

Developed & Owned by:



STRATEGIC CAPITAL  
PARTNERS

seventy  
39  
LOGISTICS PARK



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

Leased by:

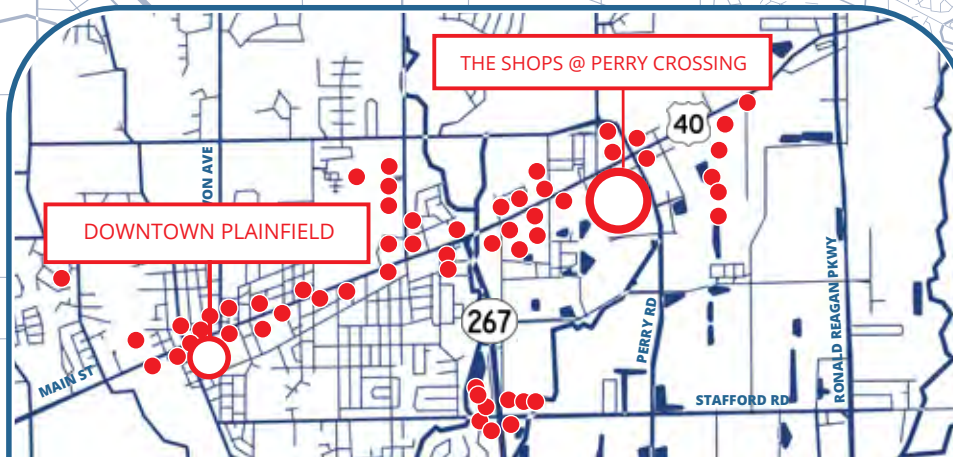


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- Able to accommodate requirements 200,000 SF - 1.6 million SF
- Located in the heart of central Indiana's primary logistics submarket
- Situated just miles from global FedEx air hub & Indianapolis Int'l Airport (IND)
- Immediate access to I-70 via 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

