

Developed & Owned by:



STRATEGIC CAPITAL  
PARTNERS

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LOGISTICS PARK



**NOW AVAILABLE | Build-to-Suit Sites | Monrovia, IN**

Leased by:

**Colliers**

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- Able to accommodate requirements 200,000 SF - 1.6 million SF
- Located in the heart of central Indiana's primary logistics submarket
- Situated just miles from global FedEx air hub & Indianapolis Int'l Airport (IND)
- Immediate access to I-70 via newly improved interchange w/ exceptional access to five interstate systems
- One exit west of Plainfield – offering excellent amenity base of restaurants, shopping, banks & hotels
- 10-year real estate tax abatement in place

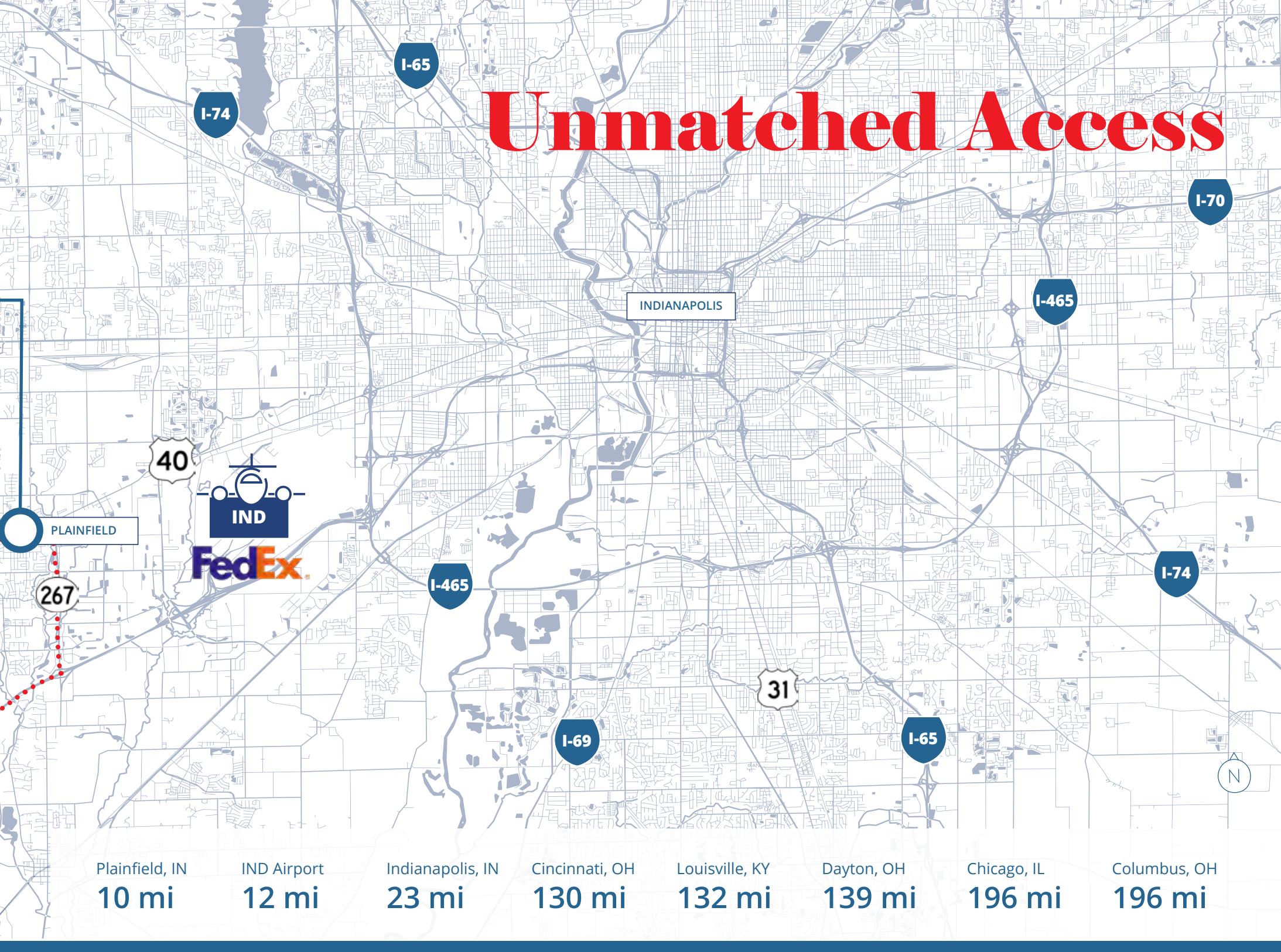
# Unmatched Access



## Convenient Access to Plainfield Amenities Zone

Plainfield boasts the largest collection of hotels in the county, many offering free shuttle service to and from **Indianapolis Int'l Airport (IND)**.

