



LOGISTICS PARK

Build to Suit Sites Now Available

- Sites now available for BTS in Monrovia, IN
- Able to accommodate requirements 200,000 SF - 1,200,000 SF
- Located in the heart of central Indiana's primary logistics submarket
- Situated just miles from the FedEx air hub and Indianapolis International Airport (IND)
- Immediate access to I-70 via a newly improved interchange with exceptional access to five interstate systems
- One exit west of Plainfield – offering excellent amenity base of restaurants, shopping and hotels
- 10-year real estate tax abatement

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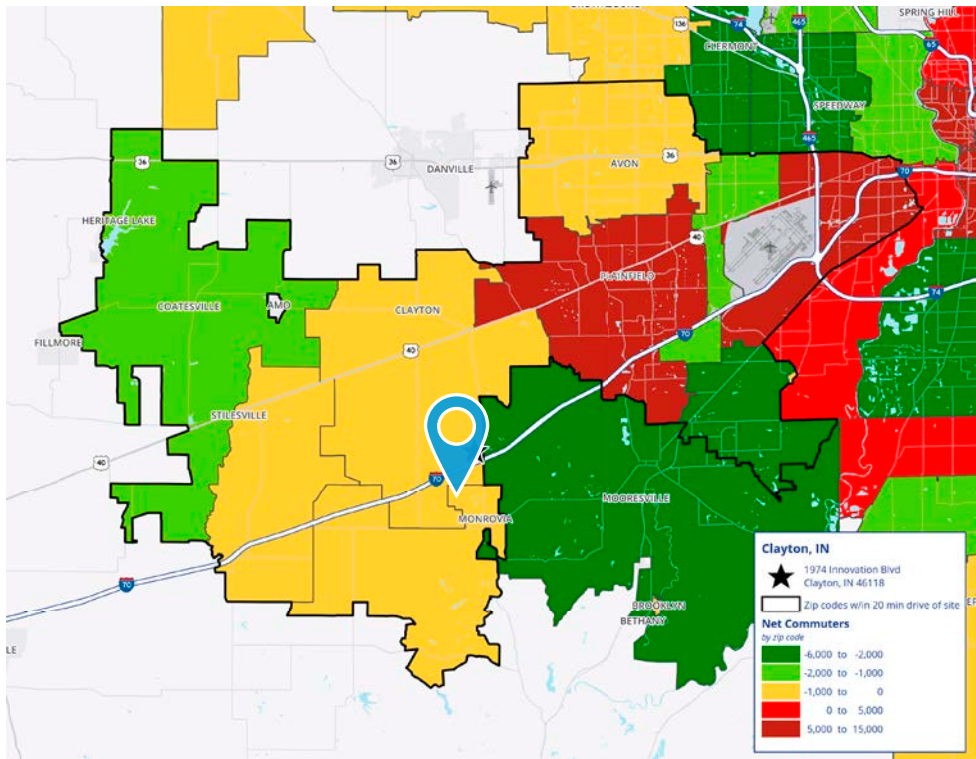


NEW DIVERGING DIAMOND INTERCHANGE @ I-70 + SR 39



Labor Heat Map | Net Commuters

Of job titles that qualified (i.e. less than \$17.50/hr at msa level), depicts net difference in # of residents (that work in qualified jobs) and # jobs available at zip code level, **DARKER GREEN** is good (means more residents than jobs)

