Build-to-Suit



AIR 70 LOGISTICS PARK

Owens Farm Ct | Greenfield, IN

- 132 acre industrial park
Lot #2 - ± 39.79 acres
Lot #3 - ± 22.30 acres
- Flexible options including multiple conceptual plans
- Located on the east side of Indianapolis in the Mt. Comfort area at the intersection of CR W 400 N & CR N 700 W
- Excellent access to I-70 & I-465
- Ideal for distribution, light manufacturing and assembly
- Close proximity to large, skilled labor pool
- Ninestar fiber in place
- 10-year tax abatement

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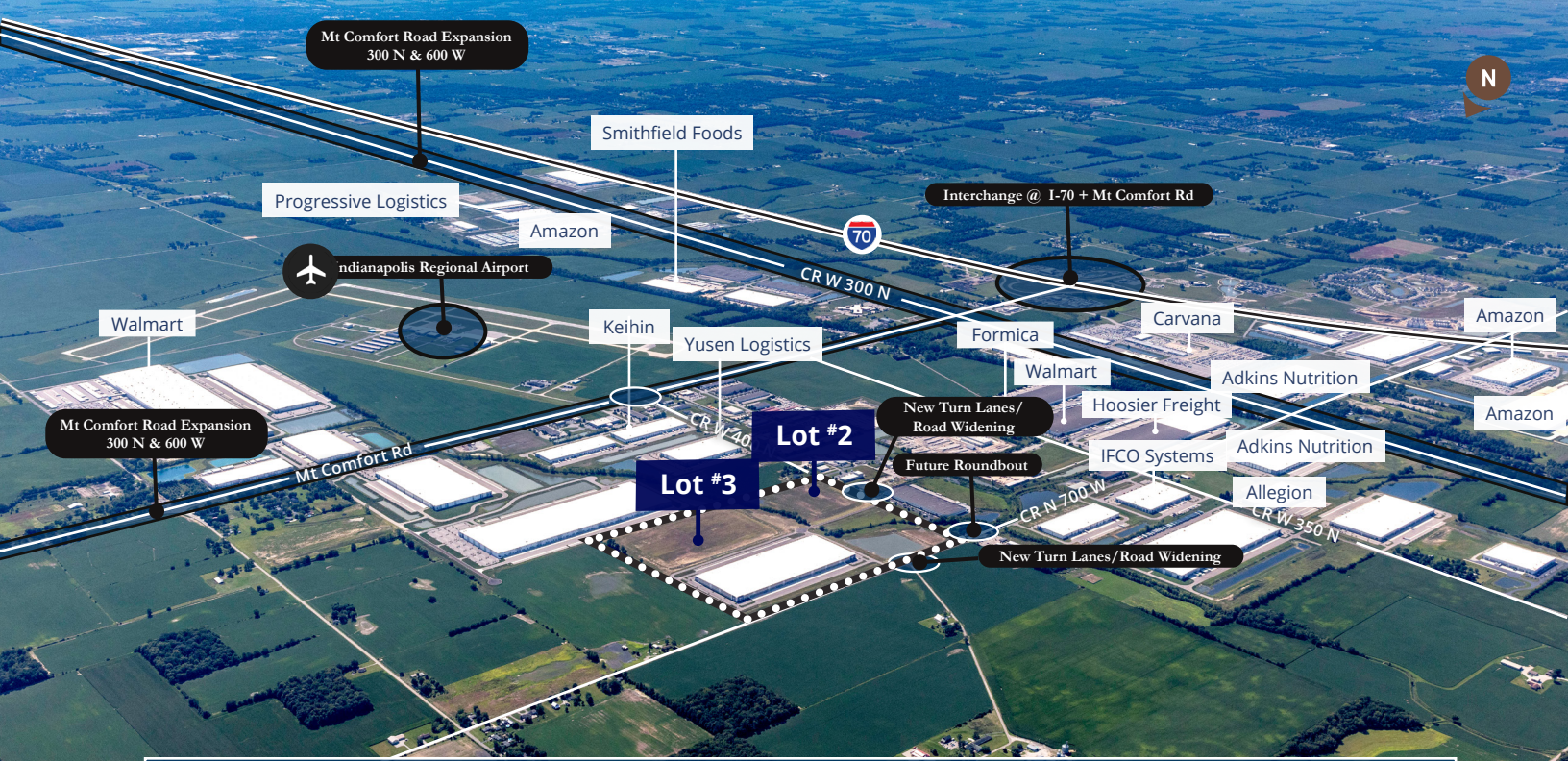
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developed & owned by:



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Drive Times

Indianapolis Regional Airport	1.6 mi	I - 65	18 mi
I - 70	3.0 mi	Downtown Indianapolis	18 mi
I - 465	9.3 mi	Indianapolis Int'l Airport (IND)	30 mi



