

FOR LEASE

Owned and Operated by



Velocity 70 Trade Center

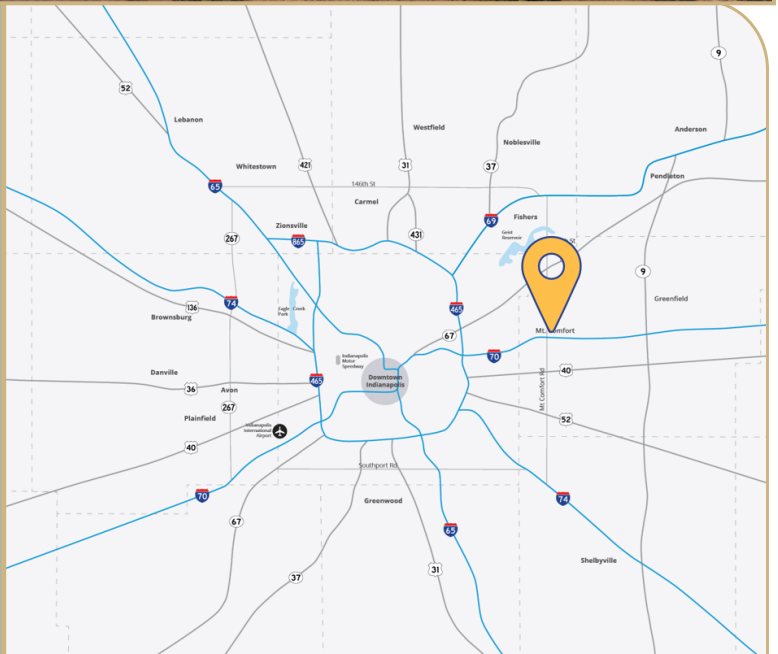
3248 N Distribution Way | Greenfield, IN 46140

219,520 SF AVAILABLE



PROPERTY HIGHLIGHTS

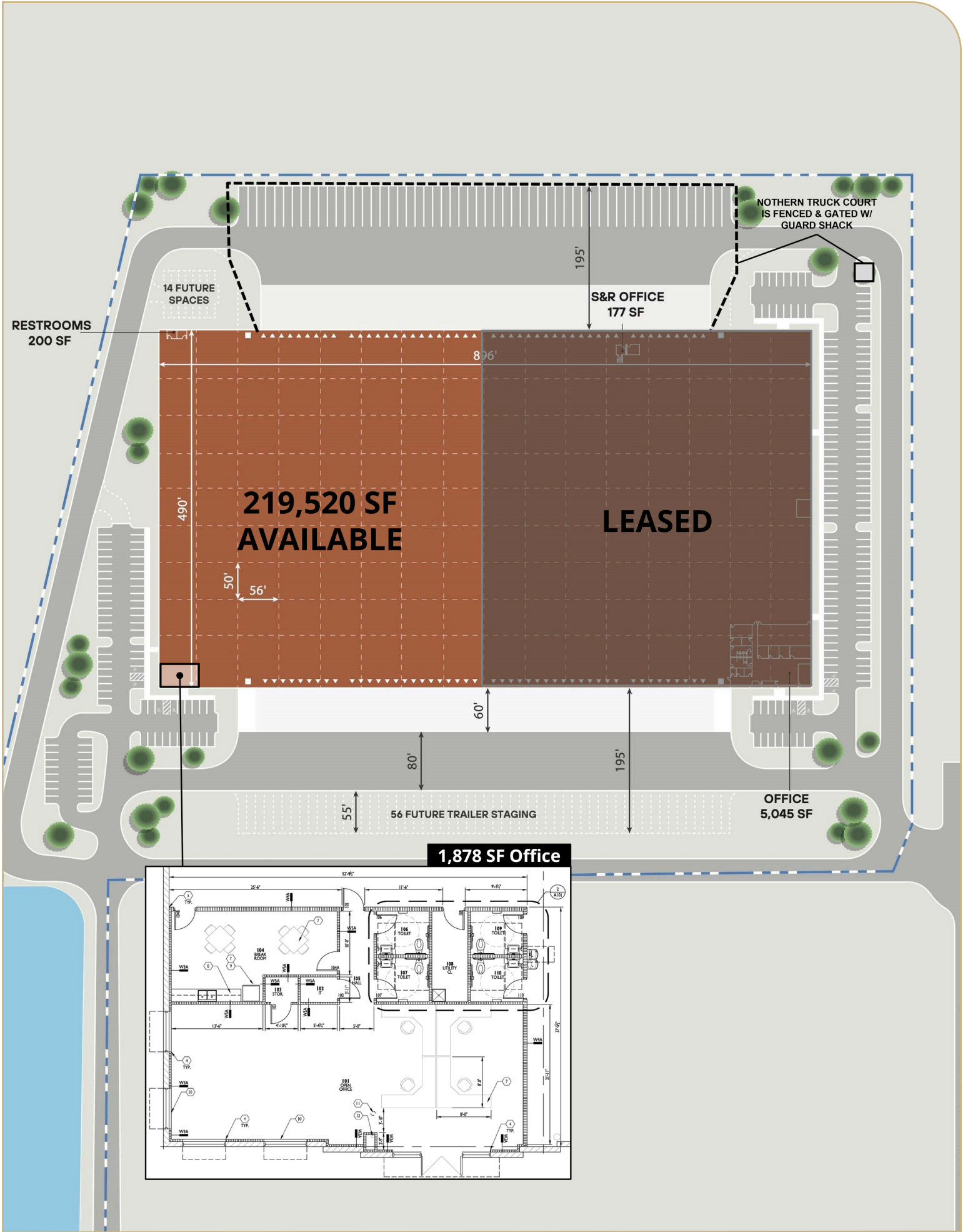
- 439,153 SF new construction modern bulk distribution facility
- 219,520 SF Available
- Immediate access to I-70
- Significant auto and trailer parking available on site
- Northern truck court is fenced + gated with a guard shack
- Dock equipment includes lights, fans, levelers, and windows
- 36' clear height
- Zoned IG (Industrial General)
- Real estate tax abatement in place
- Strong workforce availability



LEASING INFO & CONTACT

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AVAILABLE SPACE SPECS

Available SF	219,520 SF
Office SF	1,878 SF
Clear Height	36'
Configuration	Cross-docked
Dock Equipment Knock-outs Dock Levelers	(16) 9' x 10' docks w/ seals & levelers (32) knock-out positions 40,000 lb. mechanical levelers
Drive-in Doors Knock-outs	(1) 12' x 14' motorized drive-in doors (1) knock-out position
Trailer Parking	28 trailer parking spots (expandable to 56)
Auto Parking	80 auto parking spots (expandable to 94)
Truck Court	140'



DESIGN DETAILS

Construction	Insulated precast panel system
Roof	.045 mechanically attached white TPO roof system
Floor	8" unreinforced concrete floor slab w/ Ashford seal
Warehouse Lighting	LED high bay lights w/ motion sensors
Warehouse Heating	Energy rotation unit system for 55 degrees at zero
Fire Protection	ESFR
Electrical Service	480 v / 800 amp services