Enjoy a meal along **Historic U.S. 40** in the heart of downtown. Shop **The Shops at Perry Crossing**, an outdoor lifestyle mall boasting a movie theater, restaurants and ample shopping.



**5** Interstate systems connect Plainfield to the nation

**40+** Major metropolitan areas in an 8-hour drive

**75%** US & Canada population within a 1-day drive



- FedEx's 2<sup>nd</sup> largest US distribution hub
- 8<sup>th</sup> largest freight airport in US
- 12 years straight "Best Airport in North America"

# Location & Corporate Neighbors

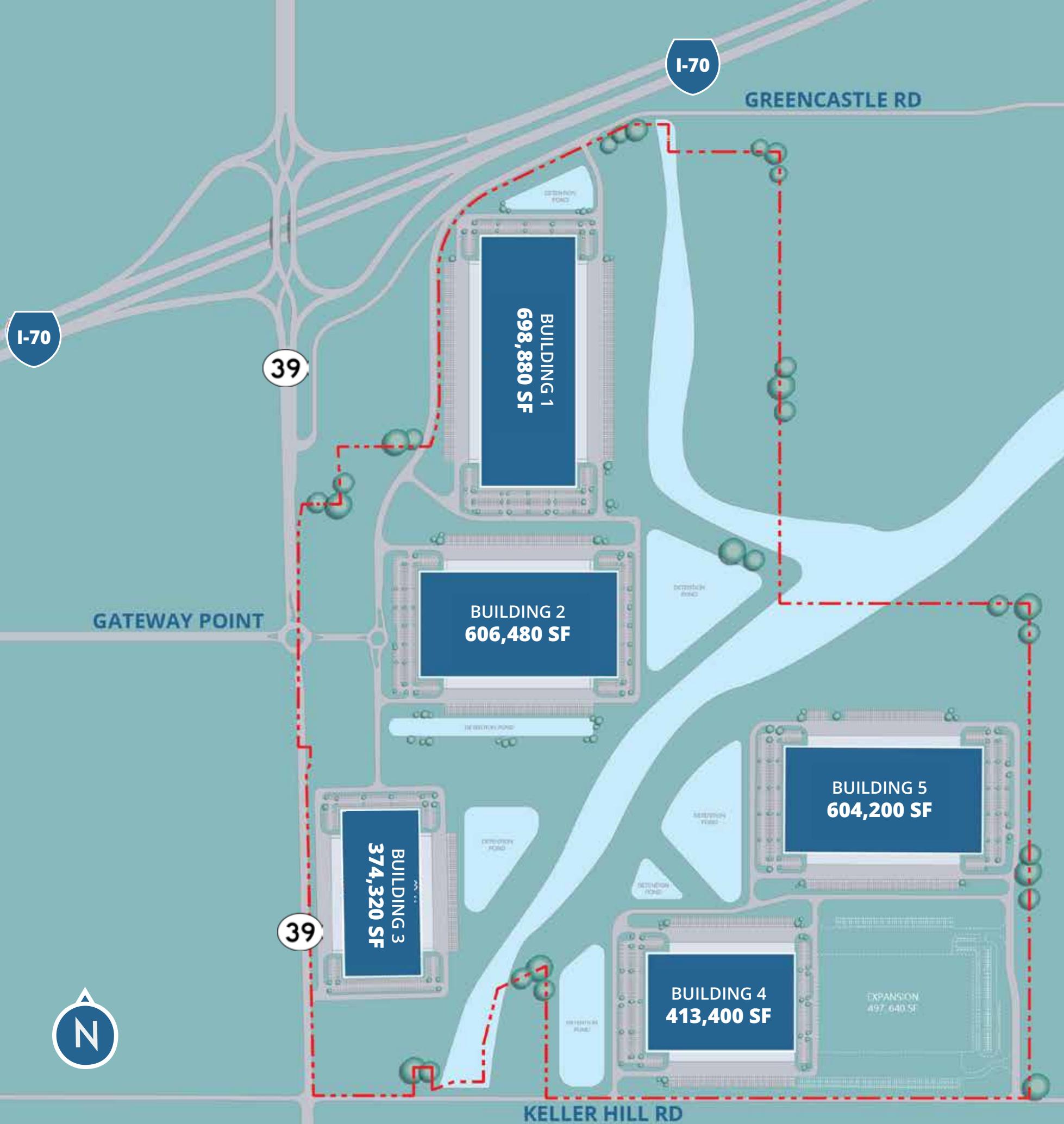


## Corporate Neighbors



## Drive Times

I - 70	1 min	I - 465	12 min
Indianapolis Int'l Airport (IND)	12 min	I - 65 South	22 min
Global FedEx Hub	12 min	Downtown Indianapolis	22 min
Plainfield, IN	15 min	I - 74 South	26 min



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## Park Overview

**Seventy39 Logistics Park** is a first class industrial & logistics park consisting of five buildings with the ability to accommodate tenants up to  $\pm 1.6$  million SF. The site offers immediate access to I-70, Indianapolis Int'l Airport, and Indy's connected interstate system.