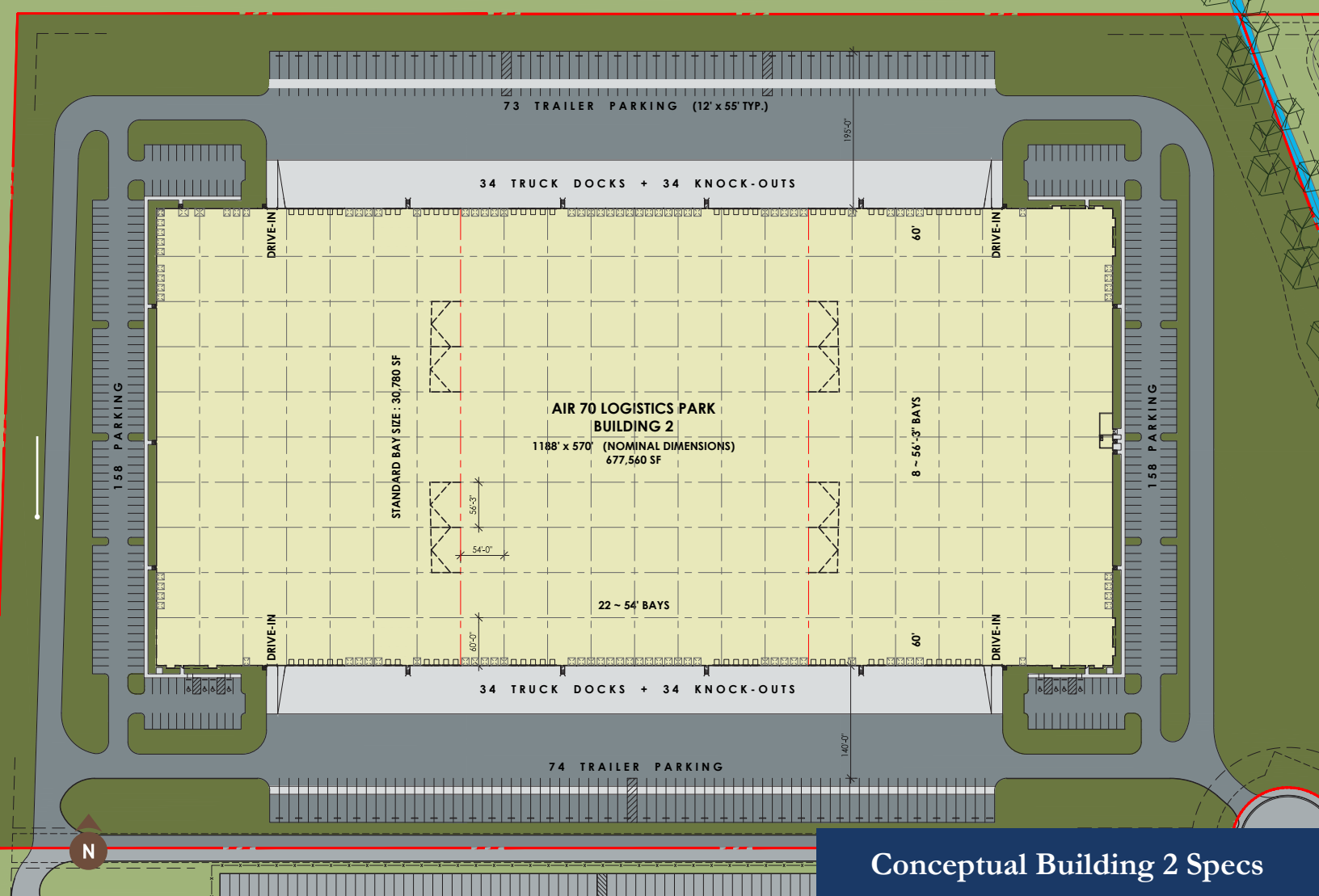
Project at a Glance

Total Acreage	±130.6 acres
Lot #2	±39.79 acres
Lot #3	±22.30 acres

Utilities

Electric: Ninestar Connect
 Fiber: Ninestar Connect
 Gas: Centerpoint Energy
 Water: Citizens Energy Group
 Sanitary: Aqua Indiana

