

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

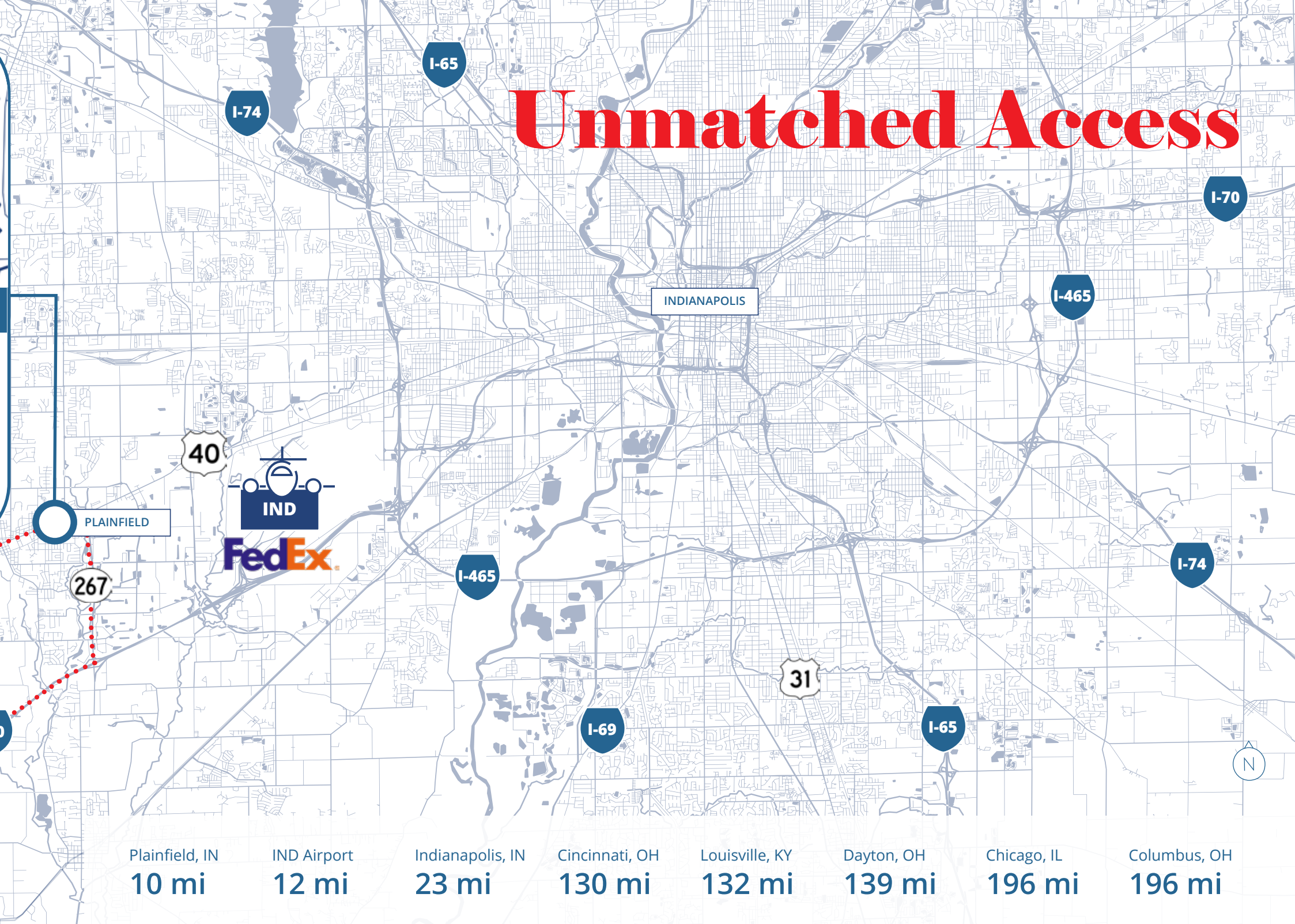
Unmatched Access



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⁺ Major metropolitan areas in an 8-hour drive

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

IND
Indianapolis Int'l Airport

- FedEx's 2nd largest US distribution hub
- 8th 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