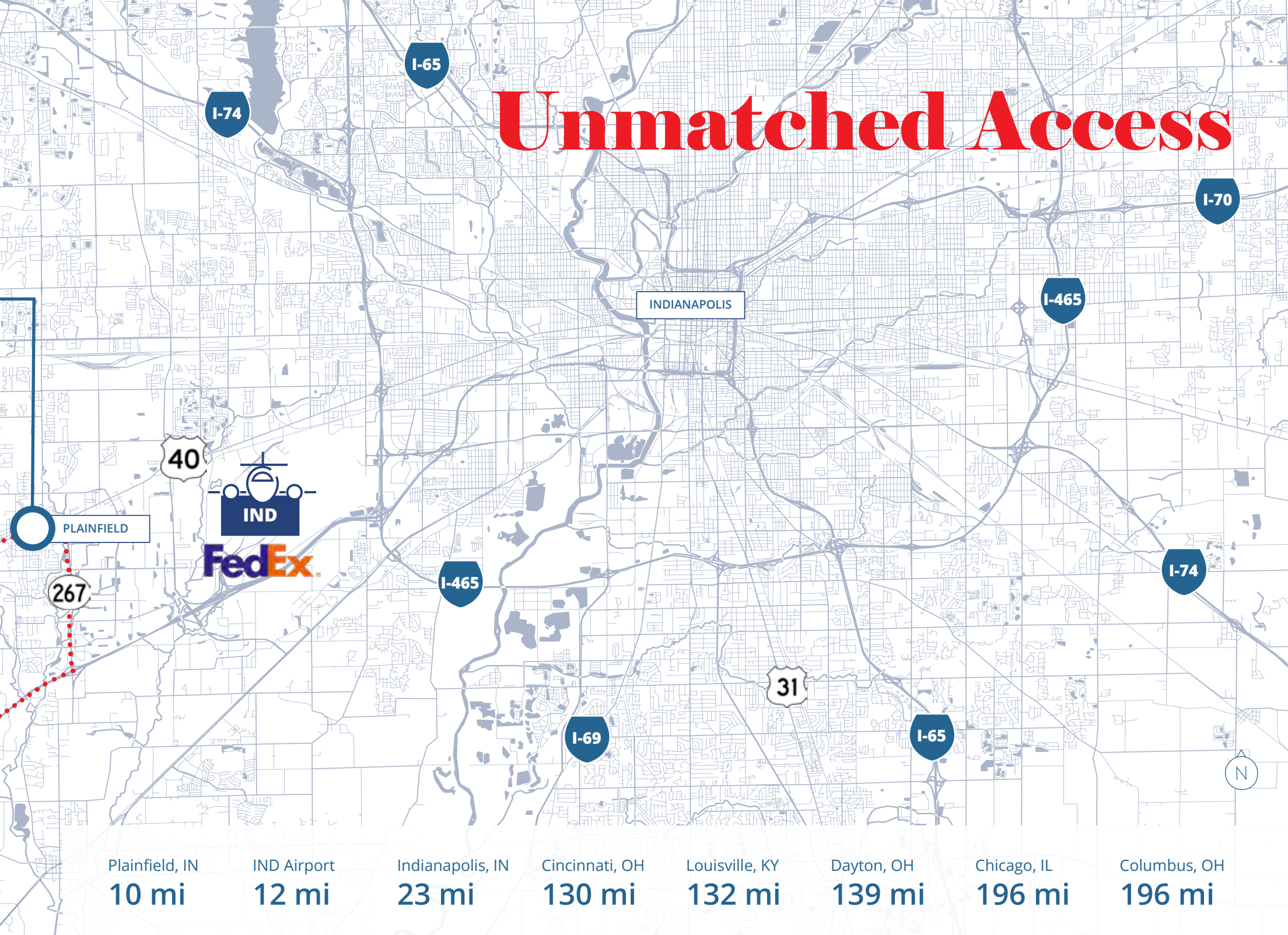
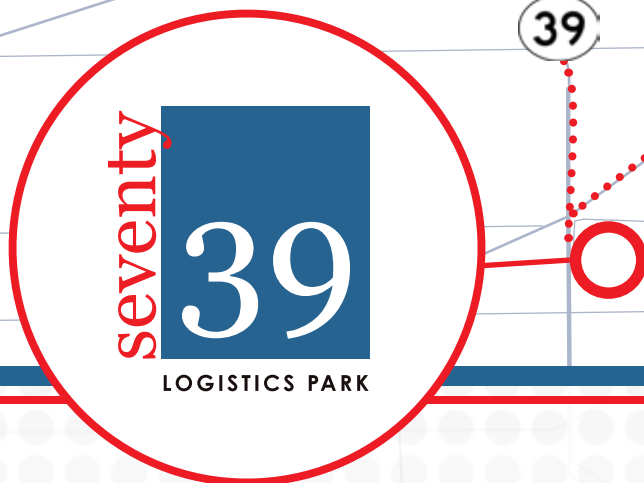
# Unmatched Access