**5**

Proposed Buildings

**62**

Total Acreage

**3.2M**

Total SF Available

Building 1 698,880 SF

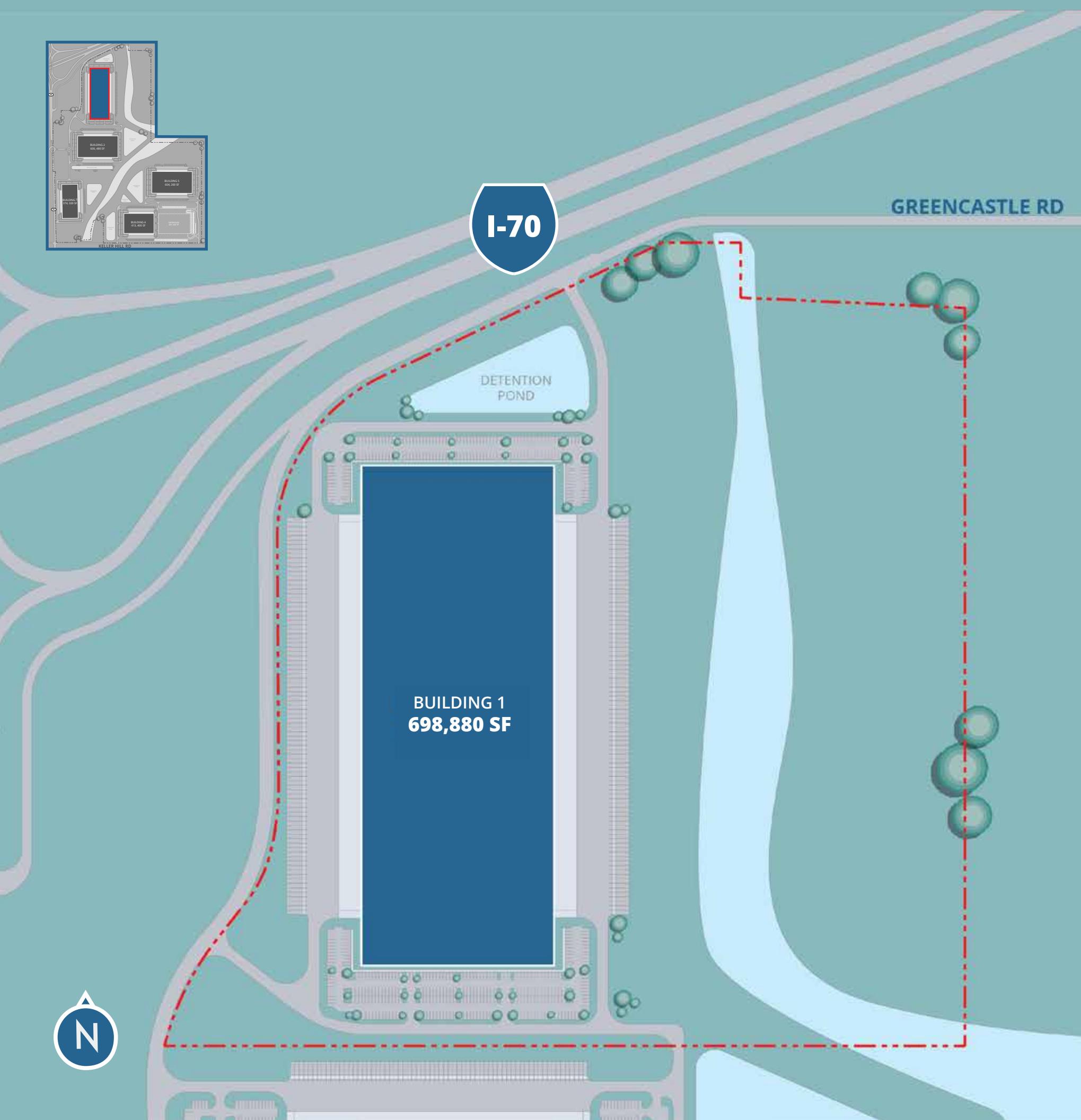
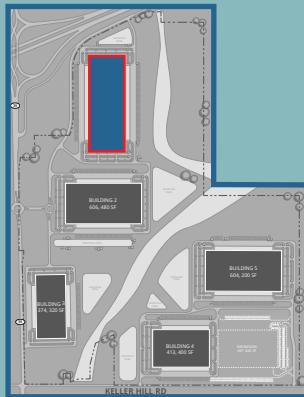
Building 2 606,480 SF