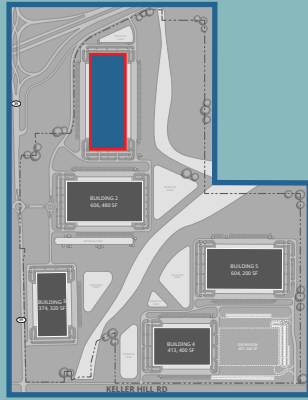
Park Overview

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

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

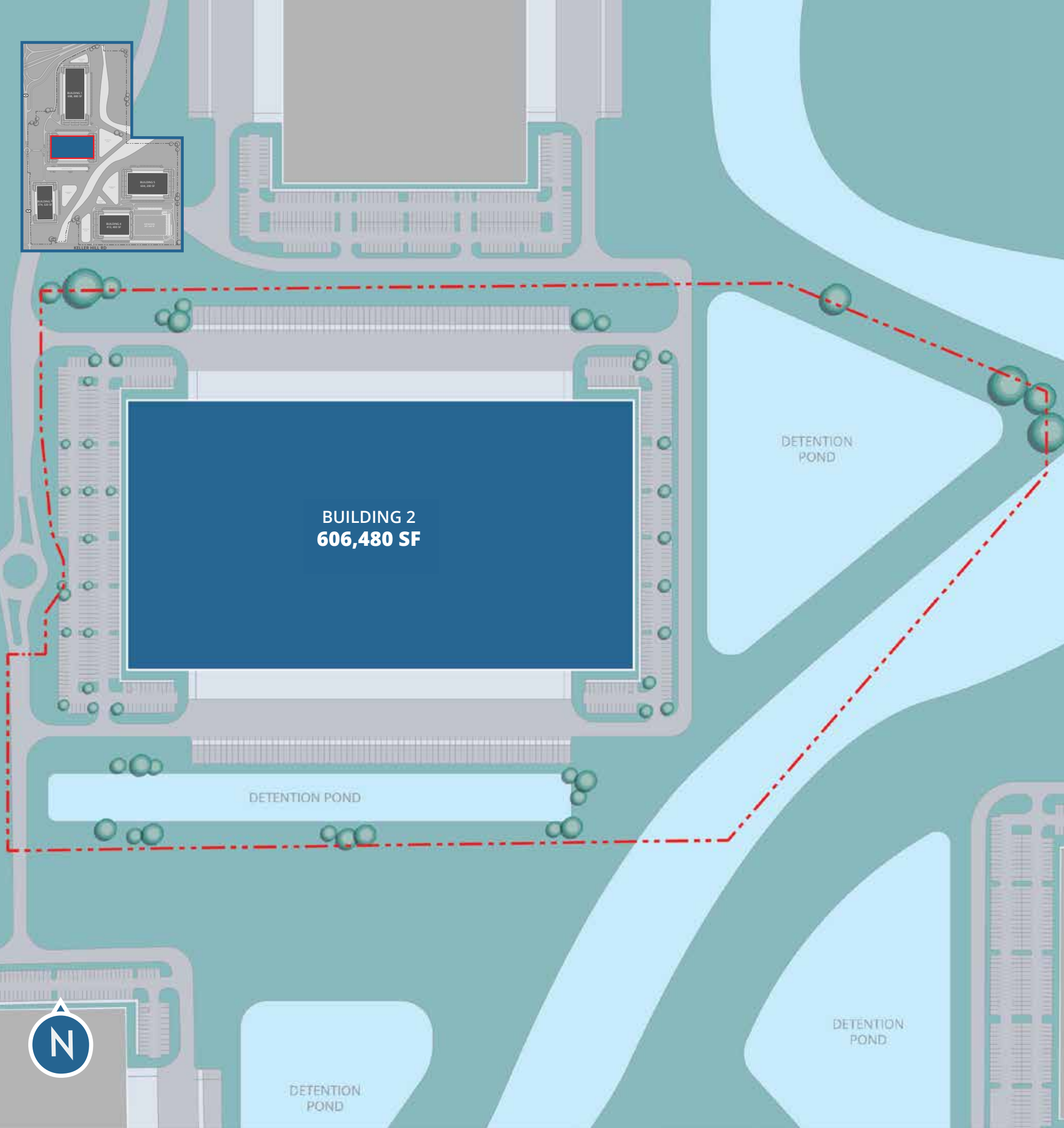
DETENTION
POND

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

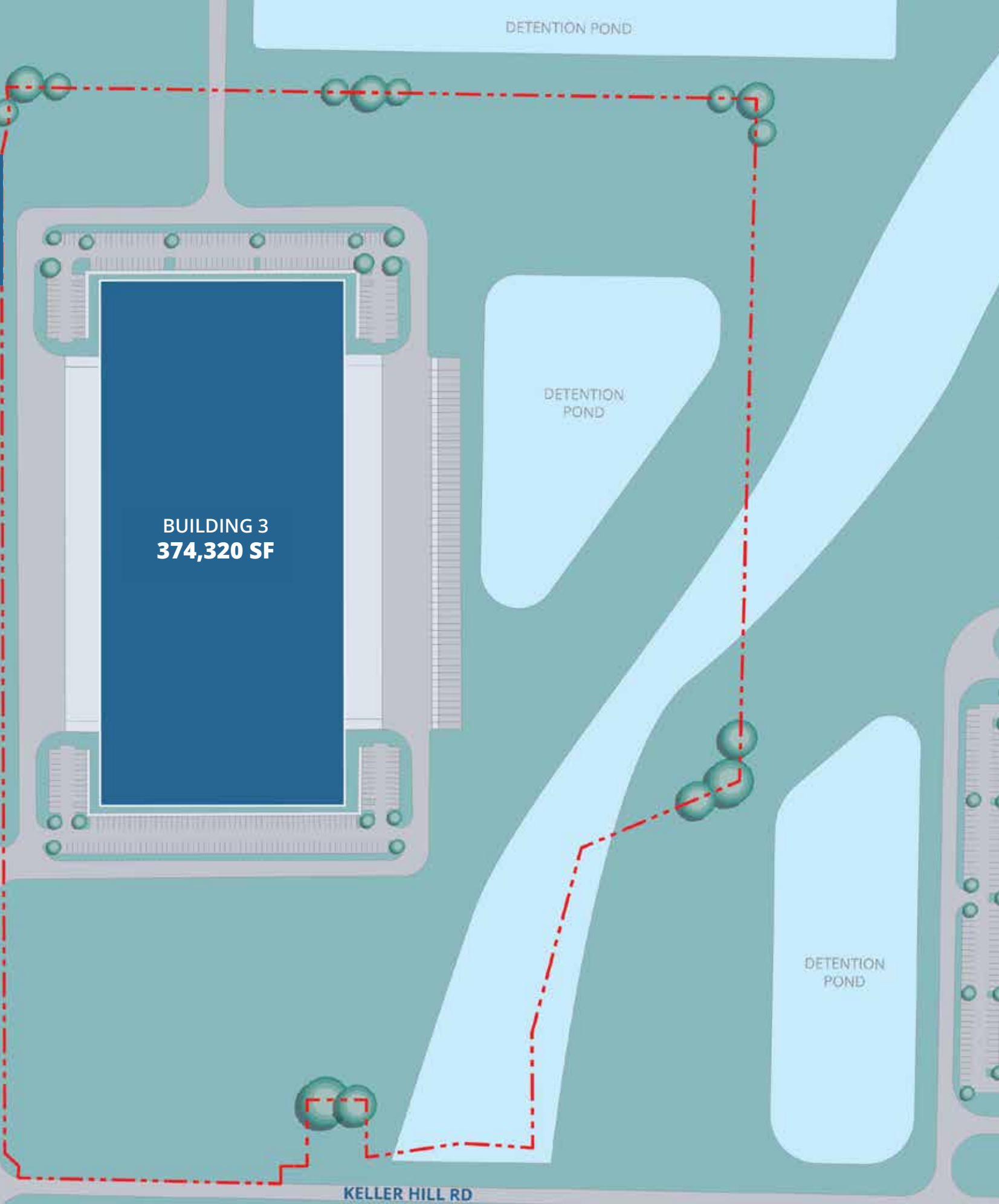