## 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<sup>+</sup>** Major metropolitan areas in an 8-hour drive

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

**IND**  
Indianapolis Int'l Airport

- 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

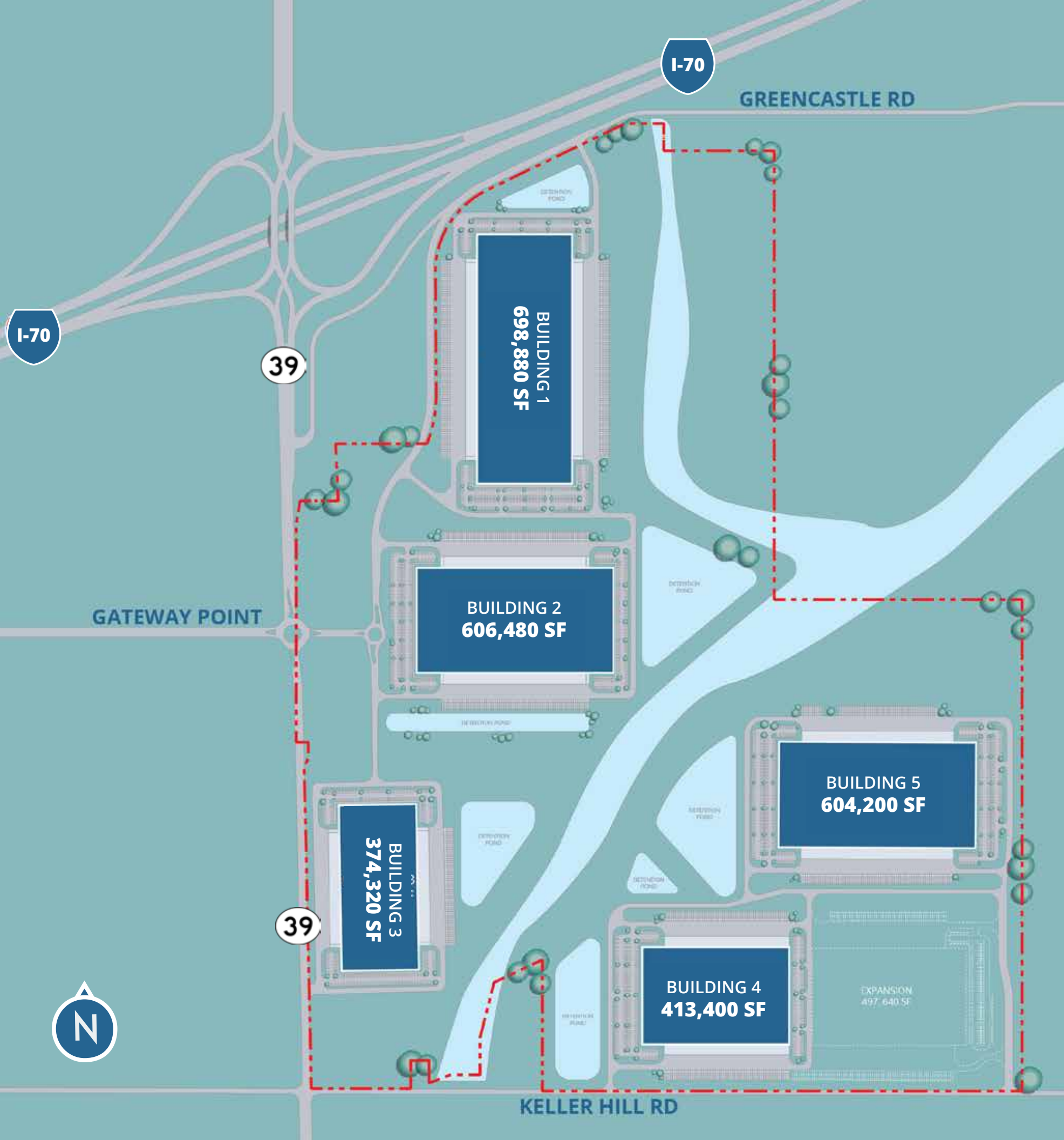


## Corporate Neighbors



## Drive Times

I - 70	1 min	I - 465	12 min
Indianapolis Int'l Airport ( <b>IND</b> )	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



## Park Overview

**Seventy39 Logistics Park** is a first class industrial & logistics park consisting of five buildings with the ability to accommodate tenants up to ±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

