

Modern Industrial Distribution Facility

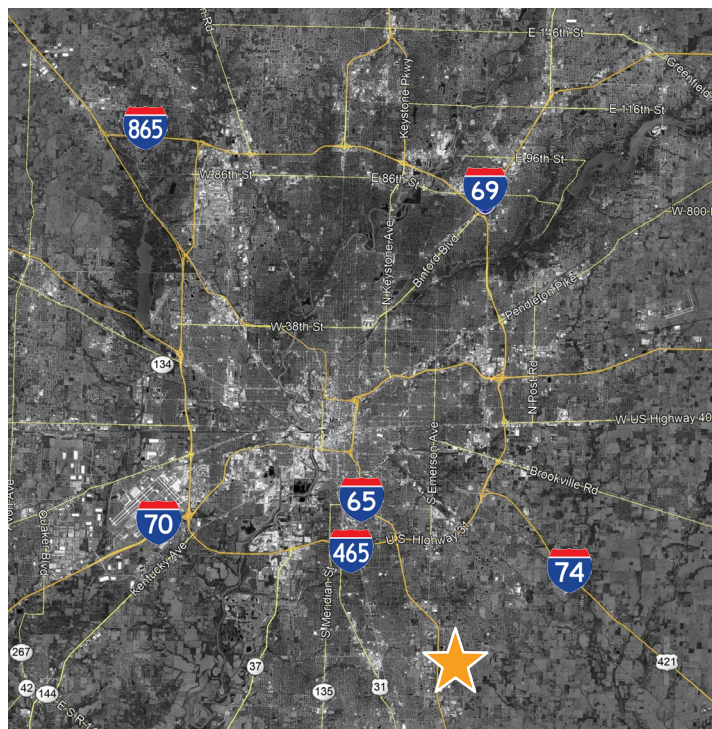
497 Chaney Avenue, Greenwood, IN 46143

FOR LEASE | INDUSTRIAL



PROPERTY HIGHLIGHTS

- 241,800 SF modern industrial distribution facility
- 53,940 SF available for lease
- 32' clear height
- Approximately 1 mile to I-65
- Convenient access to I-465, I-70, FedEx and Indianapolis International Airport
- Ample auto parking on site
- 10-year real estate tax abatement in place
- Strong workforce availability



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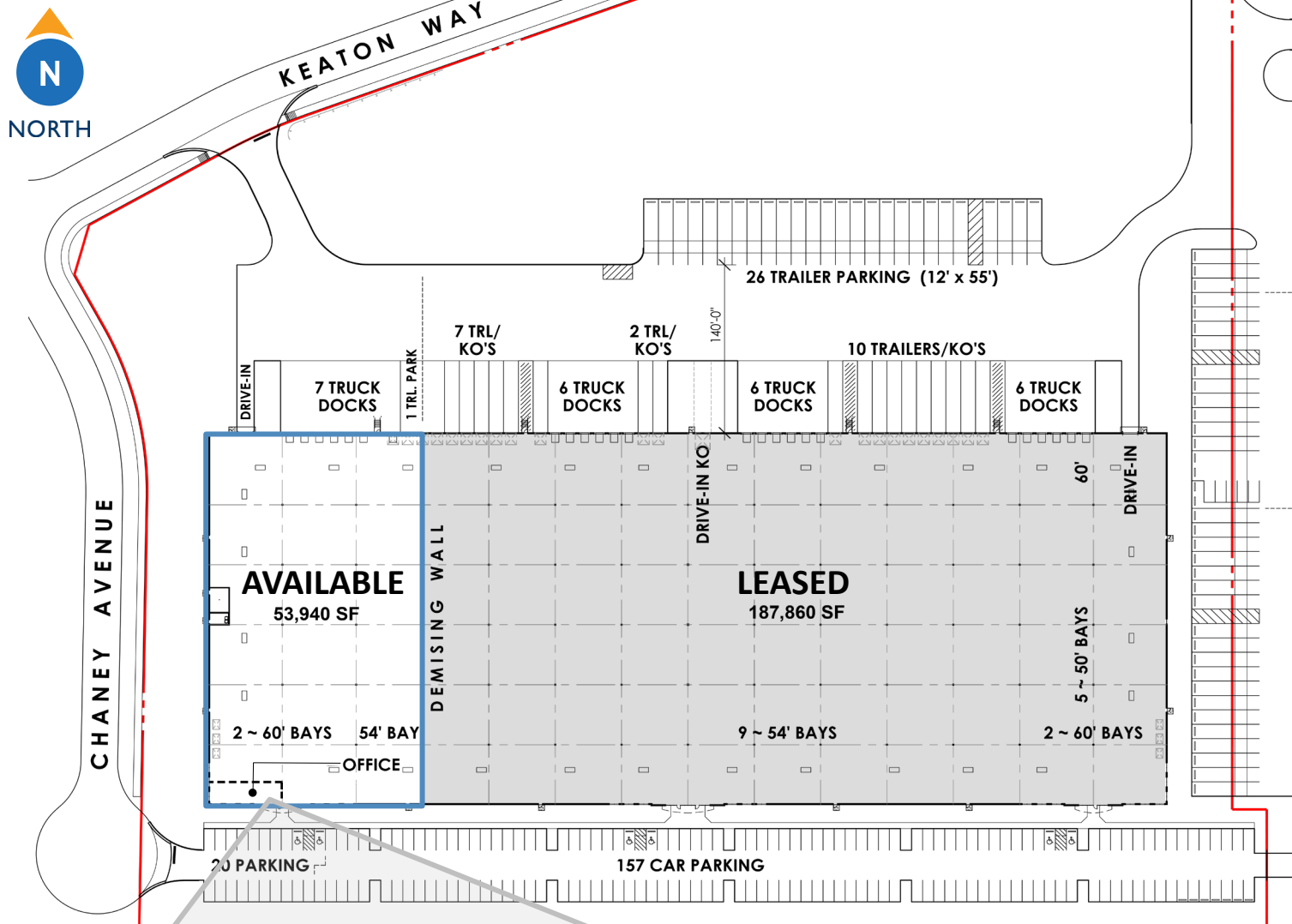
leasing by:



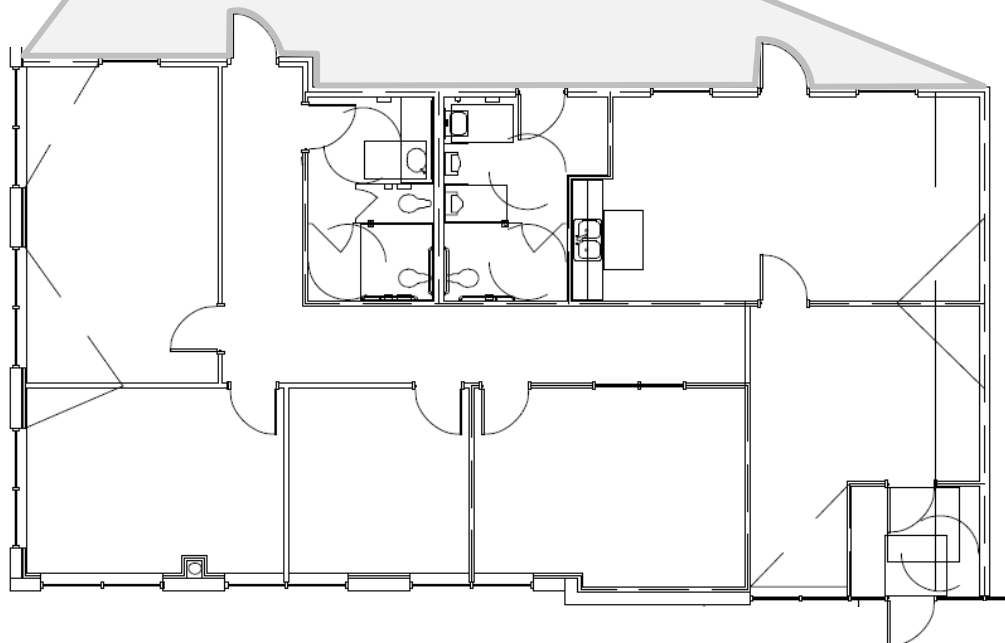
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SITE PLAN



OFFICE SPACE PLAN



ELEVATION & PROPERTY SPECIFICATIONS



South Elevation

SITE & BUILDING SPECS

Total Building Area	241,800 SF (780' wide x 310' deep)
Site Area	± 16.2 acres
Clear Height	32'
Column Spacing	50' x 60' (60' x 60' staging bays)
Configuration	Rear load facility
Car Parking	177 spaces
Truck Court	140'

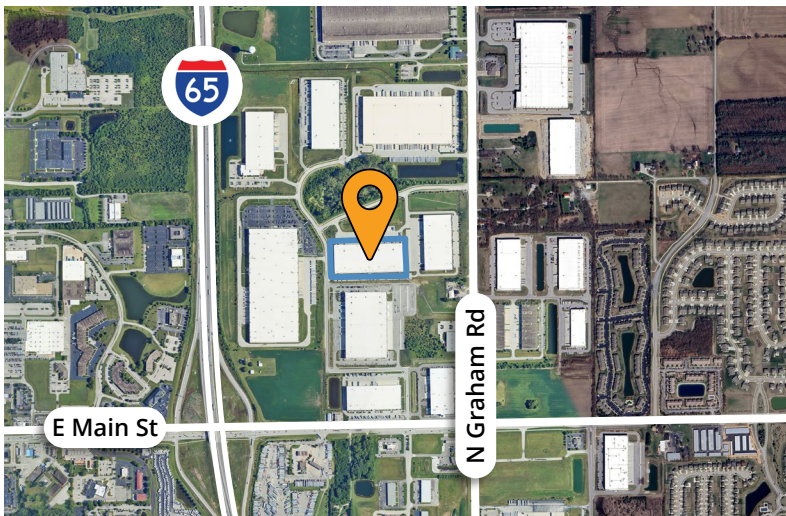


CURRENT AVAILABLE SPACE SPECS

Square Feet	53,940 SF
Office Space	±2,100 SF
Dock Equipment	(7) 9' x 10' docks w/ seals & levelers
Knock Outs	(1) knock-out
Dock Levelers	35,000 lb. mechanical levelers
Drive-in Doors	(1) 12' x 14' drive-in door
Trailer Parking	Up to 17 trailer parking spots available on site
Power	Panel 1: 800 amps 277/480v 3-phase Panel 2: 200 amps 120/280v 3-phase

DESIGN DETAILS

Construction	Insulated precast panel system
Roof	.045 mechanically attached white TPO roof system
Floor	7" unreinforced concrete floor slab with Ashford seal
Warehouse Lighting	LED high bay lights
Warehouse Heating	Gas fired make-up air units
Fire Protection	ESFR



OWNED BY:



WHY INDIANA — TOP IN TRANSPORT ACCESSIBILITY



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



NW
SE
SW

Burns Harbor
Jeffersonville
Mt. Vernon

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

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