Building 3 374,320 SF

Building 4 413,400 SF

w/ expansion 911,040 Total SF

Building 5 604,200 SF



I-70

GREENCASTLE RD

BUILDING 1  
698,880 SF

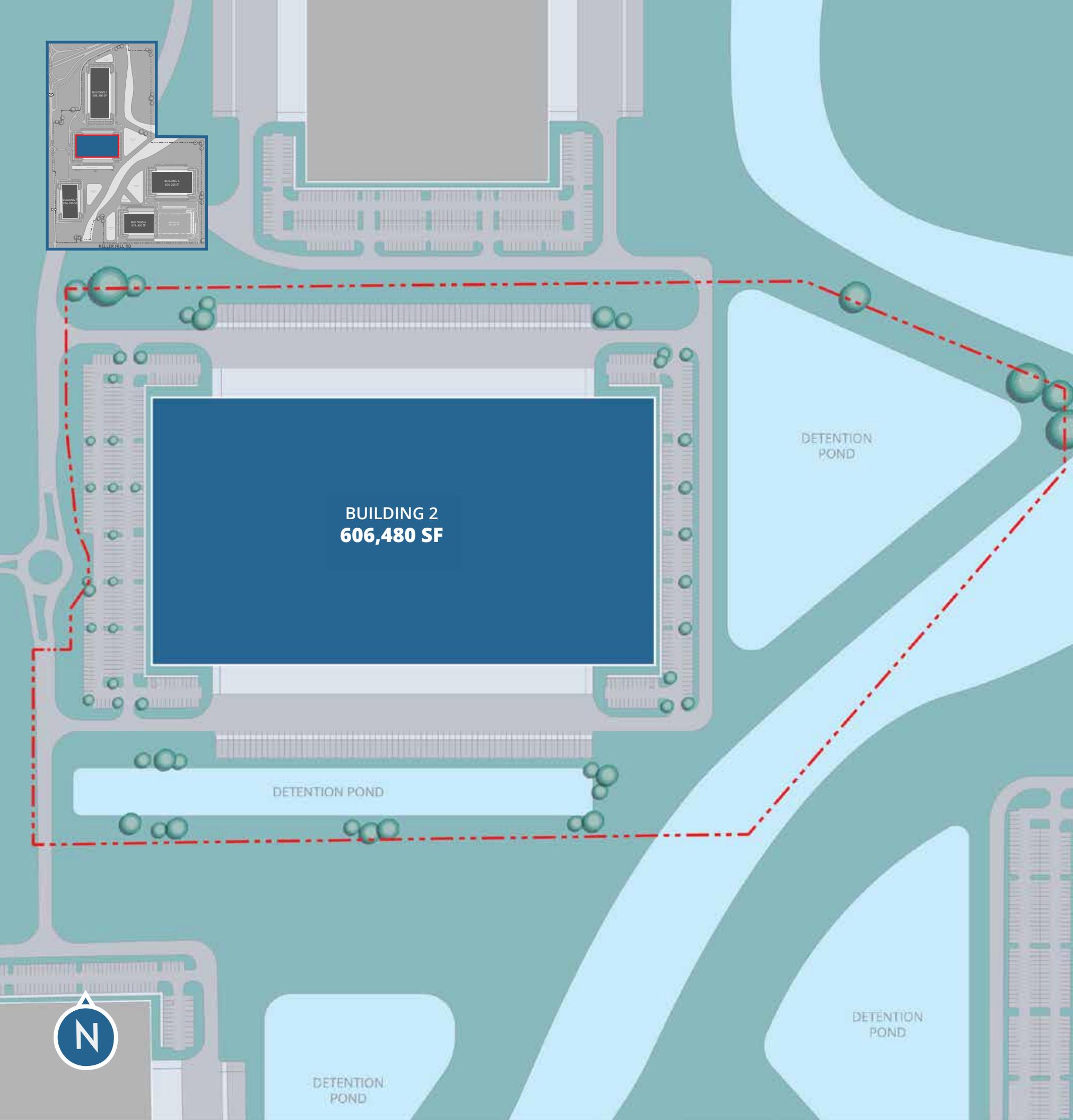
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# Building 1

*(Conceptual Specifications)*

Building SF	698,880 SF (1,344'w x 520'd)
Clear Height	40'
Column Spacing	TBD
Dock Equipment	(69) 9' x 10' dock doors Knockouts: 69 knockouts Dock Levelers: 40,000 lb levelers
Drive-In Doors	(4) 14' x 14' drive-in doors Knockouts: 69 knockouts
Trailer Parking	178 trailer spots
Auto Parking	442 spots
Truck Court	195'
Power	BTS
Office Space	BTS