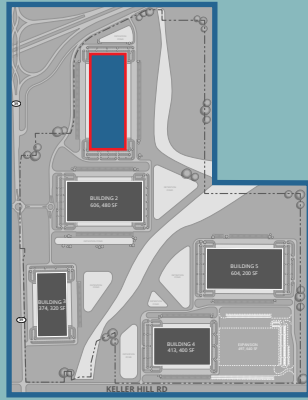
62

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



GREENCASTLE RD



BUILDING 1  
698,880 SF

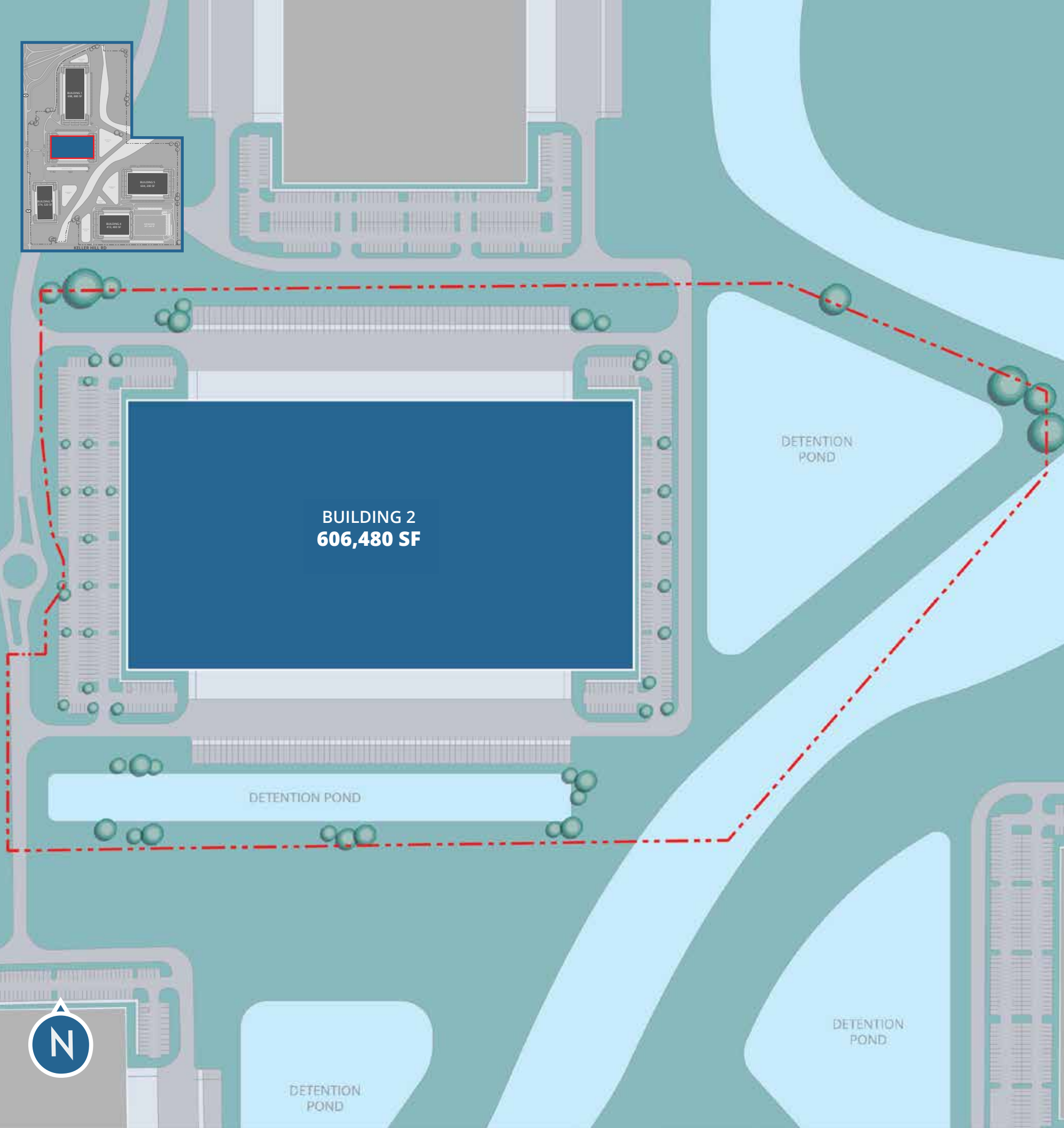
