



Building 1 | ± 800,680 SF | Ready for Occupancy



AIR 70 LOGISTICS PARK

4212 Owens Farm Ct | Greenfield, IN

- ±800,680 SF total
- ±430,881 SF available for lease
- 1,561 SF spec office
- Three (3) building master-planned 132 acre industrial park with buildings ranging from 294,840 SF up to 800,680 SF
- 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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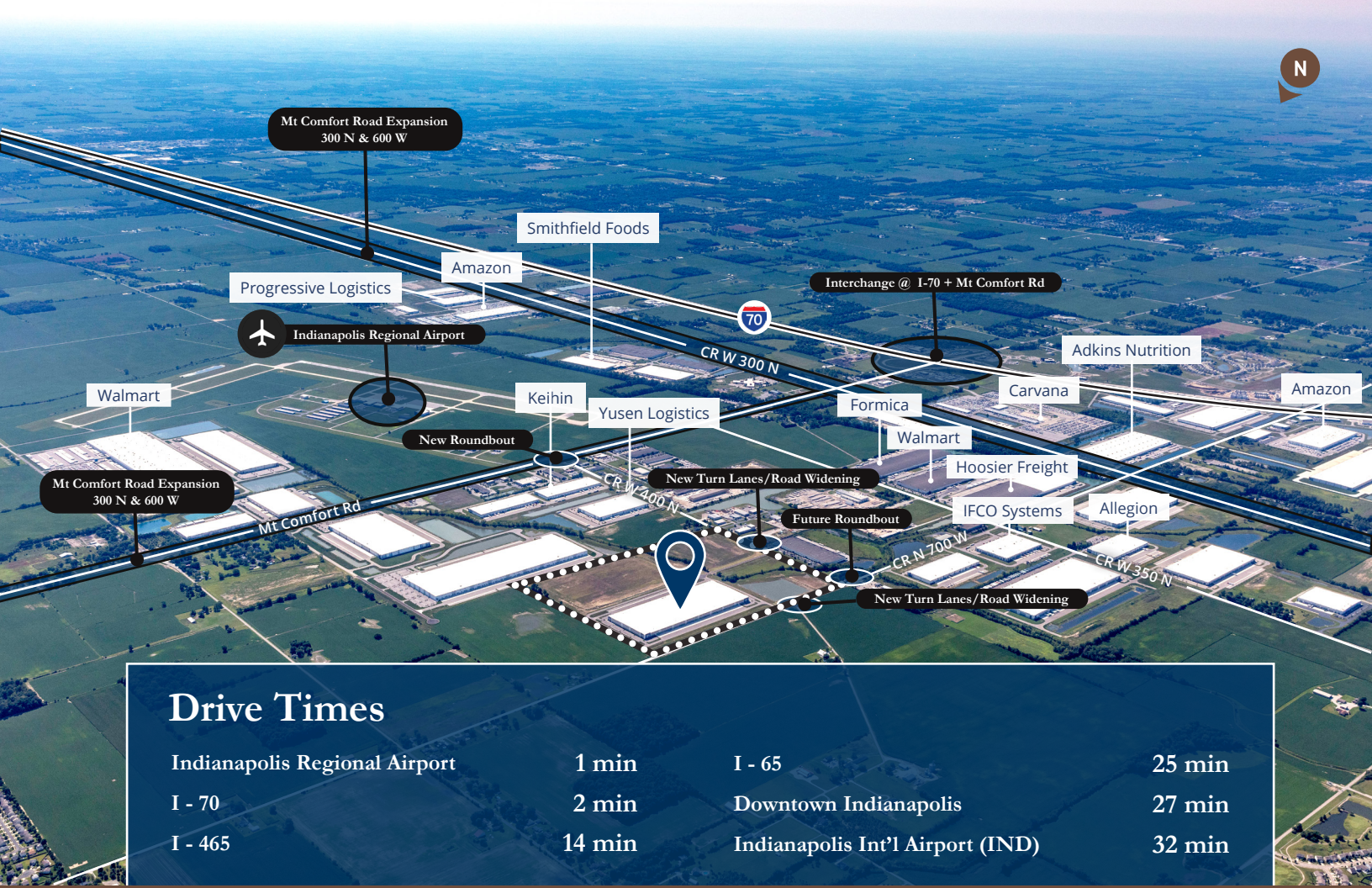
brian.zurawski@colliers.com

developed & owned by:



leased by:





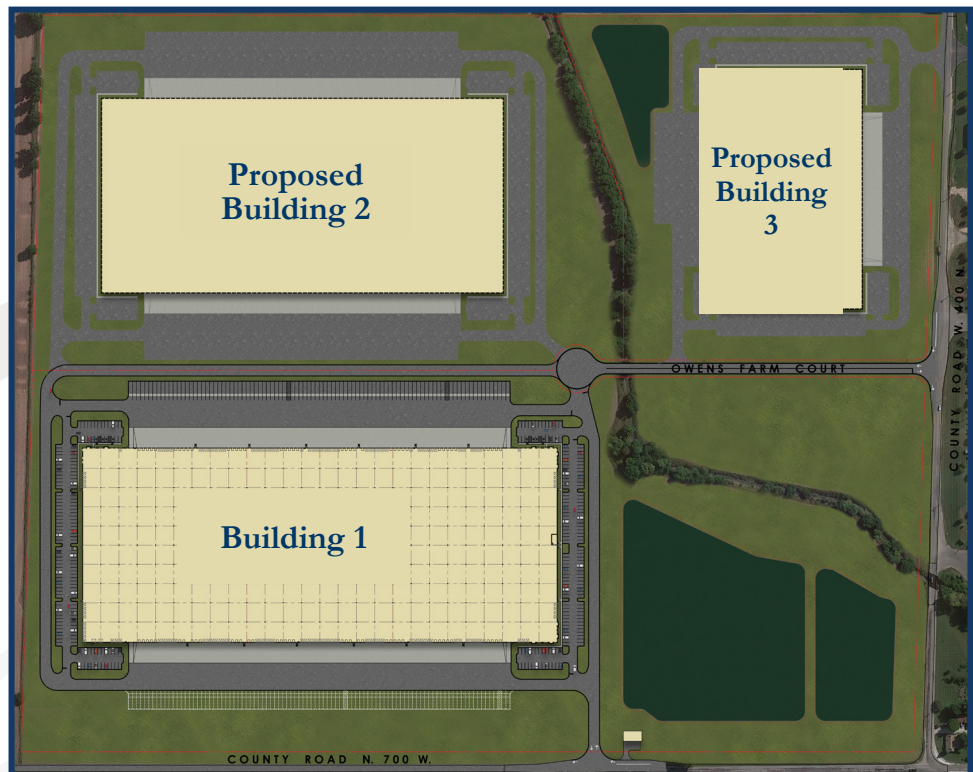
Project at a Glance

Total Acreage ±130.6 acres

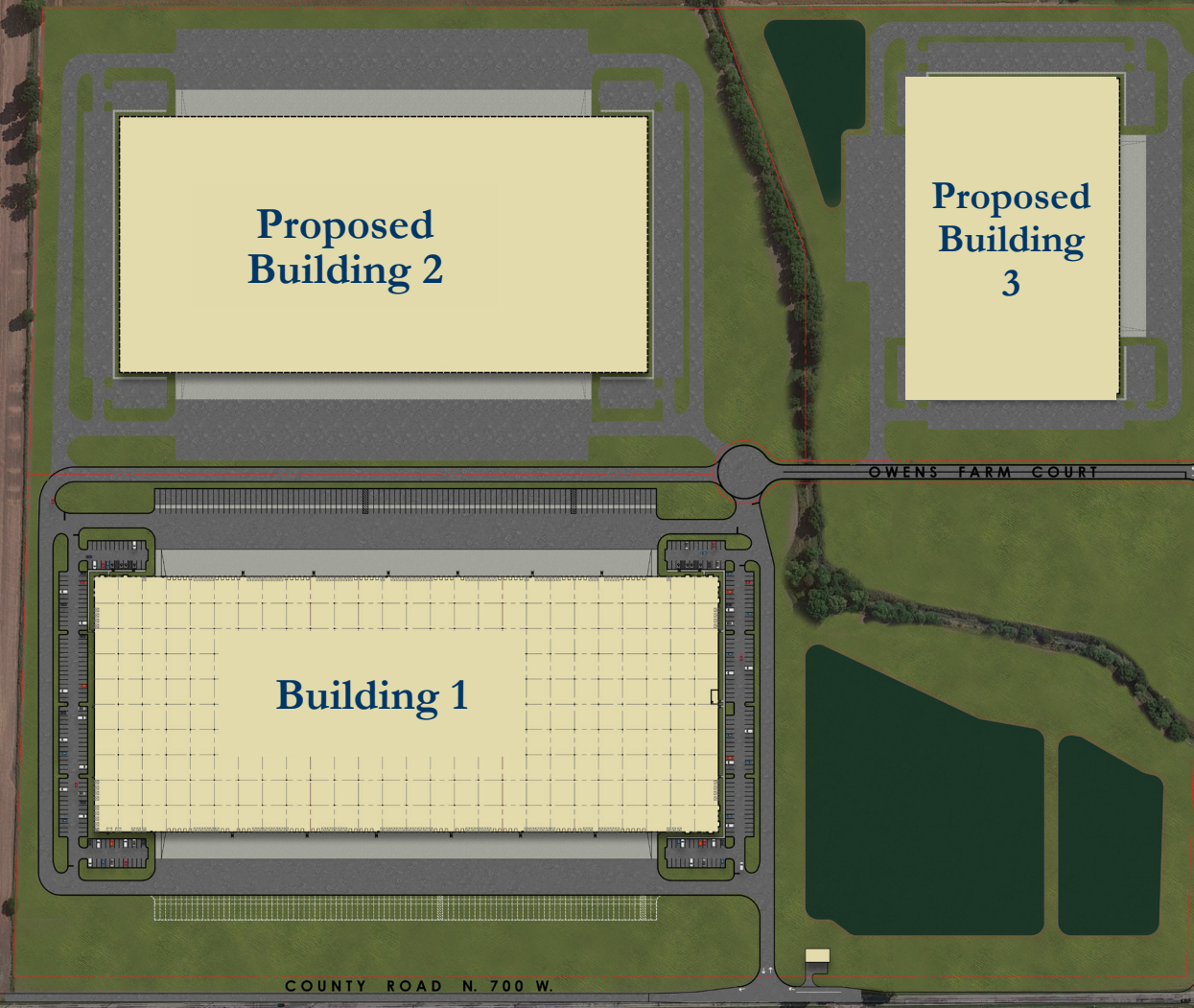
Building 1 ±800,680 SF

Proposed Building 2 ±677,160 SF

Proposed Building 3 ±294,840 SF



Conceptual
Plan
#1



Conceptual
Plan
#2





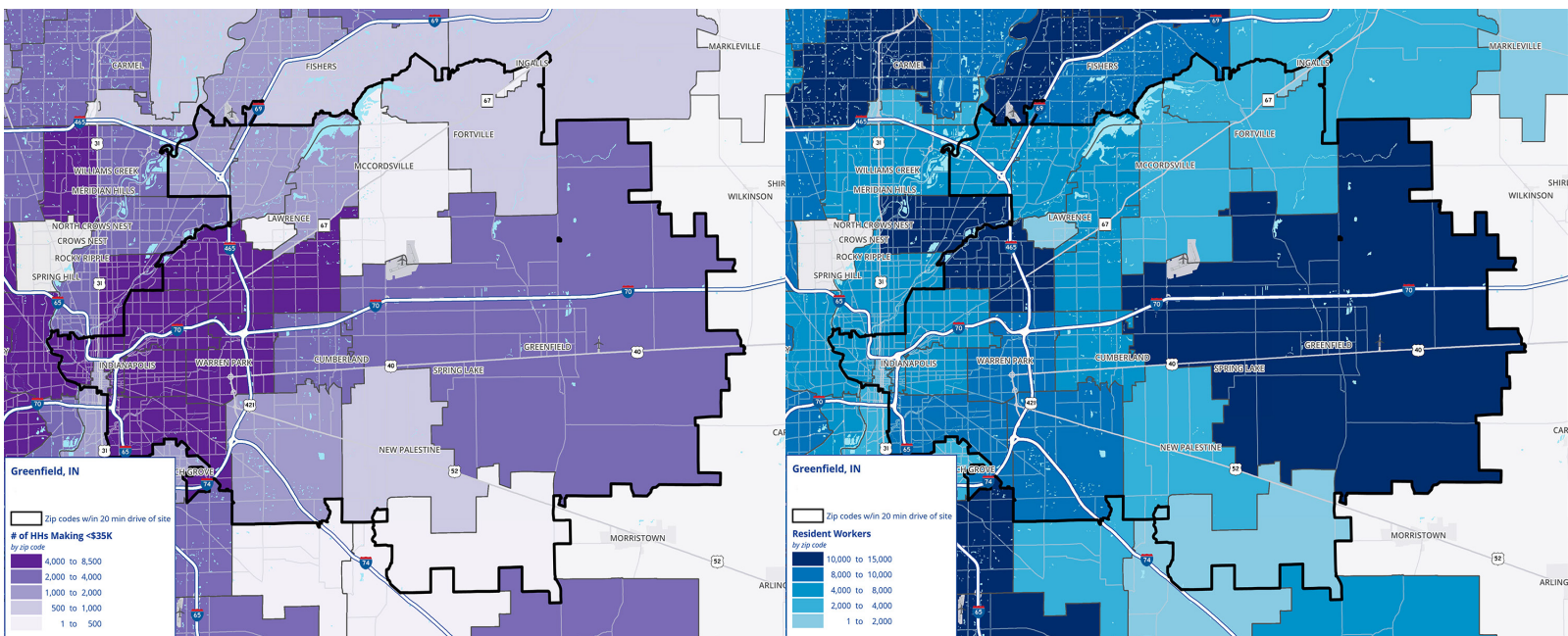
Building 1 Specs

Critical Dates

| | |
|----------------------|-----------|
| Design | Complete |
| Tax Abatement | Complete |
| Site Work | Complete |
| Foundation | Complete |
| Precast Installation | Complete |
| Roof Installation | Complete |
| Slab Installation | Complete |
| Fixturing | Immediate |
| Occupancy | Immediate |

| | |
|---------------------|-----------------|
| Site Area | ±67.1 acres |
| Building SF | ±800,680 SF |
| Available for Lease | ±430,881 SF |
| Office SF | 1,561 SF |
| Standard Bay Size | ±30,680 SF |
| Clear Height | 40' |
| Docks | 40 |
| Dock Knock-Outs | 52 |
| Drive-ins | 2 |
| Truck Court Depth | 140' |
| Car Parking | 160 |
| Trailer Parking | 92 |
| Sprinkler Type | ESFR |
| Power | 3,000 amp panel |

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**