Building 2

(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

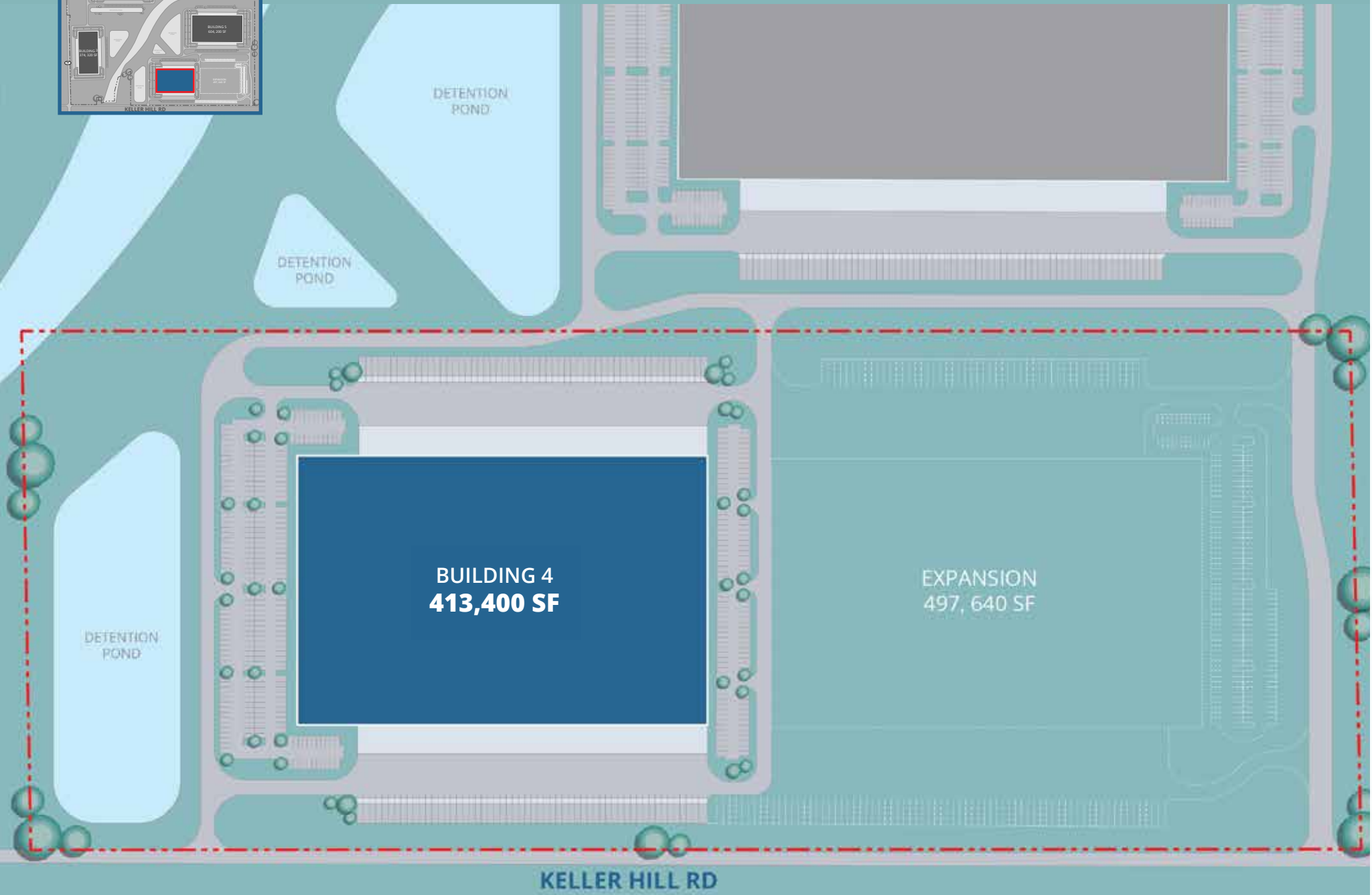
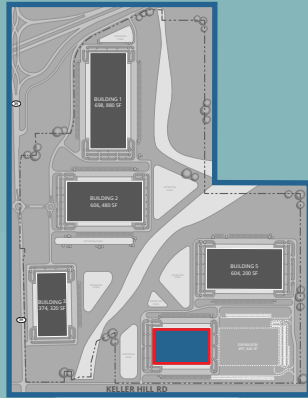


