

**AVAILABLE**  
For Lease & BTS



## Madison Commerce Park

200-Acre Master Planned Business Park

ANDERSON, IN

- Master planned business park with new construction options available from 40,000 – 730,000 SF
- Heavy auto and trailer parking options available
- Immediate access to I-69 with interstate frontage
- Adjacent to Anderson's significant amenity base
- Access to strong labor pool
- Real Property Tax Abatement Available

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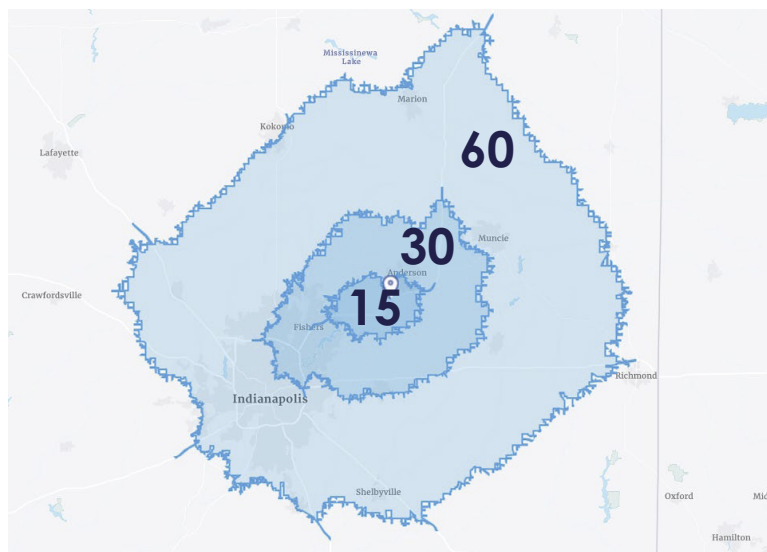
## Drive Times



