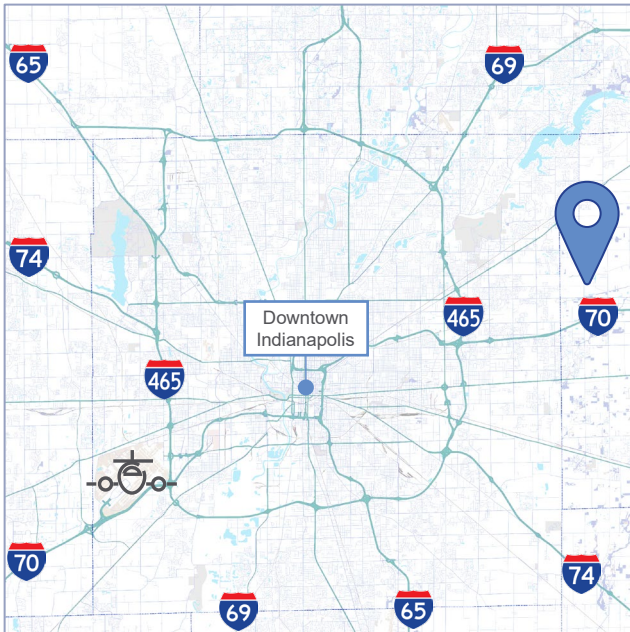


AURORA COMMERCE CENTER



5670 Aurora Way | McCordsville, IN

Available for Sale or Lease

- ±1,008,072 SF State-of-the-art industrial building (divisible to ±503,931SF)
- Available for immediate occupancy
- Above standard 10-year tax abatement approved
- Direct access to I-70, offering excellent connectivity to Indy's interstate systems
- Located in East Central Indiana, providing access to 75% of the U.S. population within a 1-day drive

Owned by:

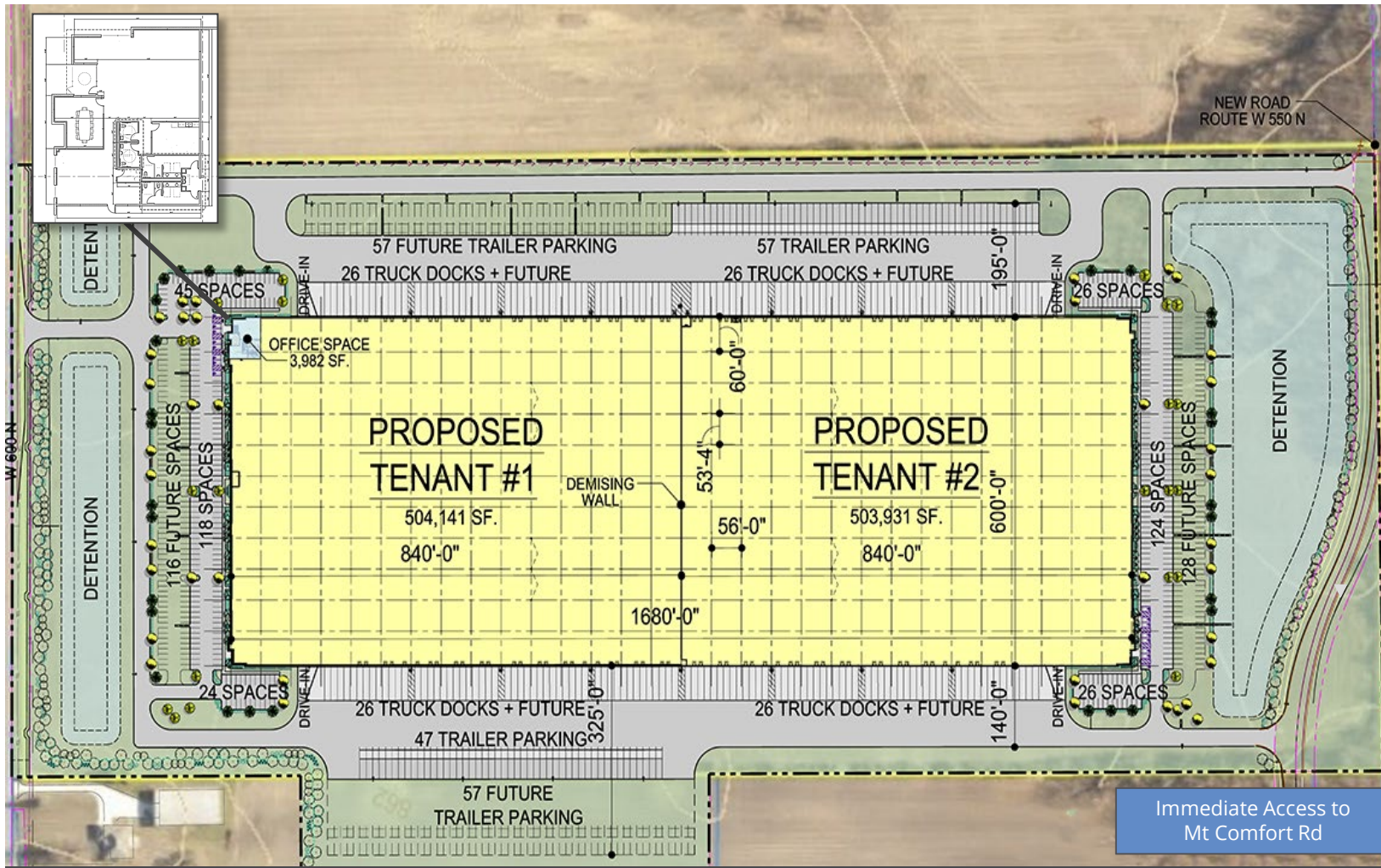
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MERUS