DETENTION  
POND

# 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

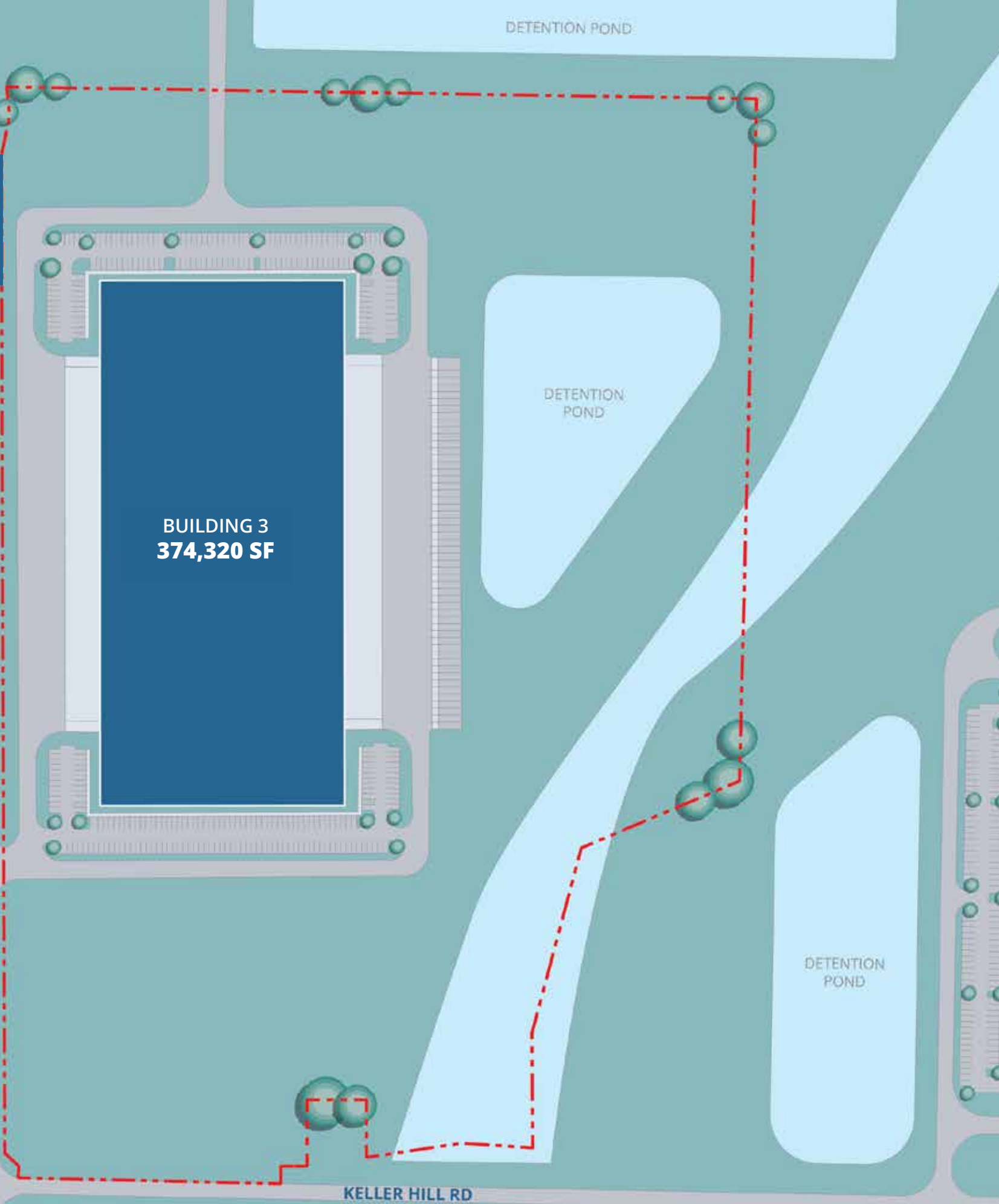


# Building 2

(Conceptual Specifications)