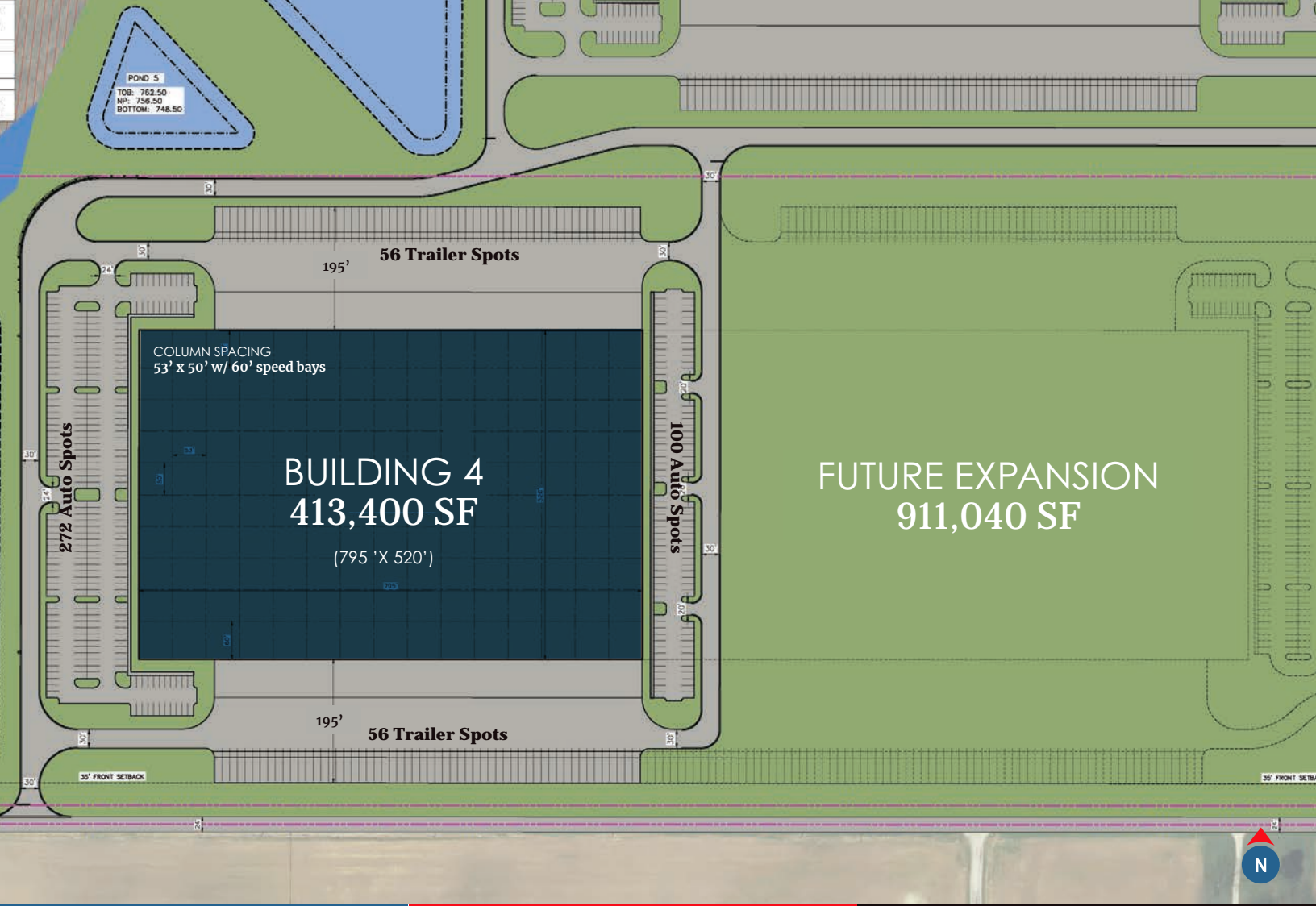


Corporate Neighbors

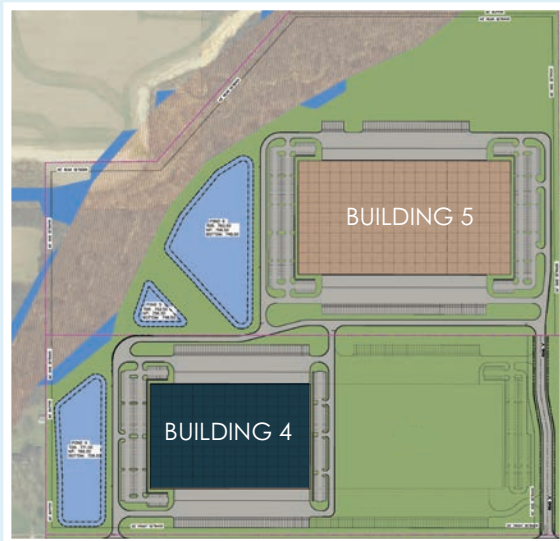


Drive Times

I - 70	2 min
Indianapolis Int'l Airport	12 min
National FedEx Hub	12 min
I - 465	14 min
I - 65	25 min
Downtown Indianapolis	27 min
I - 74	32 min