Building 3

(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

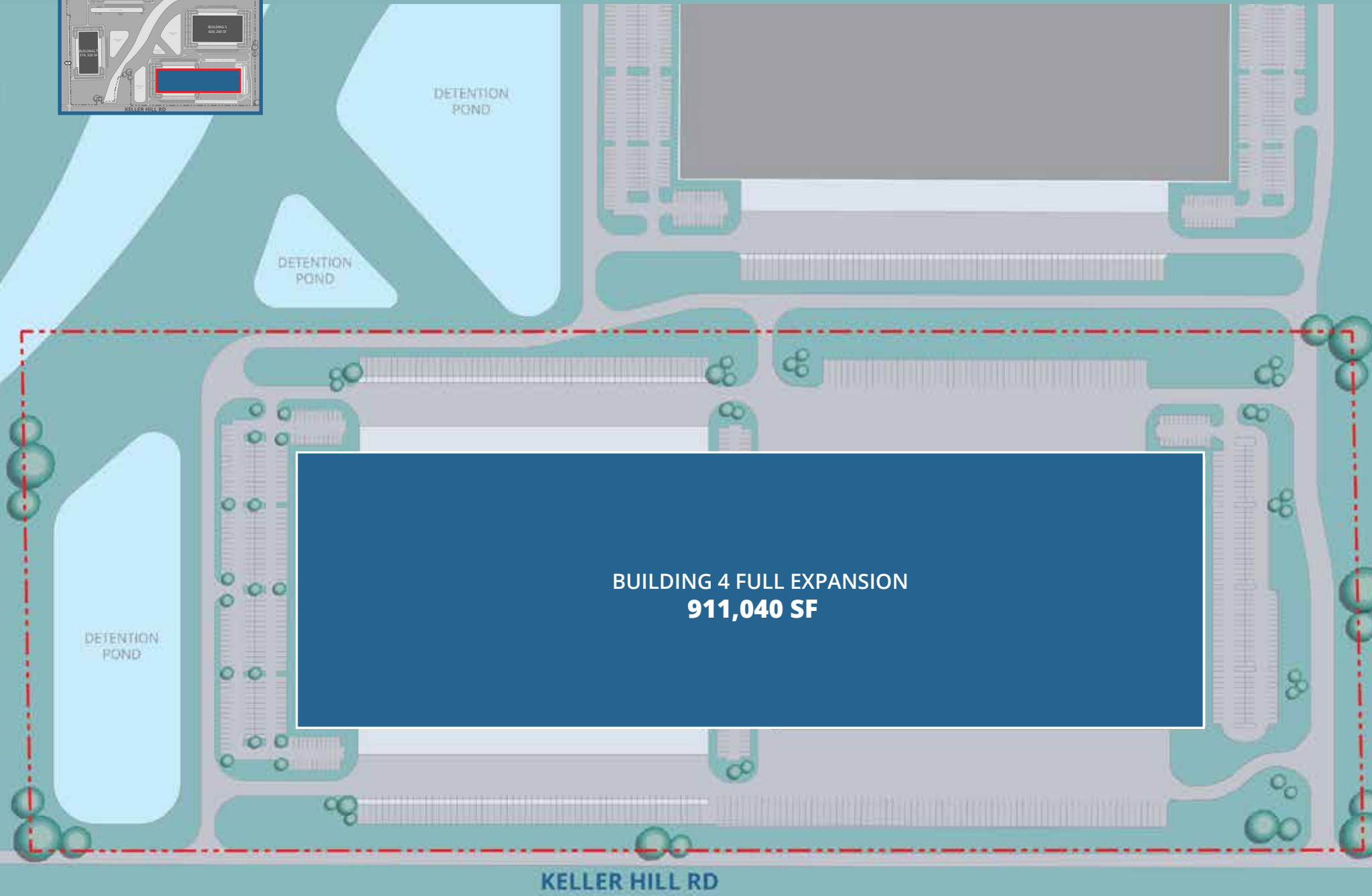
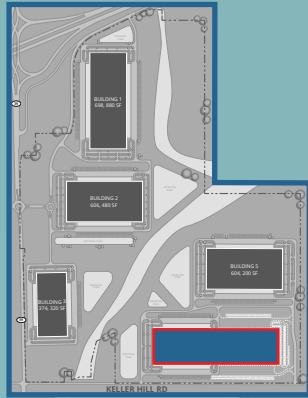


Building 4

(Conceptual Specifications)



Building SF	413,400 SF (795'w x 520'd) <i>Expandable to 911,040 SF</i>
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 <i>Expandable to: 238</i>
Auto Parking	370 spots <i>Expandable to: 461</i>
Truck Court	195'
Power	BTS
Office Space	BTS