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

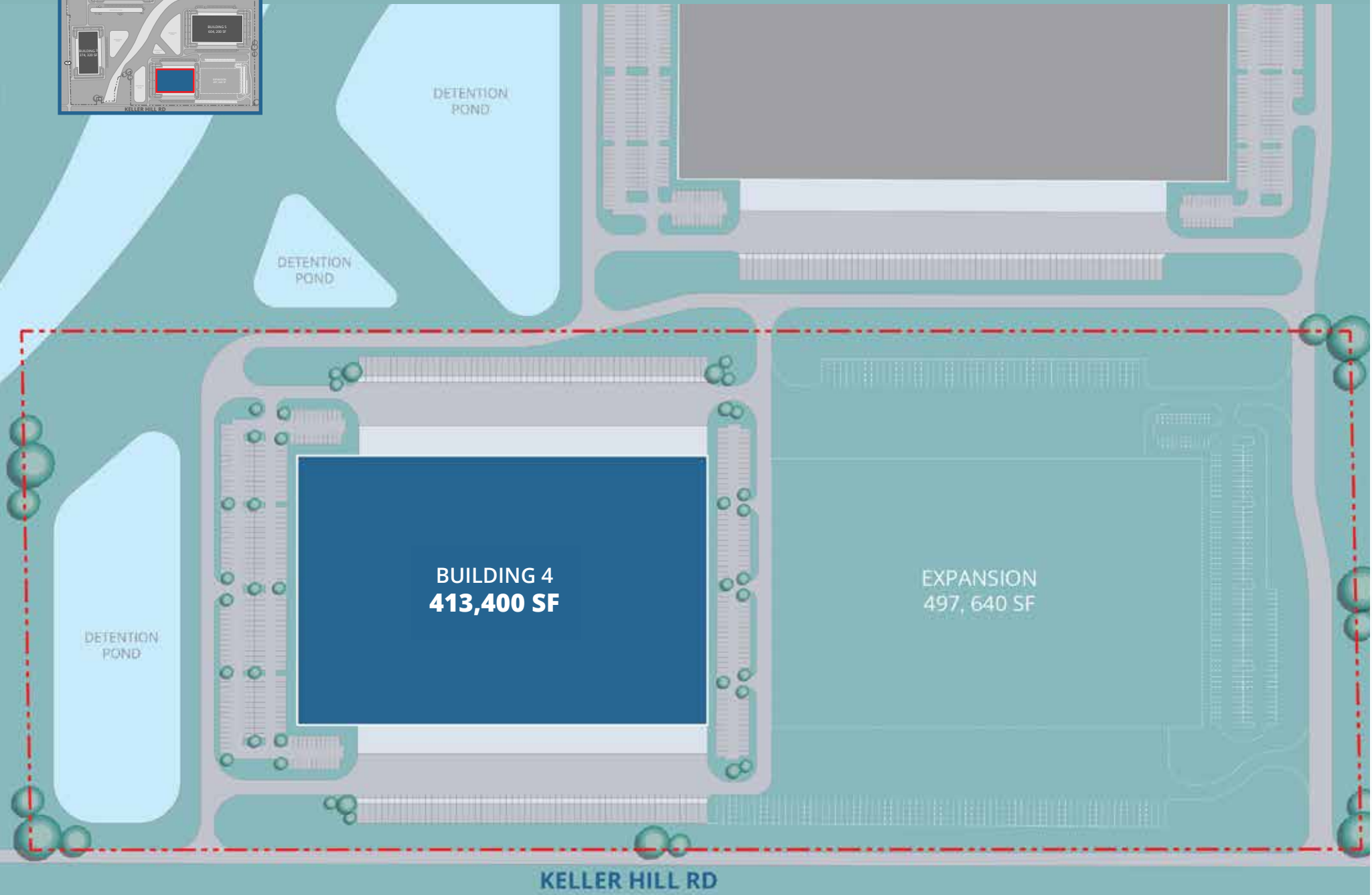
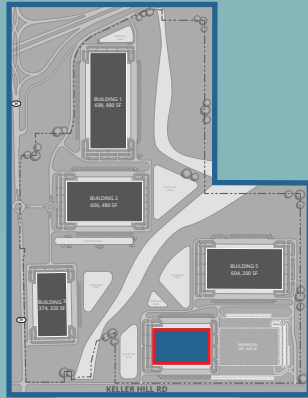


# Building 3

(Conceptual Specifications)