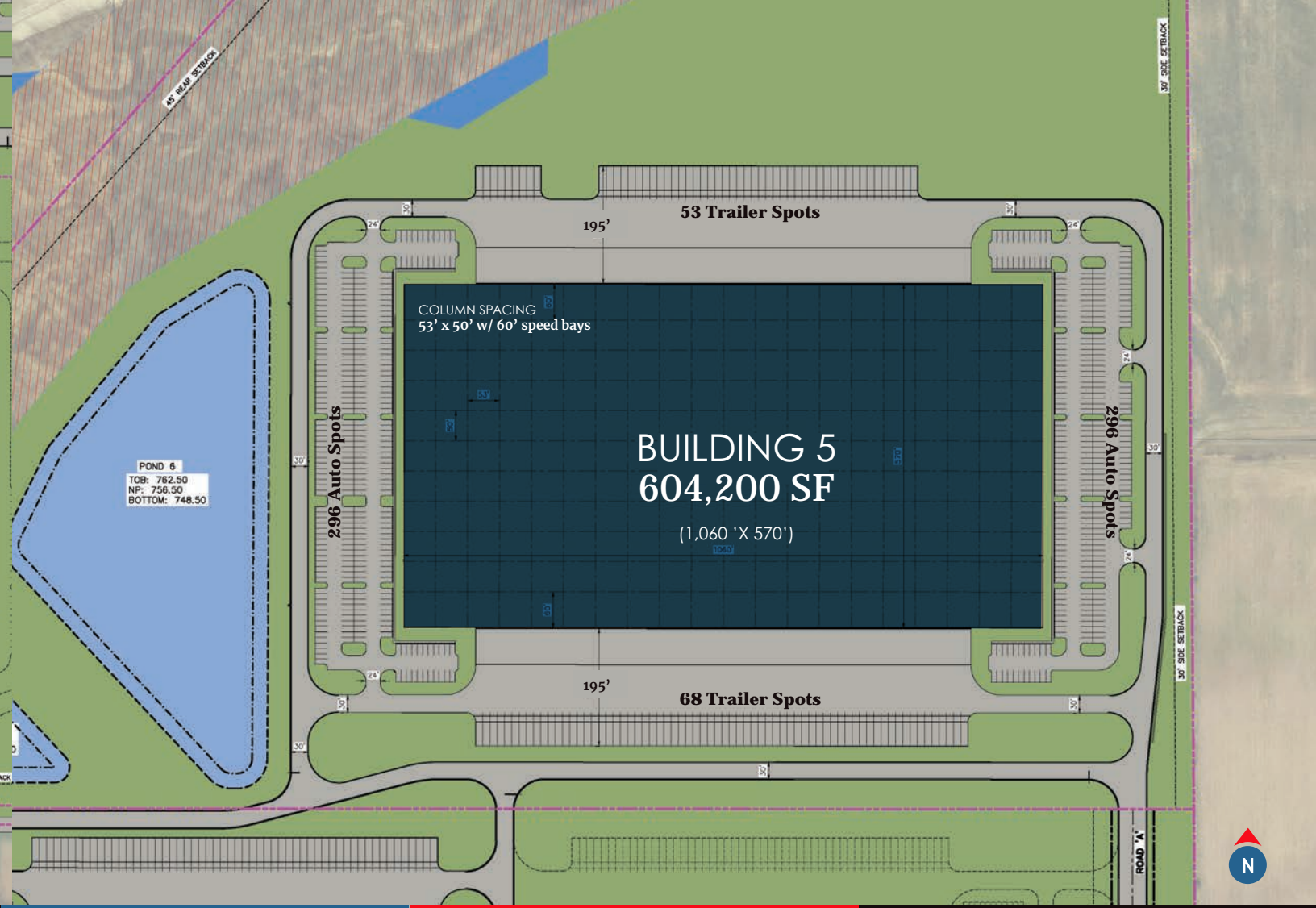


Site Map

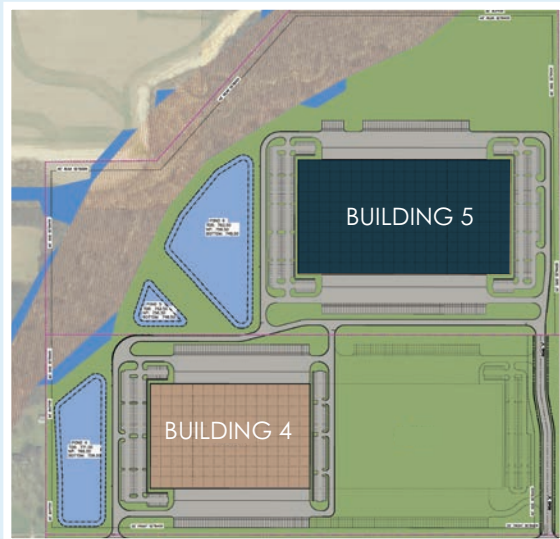


Property Specs

Building SF	413,400 SF (795'w x 520'd) expandable
Clear Height	40'
Column Spacing	53' x 50' with 60' speed bays
Dock Equipment	(41) 9' x 10' dock doors Knock outs: 47 knock-outs Dock Levelers: 40,000 lb levelers
Drive-In Doors	(2) 14' x 14' drive-in doors Knock outs: 47 knock-outs
Trailer Parking	± 112 (expandable)
Auto Parking	± 372 (expandable)
Truck Court	195'
Power	(2) 1,000 amp services
Office Space	BTS



Site Map



Property Specs

Building SF	604,200 SF (1,060'w x 570'd)
Clear Height	40'
Column Spacing	54' x 56'3" with 60' speed bays
Dock Equipment	9' x 10' dock doors Knock outs: 91 knock outs Dock Levelers: 40,000 lb levelers
Drive-In Doors	(4) 14' x 14' drive-in doors
Trailer Parking	121
Auto Parking	592
Truck Court	195'
Power	(2) 1,600 amp services
Office Space	BTS

Why Indiana



INDIANAPOLIS INT'L AIRPORT

IND

- 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.”

— Site Selection Magazine

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

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



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

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