## Nearby Area Amenities



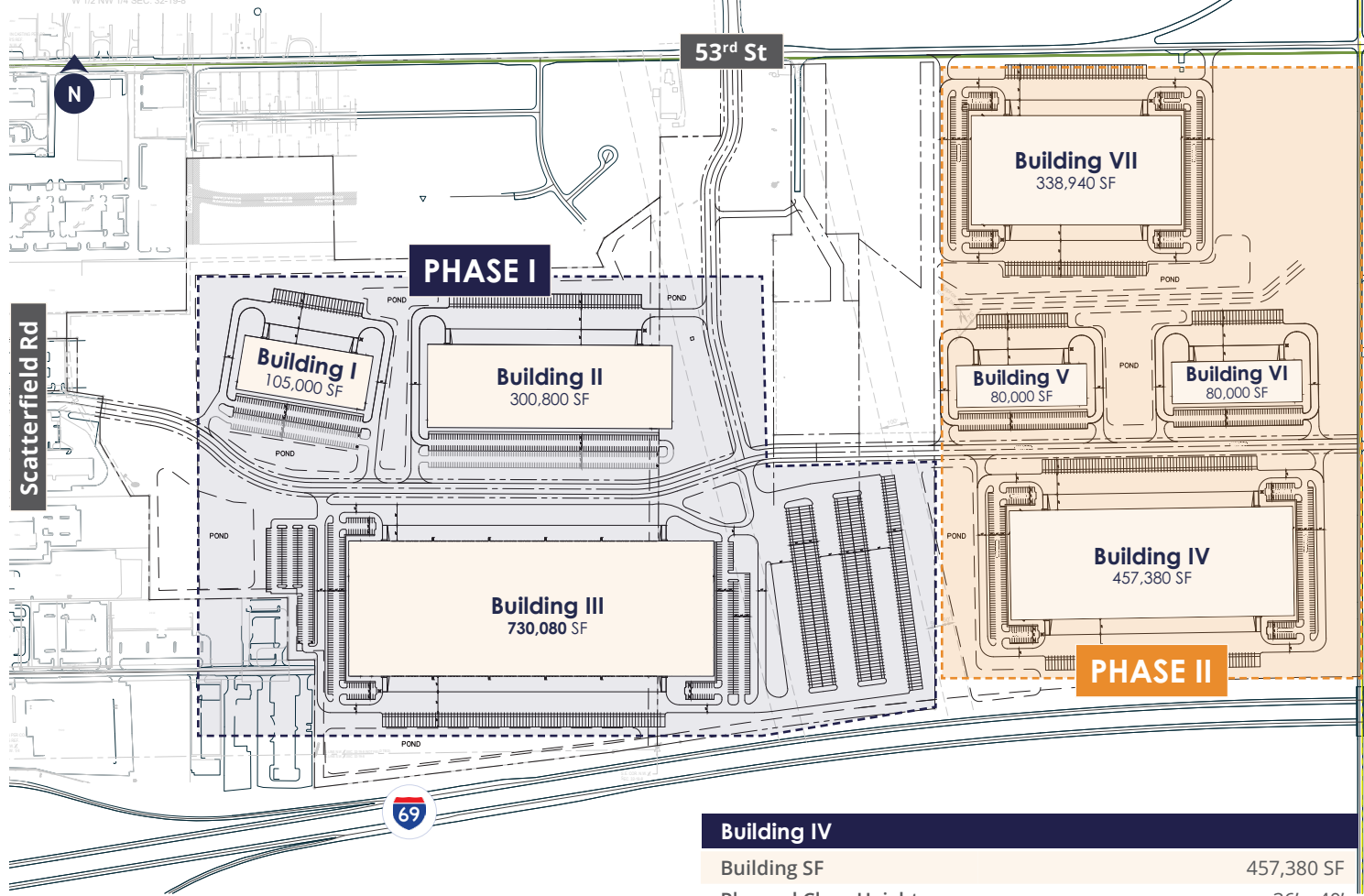
## Labor Data Heat Map - Net Commuters



## Anderson + Madison County Higher Education







**2,029,120 SF**  
Total Campus SF

#### Building I

|                         |   |
|-------------------------|---|
| Building SF             | 105,000 SF (divisible to $\pm$ 50,000 SF) |
| Planned Clear Height    | 28' - 32'                                 |
| Configuration           | Rear-load (500' w x 210' d)               |
| Loading Docks/Drive-ins | TBD                                       |
| Auto Parking            | 105 spaces (expandable to 210)            |
| Trailer Parking         | 29 dedicated spaces                       |

#### Building II

|                         |  |
|-------------------------|--|
| Building SF             | 308,000 SF (divisible to $\pm$ 150,000 SF) |
| Planned Clear Height    | 32' - 36'                                  |
| Configuration           | Rear-load (940' w x 320' d)                |
| Loading Docks/Drive-ins | TBD  |
| Auto Parking            | 301 spaces (expandable to 602)             |
| Trailer Parking         | 62 dedicated spaces                        |

#### Building III

|                         |   |
|-------------------------|---|
| Building SF             | 730,080 (divisible to $\pm$ 350,000 SF) |
| Planned Clear Height    | 36' - 40'                               |
| Configuration           | Cross-docked (1404' w x 520' d)         |
| Loading Docks/Drive-ins | TBD                                     |
| Auto Parking            | 442 spaces (expandable to 660)          |
| Trailer Parking         | 393 dedicated spaces                    |

#### Building IV

|                         |                                 |
|-------------------------|---------------------------------|
| Building SF             | 457,380 SF                      |
| Planned Clear Height    | 36' - 40'                       |
| Configuration           | Cross-docked (1089' w x 420' d) |
| Loading Docks/Drive-ins | TBD                             |
| Auto Parking            | 322 spaces                      |
| Trailer Parking         | 139 spaces                      |

#### Building V

|                         |                             |
|-------------------------|-----------------------------|
| Building SF             | 80,000 SF                   |
| Planned Clear Height    | 28' - 32'                   |
| Configuration           | Rear-load (500' w x 160' d) |
| Loading Docks/Drive-ins | TBD                         |
| Auto Parking            | 110 spaces                  |
| Trailer Parking         | 30 spaces                   |

#### Building VI

|                         |                             |
|-------------------------|-----------------------------|
| Building SF             | 80,000 SF                   |
| Planned Clear Height    | 28' - 32'                   |
| Configuration           | Rear-load (500' w x 160' d) |
| Loading Docks/Drive-ins | TBD                         |
| Auto Parking            | 110 spaces                  |
| Trailer Parking         | 30 spaces                   |

#### Building VII

|                         |                                |
|-------------------------|--------------------------------|
| Building SF             | 338,940 SF                     |
| Planned Clear Height    | 36' - 40'                      |
| Configuration           | Cross-docked (420' w x 807' d) |
| Loading Docks/Drive-ins | TBD                            |
| Auto Parking            | 322 spaces                     |
| Trailer Parking         | 87 spaces                      |

# Why Indiana



## INDIANAPOLIS INT'L AIRPORT

IND

- 2<sup>nd</sup> largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S
- 11<sup>th</sup> 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
- 5<sup>th</sup> 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
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> 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

1<sup>st</sup>

in U.S. for manufacturing output

1<sup>st</sup>

best state to start a business

2<sup>nd</sup>

# Manufacturing Jobs (% of workforce)

3<sup>rd</sup>

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  
SE  
SW

Burns Harbor  
Jeffersonville  
Mt Vernon