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

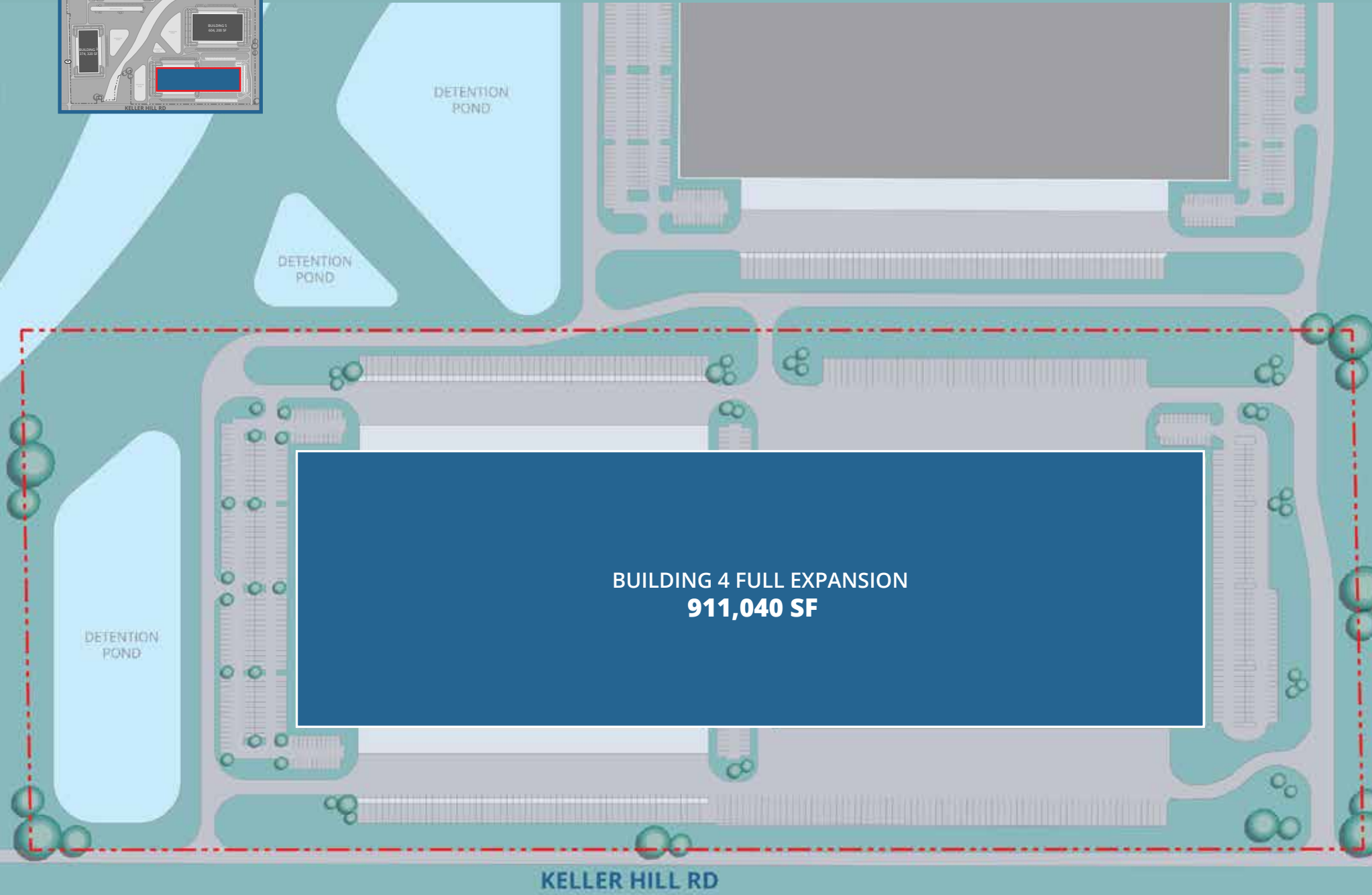
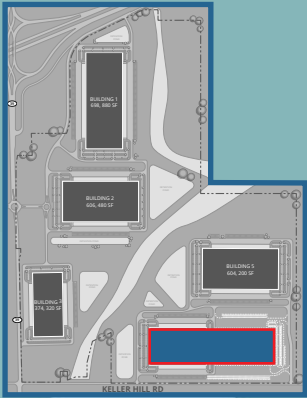


# Building 4

(Conceptual Specifications)