SITE PLAN + BUILDING SPECIFICATIONS



Total Building Area:	±1,008,072 SF (divisible)	Sprinkler System:	ESFR sprinkler system (storage of Class I through IV commodities)
Office Area:	±3,982 SF	Electrical:	One, 3,000-amp, 480-volt, 3-phase service (additional conduit for expansion)
Site Area:	±62 acres	Floor:	8" concrete slab
Zoning:	City of McCordsville Industrial – 2	Dock Doors:	104 (9'x10') insulated doors w/ 40,000 lbs mechanical levelers, bumpers, seals, z-guards and swing lights (104 knockouts available)
Construction:	Precast concrete panels	Dock Configuration:	Cross-dock
Roof:	45 mil TPO (15-yr manufacturer's warranty)	Drive-in Doors:	4 (12'x14') high motor-operated doors
Column Spacing:	54' x 56'	Auto Parking:	363 spaces (expandable to 607 spaces)
Speed Bay Depth:	60'	Trailer Parking:	104 spaces (expandable to 218 spaces)
Clear Height:	40'	Truck Court:	195' from edge of building to back of curb
Lighting:	25 FC at 36" AFF, with 10' whips. 4' LED 36K Lumen w/ motion sensors	Utility Providers:	Electric: NineStar Gas: CenterPoint Water: Citizens Energy Sewer: Aqua Indiana Communications: NineStar

PROPERTY PHOTOS



Property Specifications

- ±1,008,072 SF State-of-the-art industrial building (divisible to ±503,931SF)
- ±3,982 SF spec office
- 40' Clear height
- 54' x 56' Column space (60' speed bays)
- 104 Dock doors (expandable to 208)
- 4 (12'x14') Drive-in doors
- 104 Trailer parking positions (expandable to 218)
- Above standard 10-year tax abatement approved



PROPERTY LOCATION + CORPORATE NEIGHBORS



Local Access

	2.0 miles		14.2 miles
	7.5 miles		16.0 miles
	10.7 miles		26.5 miles
	15.2 miles		28.5 miles

Corporate Neighbors



Owned by:

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MERUS



Why Indy

Colliers



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
- 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.”

2022 – Site Selection Magazine



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

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

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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