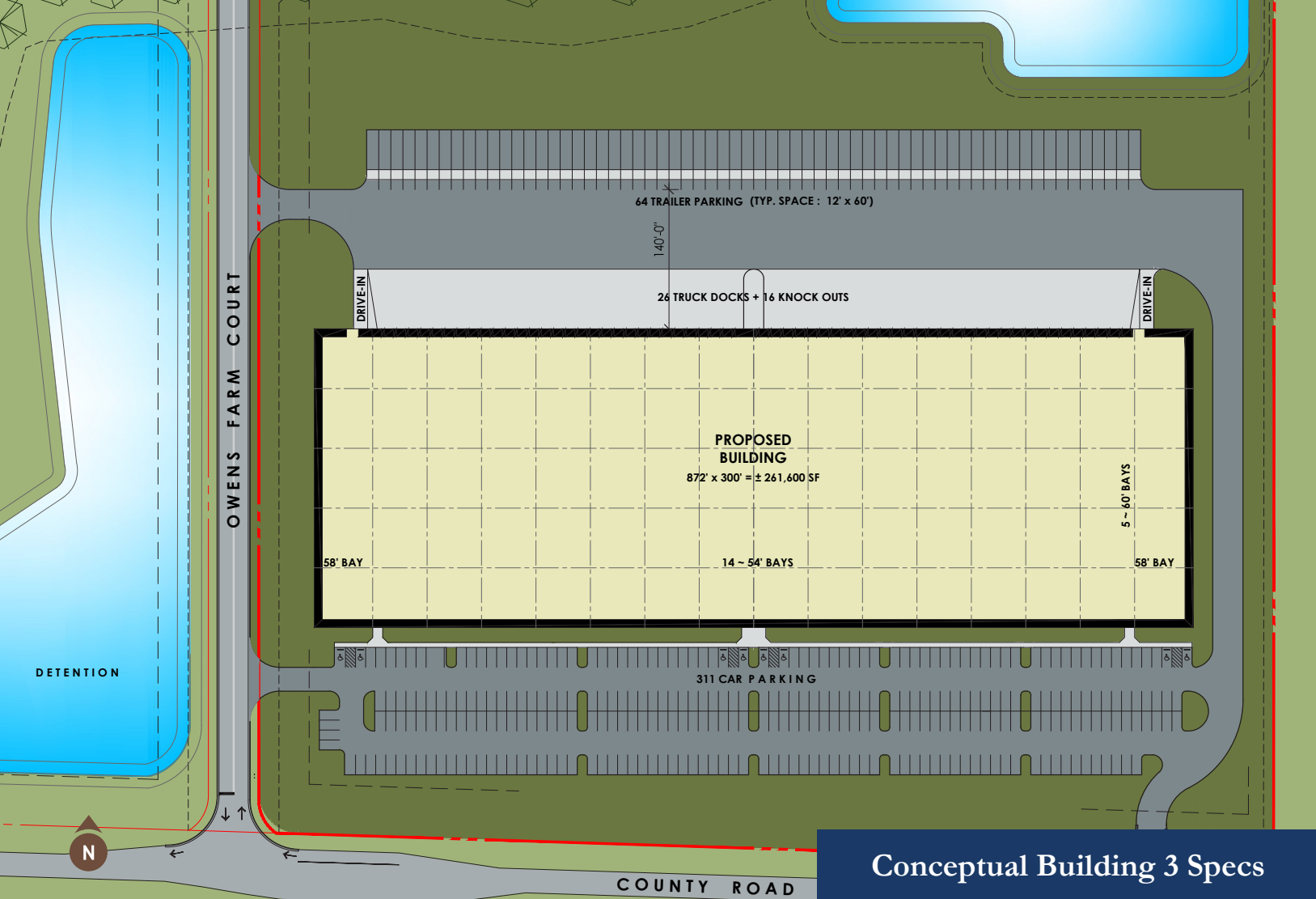




Conceptual Building 2 Specs

Site Area	±39.79 acres
Building SF	±677,560 SF
Office SF	BTS
Standard Bay Size	±30,780 SF
Standard Column Width	56'3" x 54'
Clear Height	40'
Docks	68
Dock Knock-Outs	68
Drive-ins	4
Truck Court Depth	140'
Car Parking	316
Trailer Parking	147
Sprinkler Type	ESFR
Power	(2) 3,000 amp services