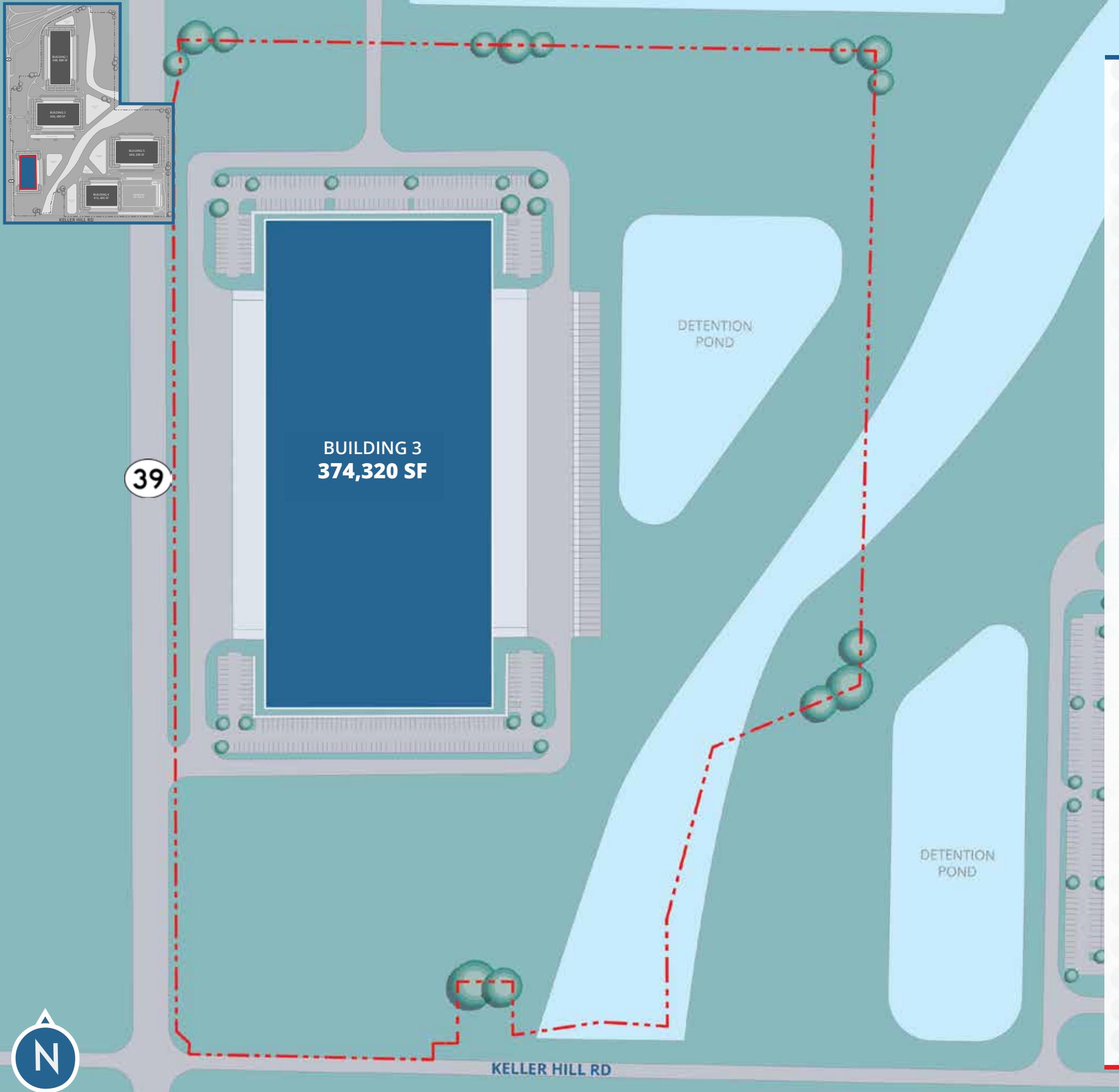


# Building 2

*(Conceptual Specifications)*

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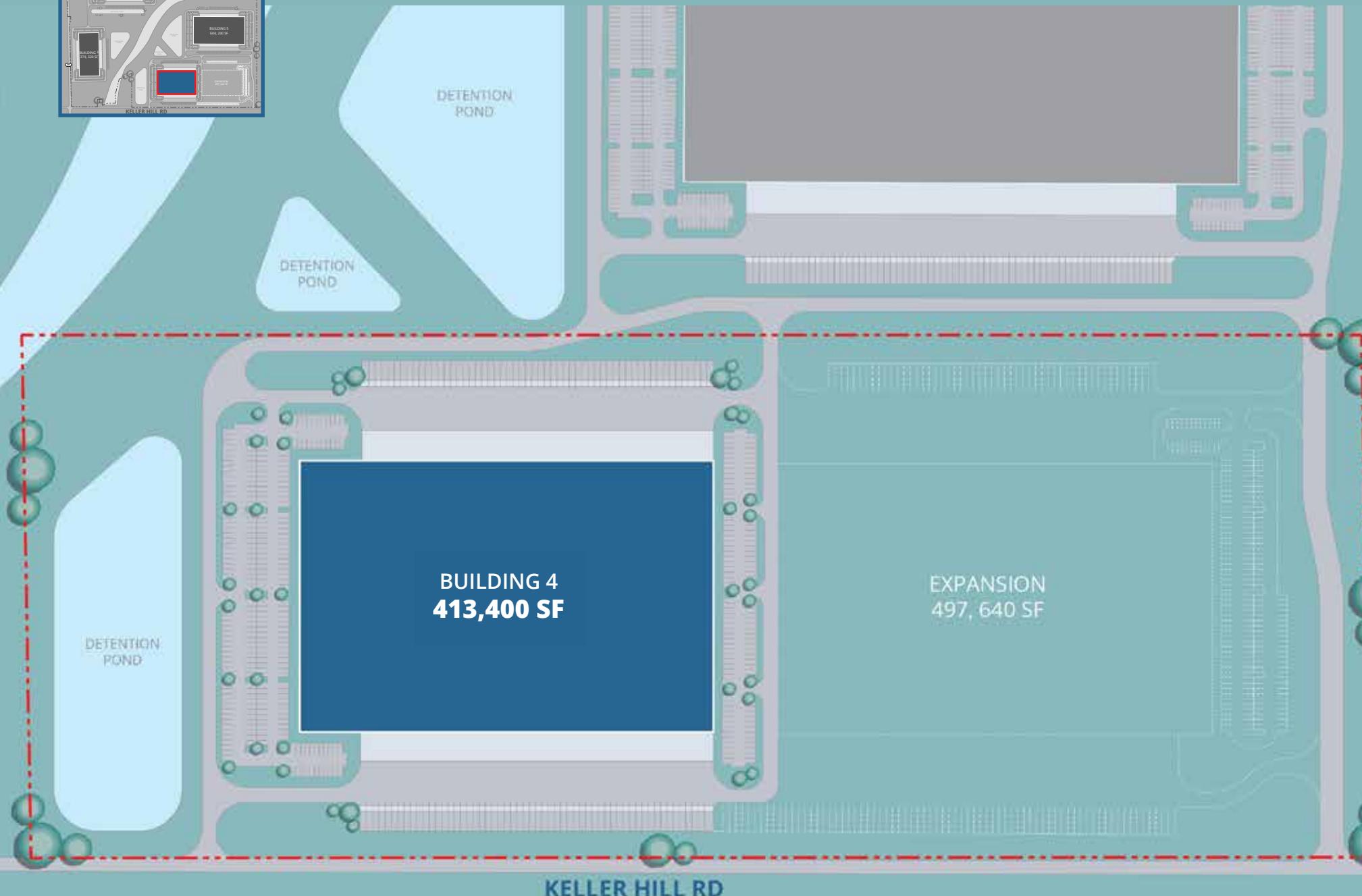
<b>Building SF</b>	606,480 SF (1,064'w x 570'd)
<b>Clear Height</b>	40'
<b>Column Spacing</b>	TBD
<b>Dock Equipment</b>	(60) 9' x 10' dock doors Knockouts: 60 knockouts Dock Levelers: 40,000 lb levelers
<b>Drive-In Doors</b>	(4) 14' x 14' drive-in doors Knockouts: 60 knockouts
<b>Trailer Parking</b>	132 trailer spots
<b>Auto Parking</b>	485 spots
<b>Truck Court</b>	195'
<b>Power</b>	BTS
<b>Office Space</b>	BTS



# Building 3

*(Conceptual Specifications)*

<b>Building SF</b>	374,320 SF (896'w x 420'd)
<b>Clear Height</b>	40'
<b>Column Spacing</b>	TBD
<b>Dock Equipment</b>	(37) 9' x 10' dock doors Knockouts: 37 knockouts Dock Levelers: 40,000 lb levelers
<b>Drive-In Doors</b>	(4) 14' x 14' drive-in doors Knockouts: 47 knockouts
<b>Trailer Parking</b>	52 trailer spots
<b>Auto Parking</b>	307 spots
<b>Truck Court</b>	195'
<b>Power</b>	BTS
<b>Office Space</b>	BTS

