



Lots 2 & 3 | ± 62.09 Acres | Build-to-Suit



AIR 70 LOGISTICS PARK

Owens Farm Ct | Greenfield, IN

- Built-to-suit opportunities available:
Lot 2 - Up to 677,560 SF on ±39.79 acres
Lot 3 - Up to 261,600 SF on ±22.30 acres
- Flexible site layouts and facility designs tailored to tenant operational requirements
- Strategic Mt. Comfort location on Indianapolis' east side with immediate access to I-70 and connectivity to I-465
- Ideal for distribution, light manufacturing, assembly, and logistics users
- Access to a large and skilled regional workforce
- Ninestar fiber in place
- Eligible for 10-year real estate tax abatement incentives

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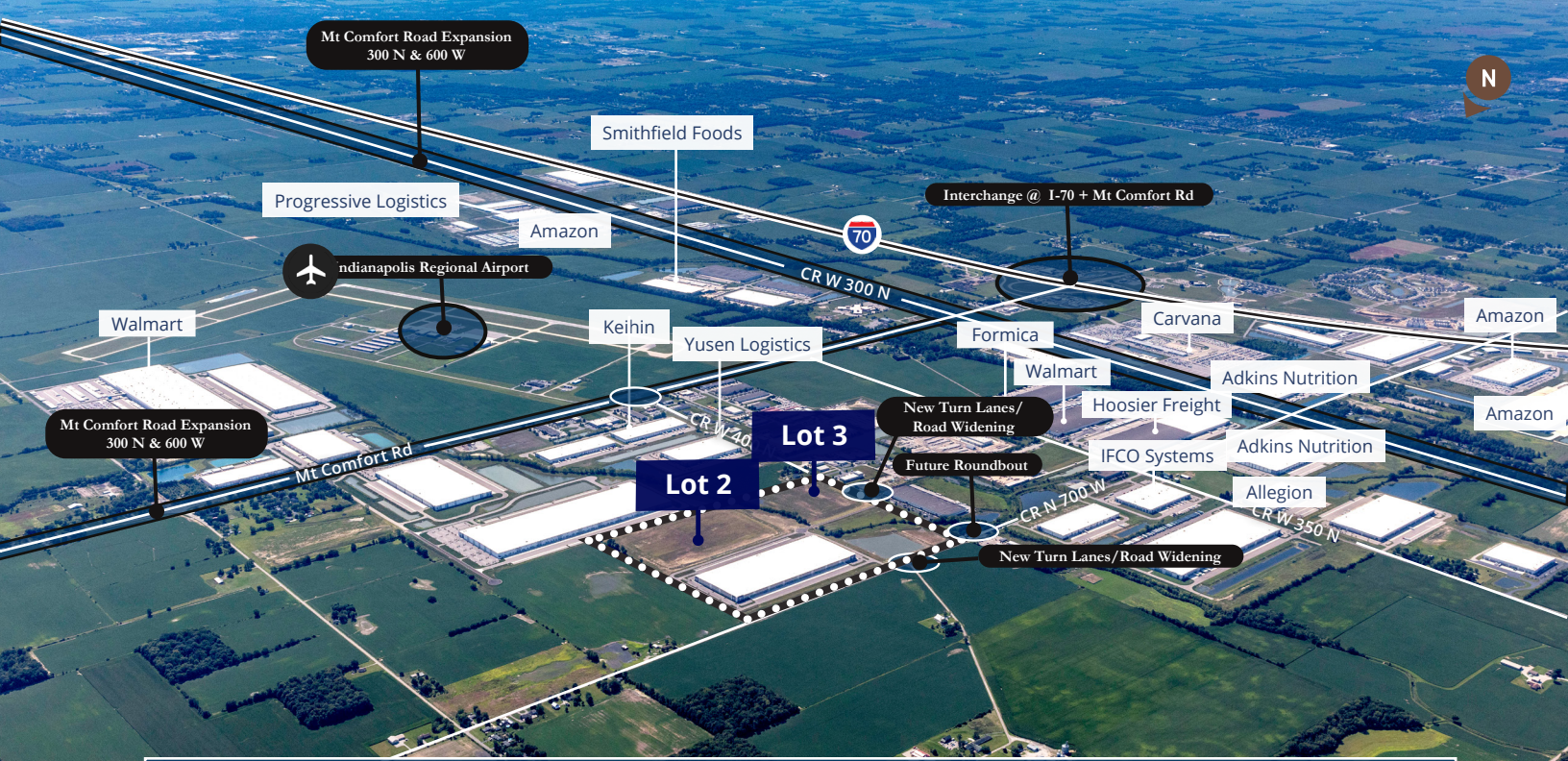
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developed & owned by:



leased by:





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



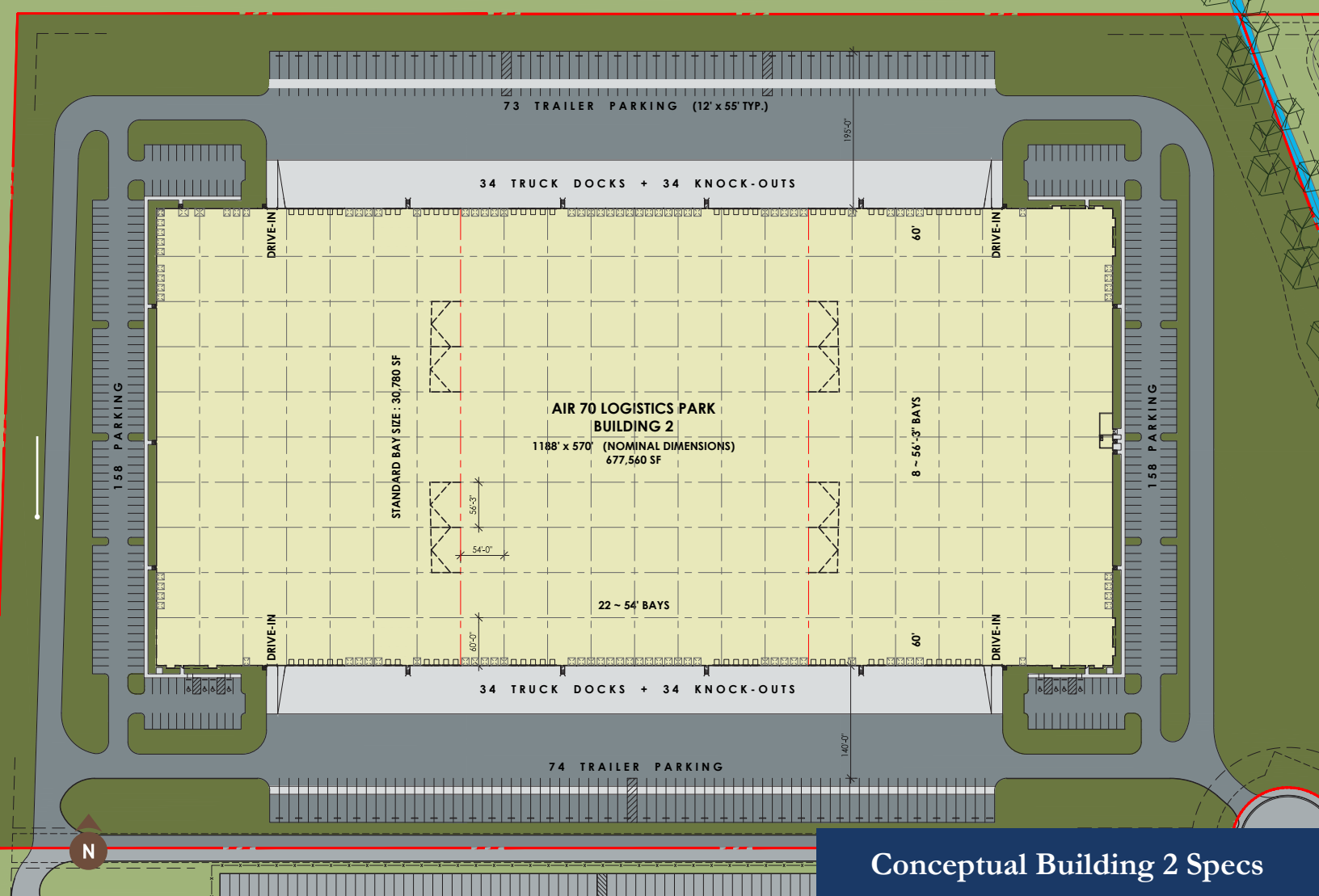
Project at a Glance

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

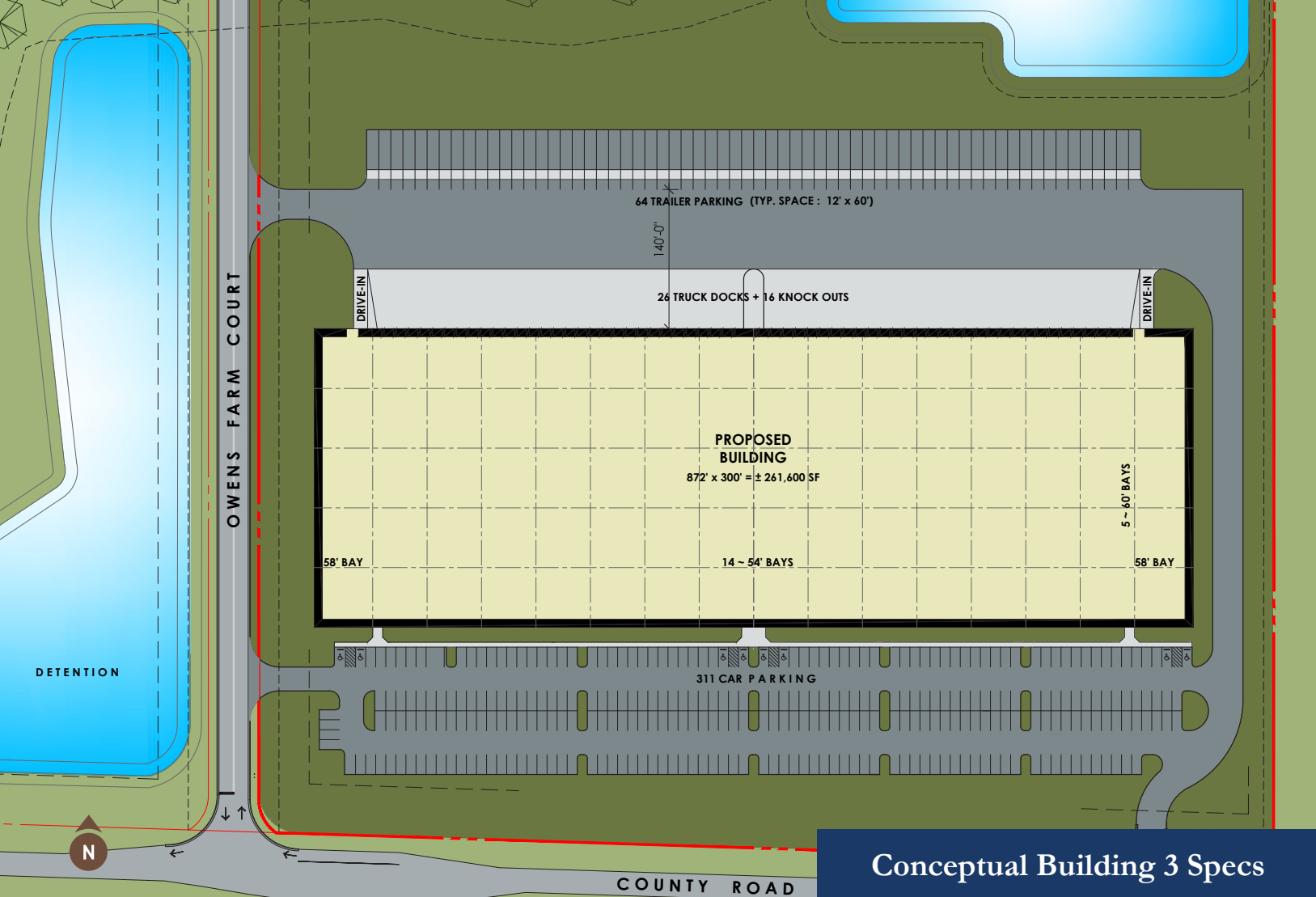




Conceptual Building 2 Specs

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

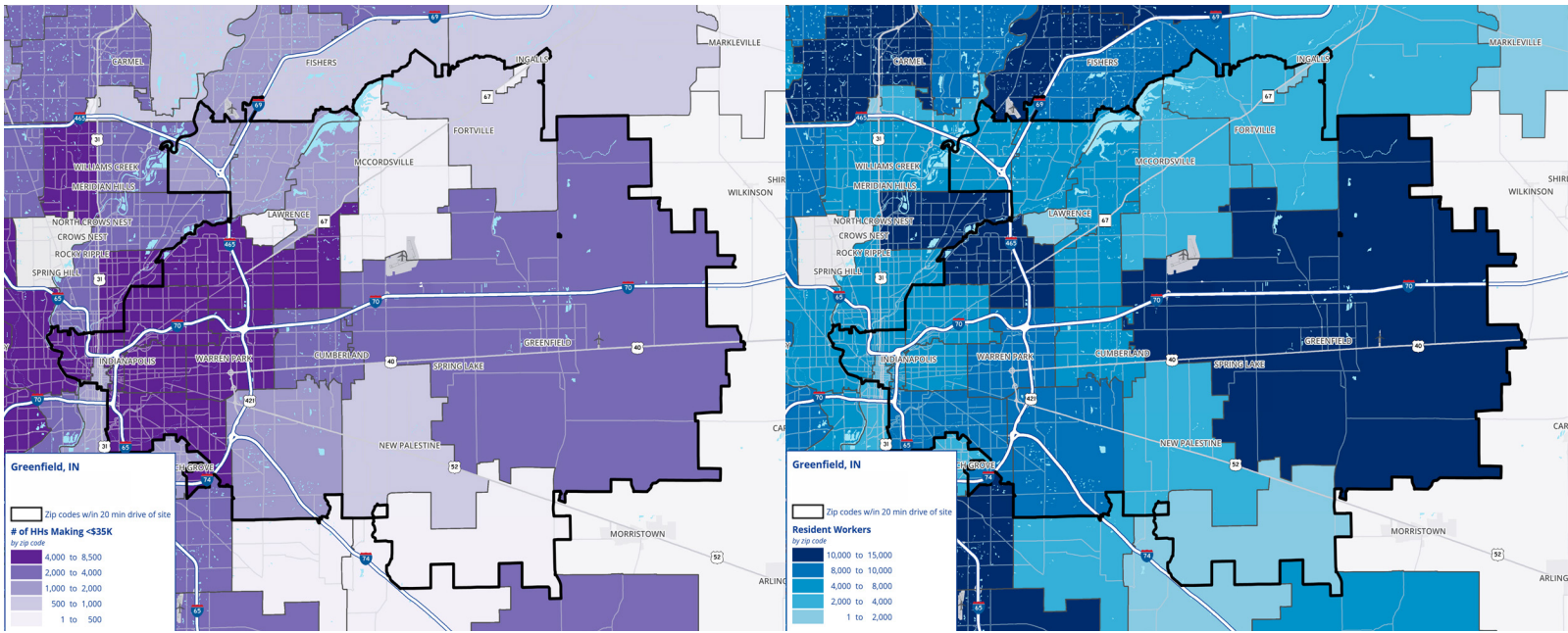




Site Area	±22.30 acres
Building SF	±261,600 SF
Office SF	BTS
Standard Bay Size	±16,200 SF
Clear Height	36'
Docks	26
Dock Knock-Outs	16
Drive-ins	2
Truck Court Depth	140'
Car Parking	311
Trailer Parking	64
Sprinkler Type	ESFR
Power	(3) 1,200 amp services



Labor Profile



MARKET	Households in Drivetime Area Earning Less Than \$35K	MARKET	Residents of Drivetime Area in Occupations Paying Less Than \$17.50/HR
Mt. Comfort	39,265	Mt. Comfort	65,372
Fishers	37,534	Fishers	120,398
Greenwood	36,487	Noblesville	109,605
Avon	34,464	Greenwood	94,709
Brownsburg	31,817	Avon	84,832
Whiteland	29,881	Whiteland	78,069
Noblesville	28,545	Brownsburg	75,917
Plainfield	27,122	Plainfield	74,057
Ameriplex	25,602	Westfield	74,040
Whitestown	22,654	Ameriplex	65,823
Franklin	22,060	Whitestown	64,923
Westfield	18,498	Franklin	61,469
Ingalls	11,314	Ingalls	53,021
Monrovia/Clayton	10,695	Monrovia/Clayton	36,742
Lebanon	6,394	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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