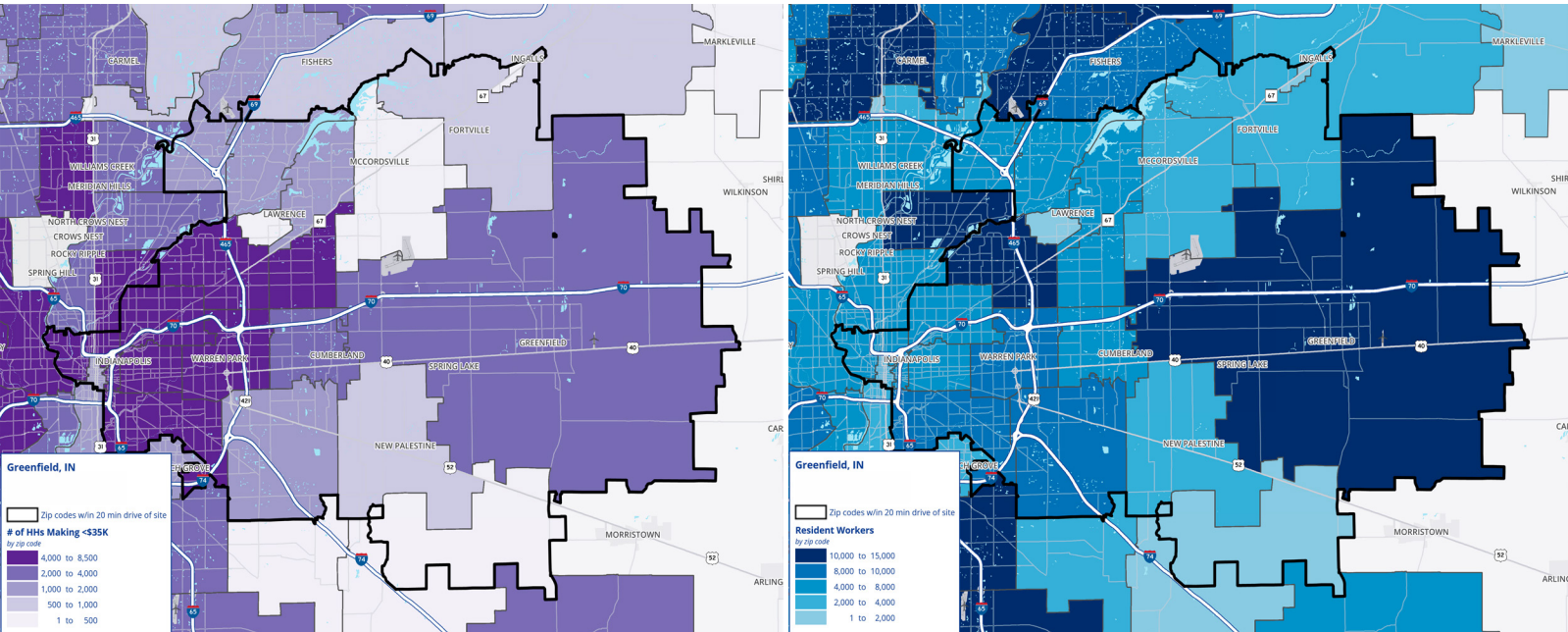




Site Area	±22.30 acres
Building SF	±261,600 SF
Office SF	BTS
Standard Bay Size	±16,200 SF
Clear Height	36'
Docks	26
Dock Knock-Outs	16
Drive-ins	2
Truck Court Depth	140'
Car Parking	311
Trailer Parking	64
Sprinkler Type	ESFR
Power	(3) 1,200 amp services



Labor Profile



MARKET	Households in Drivetime Area Earning Less Than \$35K
Mt. Comfort	39,265
Fishers	37,534
Greenwood	36,487
Avon	34,464
Brownsburg	31,817
Whiteland	29,881
Noblesville	28,545
Plainfield	27,122
Ameriplex	25,602
Whitestown	22,654
Franklin	22,060
Westfield	18,498
Ingalls	11,314
Monrovia/Clayton	10,695
Lebanon	6,394

MARKET	Residents of Drivetime Area in Occupations Paying Less Than \$17.50/HR
Mt. Comfort	65,372
Fishers	120,398
Noblesville	109,605
Greenwood	94,709
Avon	84,832
Whiteland	78,069
Brownsburg	75,917
Plainfield	74,057
Westfield	74,040
Ameriplex	65,823
Whitestown	64,923
Franklin	61,469
Ingalls	53,021
Monrovia/Clayton	36,742
Lebanon	26,773

Why Indiana

Crossroads of America + I-70 Corridor

Indiana has earned a stand-out reputation for its business-friendly leadership, economic health, and accessibility. Earning its name as the Crossroads of America — central Indiana is located within an 8-hour drive to over 40 major metropolitan cities. The Mt. Comfort location is served by 27 airports within 50 miles — and positioned along the I-70 Logistics Corridor. The site's access is unparalleled.



Indianapolis International Airport

- 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"

Great Proximity to Major Airports

IN – Ft Wayne + Indy
IL – Midway + O'Hare
KY – Lexington + Louisville
OH – Columbus + Dayton

Best Business Climate

1st

in U.S. for Manufacturing Output *

1st

Best State to Start a Business *

2nd

Numbers of Manufacturing Jobs (% of Workforce) *

3rd

Leading State in Biotechnology Exports *

1
DAY

8

interstate systems **connect Indiana** to the country

40⁺

major metropolitan areas within an **8-hr drive**

75[%]

U.S. + Canada population within a **1-day drive**

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