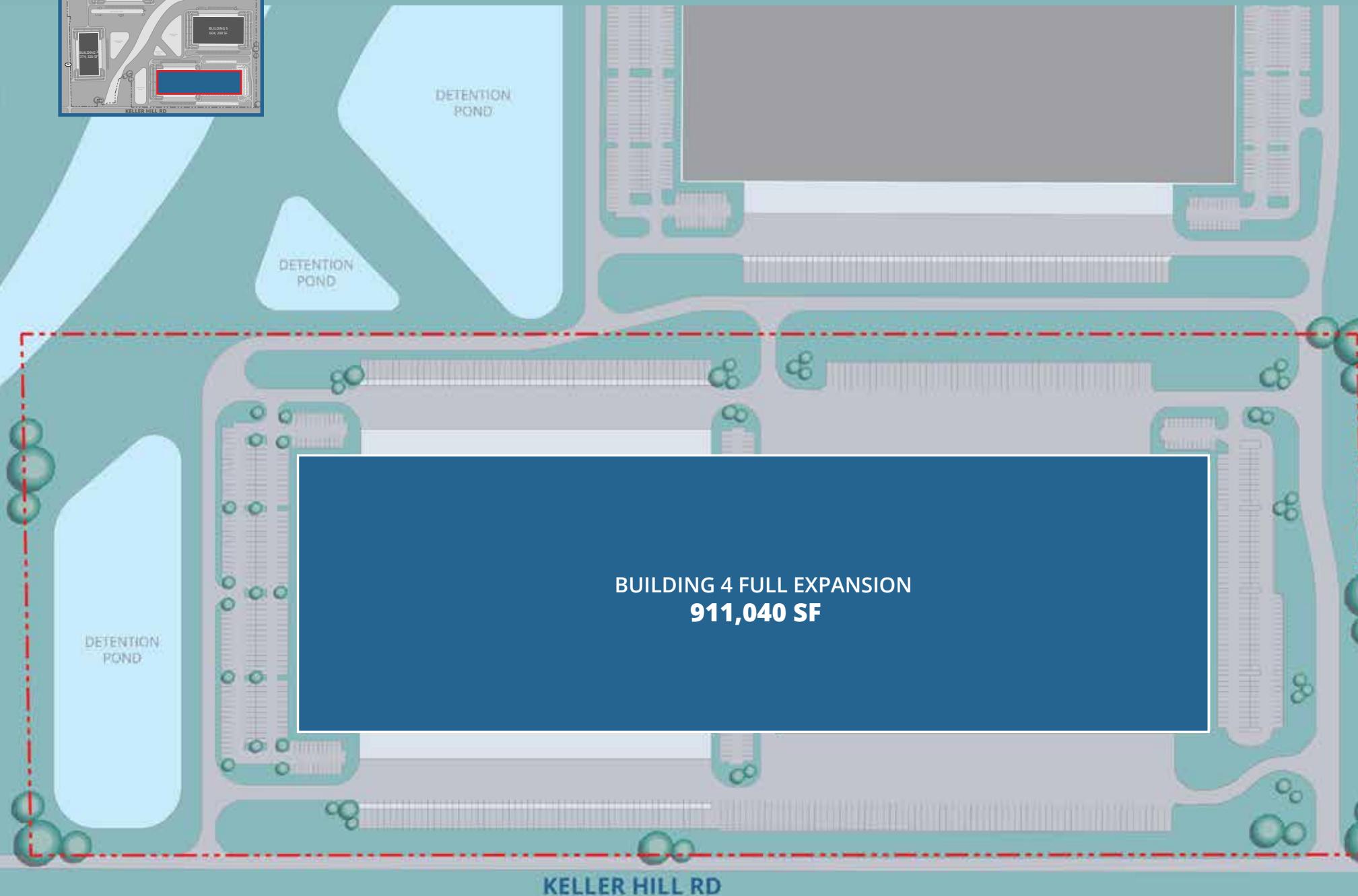


# Building 4

*(Conceptual Specifications)*

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<b>Building SF</b>	413,400 SF (795'w x 520'd) <i>Expandable to 911,040 SF</i>
<b>Clear Height</b>	40'
<b>Column Spacing</b>	53' x 50' with 60' speed bays
<b>Dock Equipment</b>	(41) 9' x 10' dock doors Knockouts: 47 knockouts Dock Levelers: 40,000 lb levelers
<b>Drive-In Doors</b>	(4) 14' x 14' drive-in doors Knockouts: 47 knockouts
<b>Trailer Parking</b>	112 trailer spots <i>Expandable to: 238</i>
<b>Auto Parking</b>	370 spots <i>Expandable to: 461</i>
<b>Truck Court</b>	195'
<b>Power</b>	BTS
<b>Office Space</b>	BTS

