



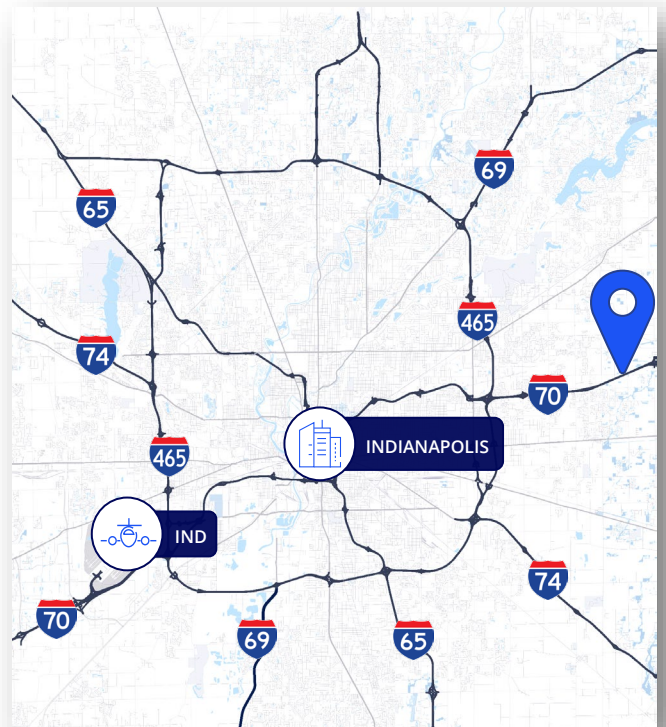
**FOR LEASE**

**7345 W 200 N**

Greenfield, IN 46140

### Property Highlights:

- **Building I:** ± 28,000 SF building
  - ± 14,000 SF available
- Zoned IBP – Industrial Business Park
- Over 500' of frontage along I-70
- Easy access to I-70, offering excellent connectivity to Indy's interstate systems
- Real estate tax abatement in place
- Offers access to a strong labor market within a 30- minute commute



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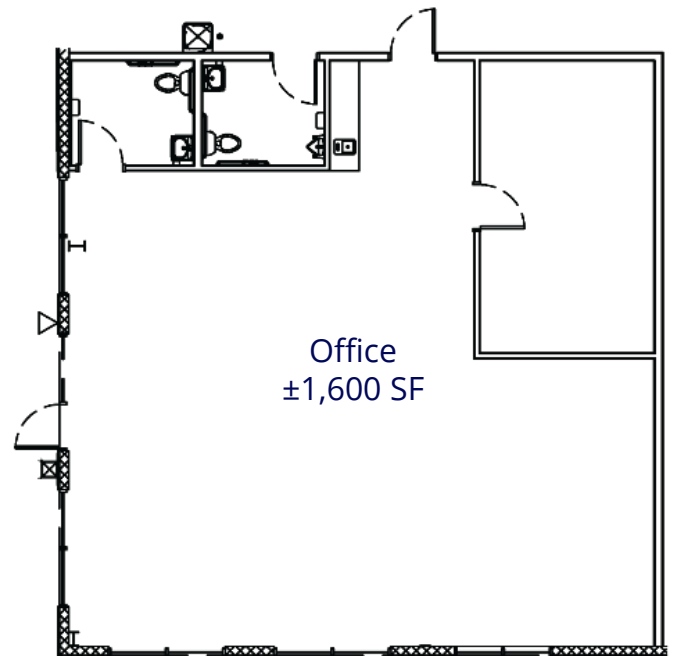
# Property Specs

CR 200 N



## Building Specs | Building I Availability

Total SF	±28,000 SF
Available SF	±14,000 SF
Office SF	±1,600 SF
Clear Span Building	100' x 280'
Docks	(2) 9' x 10' with seals + levelers
Drive-ins	(1) Motorized 12' x 14'
Clear Height	24'
Lighting	LED with motion sensors
Power	400 amps, 120/208V, 3-phase
Parking	18 auto spots





# Location & Connectivity



  
1.9mi

  
5.2mi

  
10.0mi

  
11.0mi



# Why Indiana



## INDIANAPOLIS INT'L AIRPORT

IND

- 2<sup>nd</sup> largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S
- 11<sup>th</sup> 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
- 5<sup>th</sup> 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
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> 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.”

– 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** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

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

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**1<sup>st</sup>**  
in U.S. for manufacturing output

**1<sup>st</sup>**  
best state to start a business

**2<sup>nd</sup>**  
# Manufacturing Jobs (% of workforce)

**3<sup>rd</sup>**  
leading state in biotechnology exports