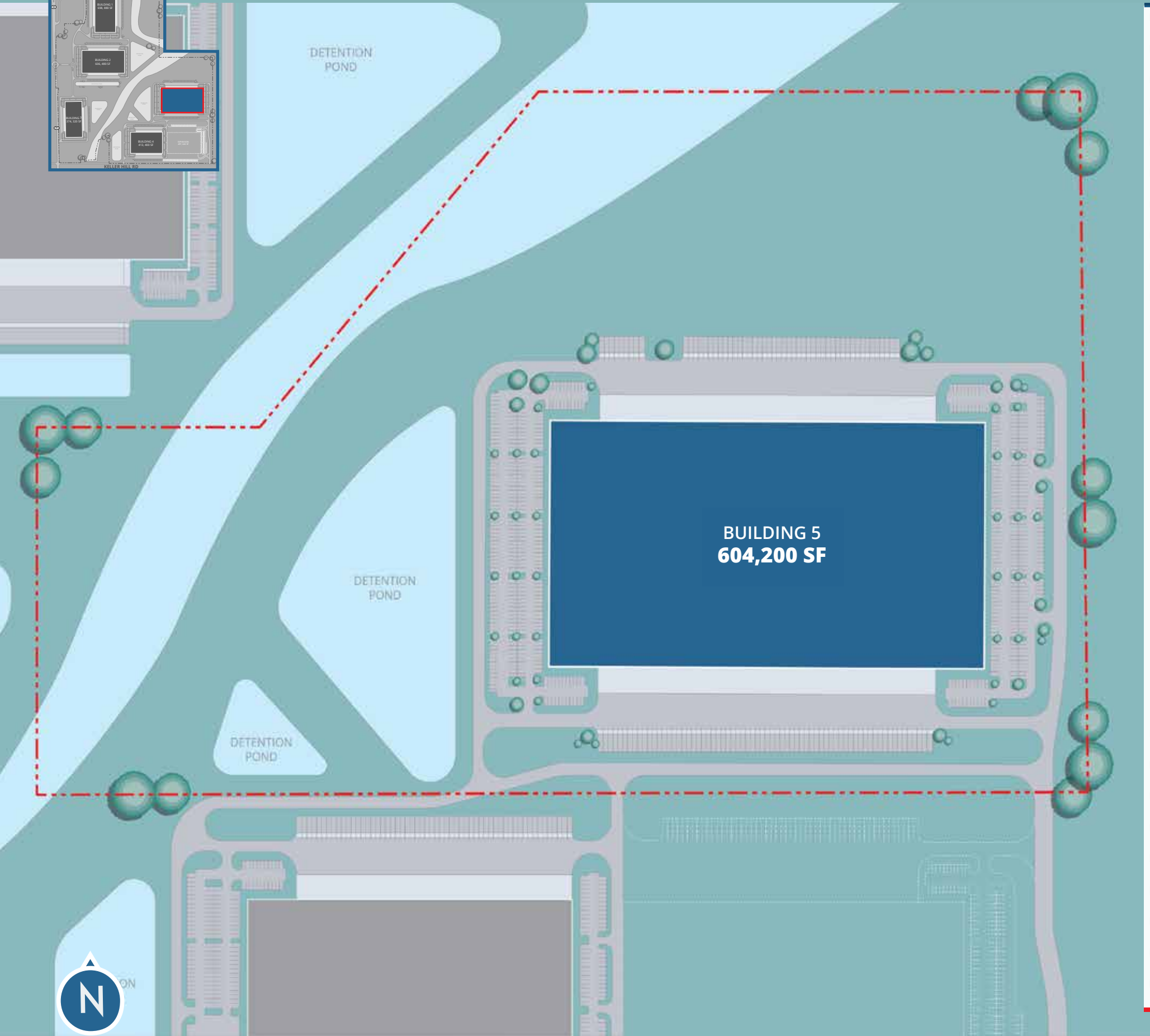
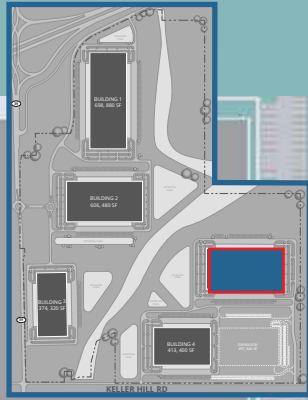


Building 4

(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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