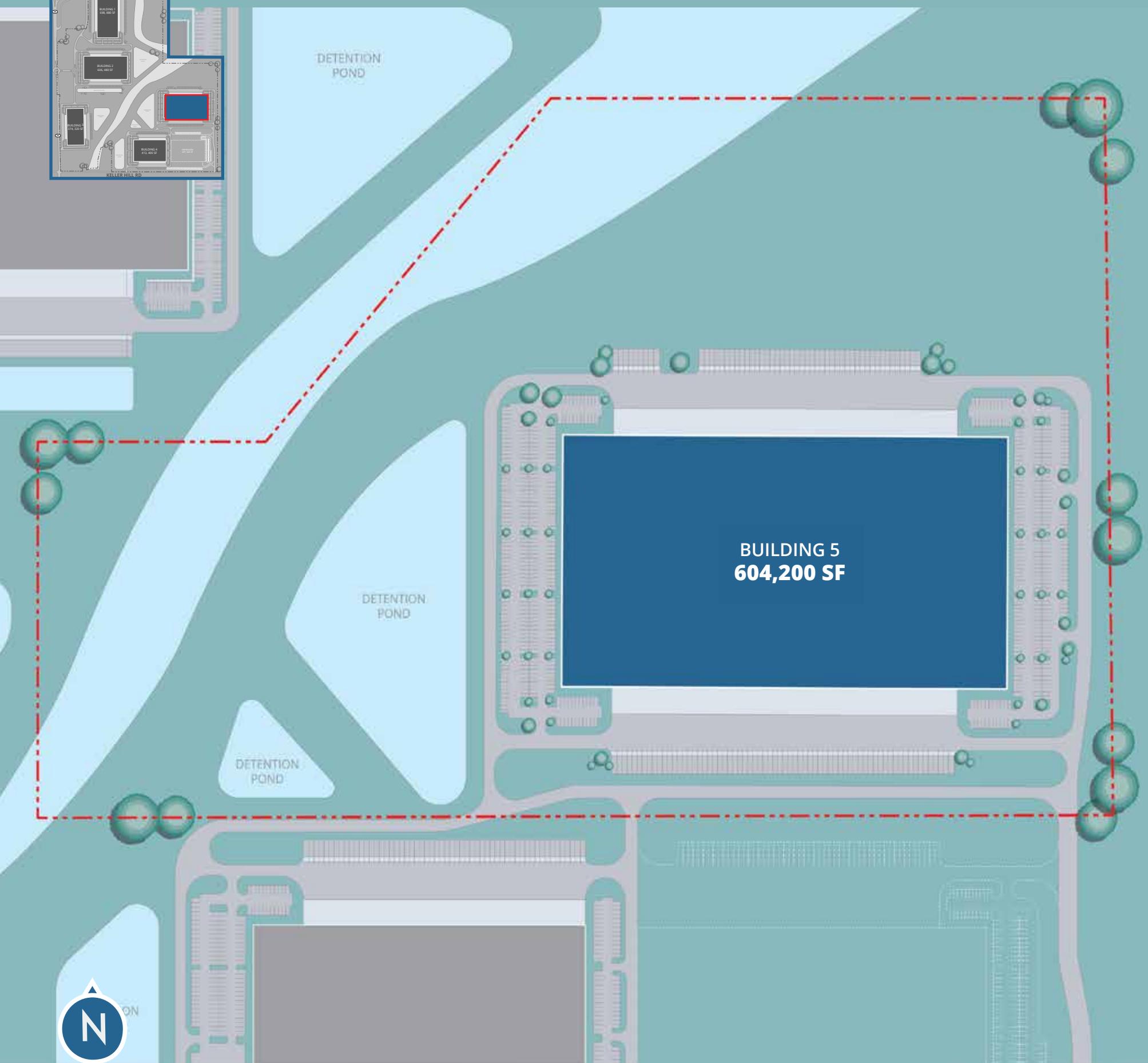
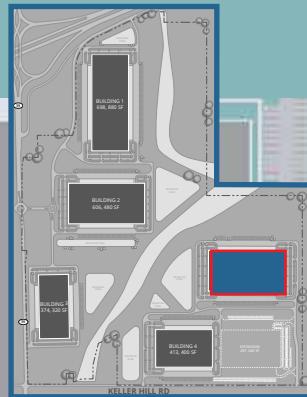


# Building 4

*(Expanded - Conceptual Specifications)*

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<b>Building SF</b>	911,040 SF
<b>Clear Height</b>	40'
<b>Column Spacing</b>	53' x 50' with 60' speed bays
<b>Dock Equipment</b>	(90) 9' x 10' dock doors or BTS Knockouts: 47 knockouts or BTS Dock Levelers: 40,000 lb levelers
<b>Drive-In Doors</b>	(4) 14' x 14' drive-in doors or BTS
<b>Trailer Parking</b>	238 trailer spots
<b>Auto Parking</b>	461 spots
<b>Truck Court</b>	195'
<b>Power</b>	BTS
<b>Office Space</b>	BTS



# Building 5

*(Conceptual Specifications)*

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<b>Building SF</b>	604,200 SF (1,060'w x 570'd)
<b>Clear Height</b>	40'
<b>Column Spacing</b>	54' x 56'3" with 60' speed bays
<b>Dock Equipment</b>	(60) 9' x 10' dock doors Knockouts: 47 knockouts Dock Levelers: 40,000 lb levelers
<b>Drive-In Doors</b>	(4) 14' x 14' drive-in doors
<b>Trailer Parking</b>	121 trailer spots
<b>Auto Parking</b>	583 spots
<b>Truck Court</b>	195'
<b>Power</b>	BTS
<b>Office Space</b>	BTS



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