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

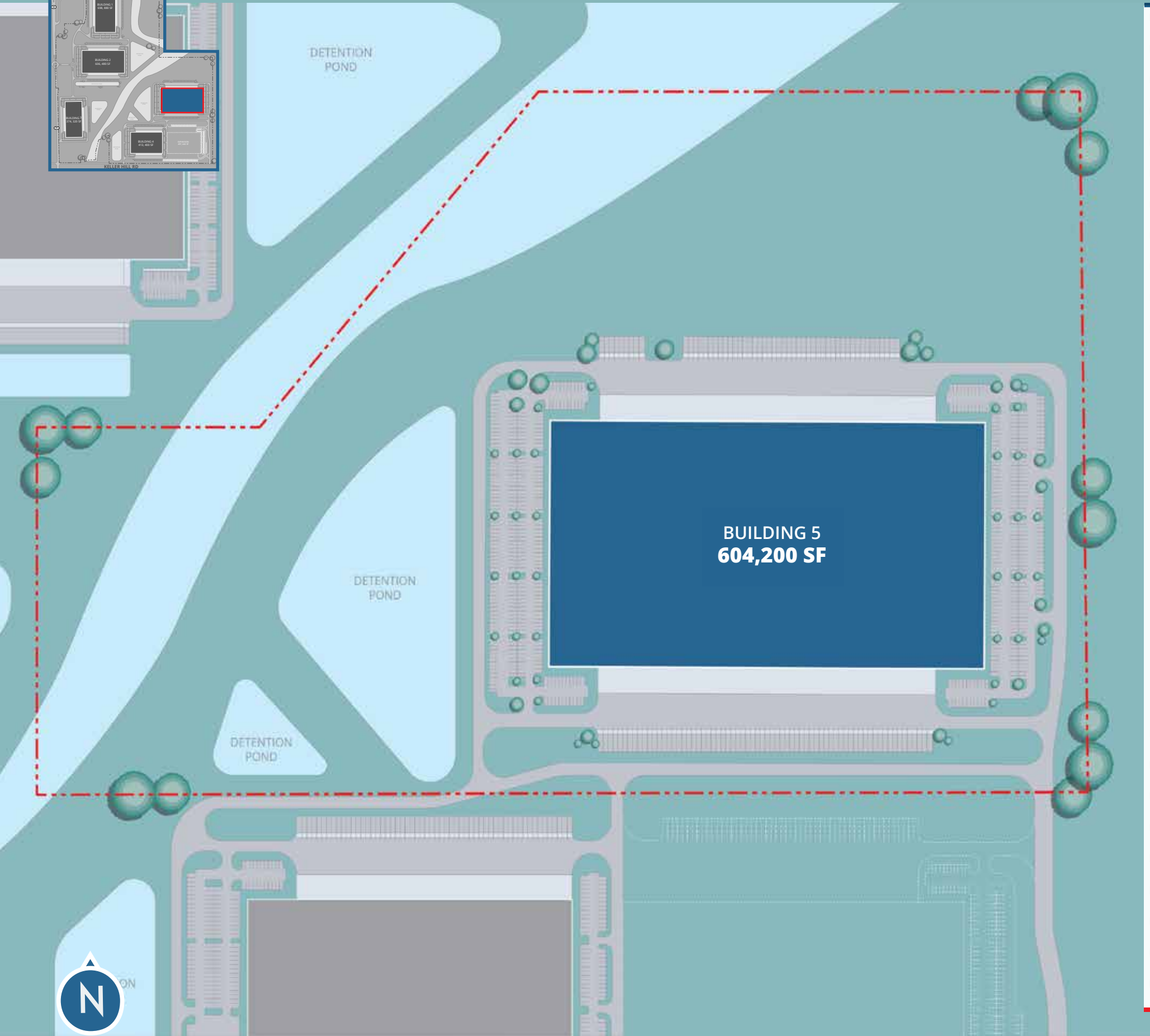
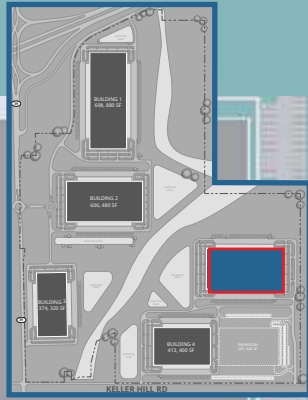


# Building 4

(Expanded - Conceptual Specifications)



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



# Building 5

(Conceptual Specifications)



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	(60) 9' x 10' dock doors Knockouts: 47 knockouts Dock Levelers: 40,000 lb levelers
Drive-In Doors	(4) 14' x 14' drive-in doors
Trailer Parking	121 trailer spots
Auto Parking	583 spots
Truck Court	195'
Power	BTS
Office Space	BTS



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