



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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Location Overview



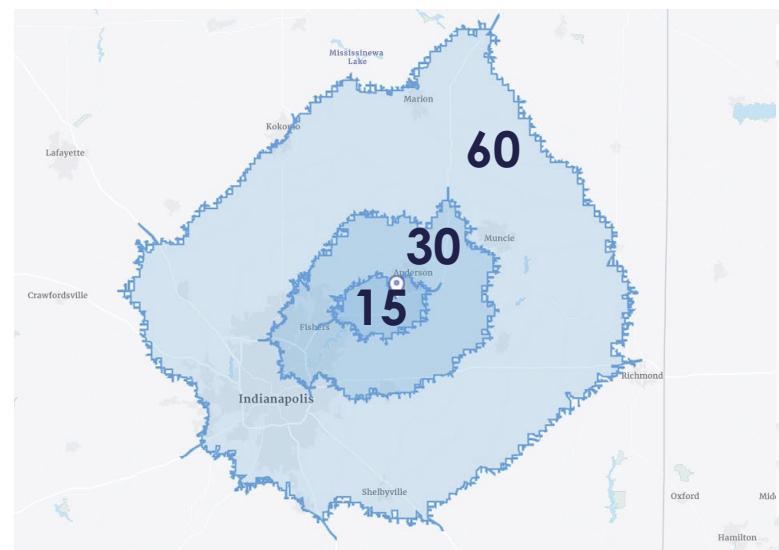
Drive Times



Nearby Area Amenities



Labor Data Heat Map - Net Commuters

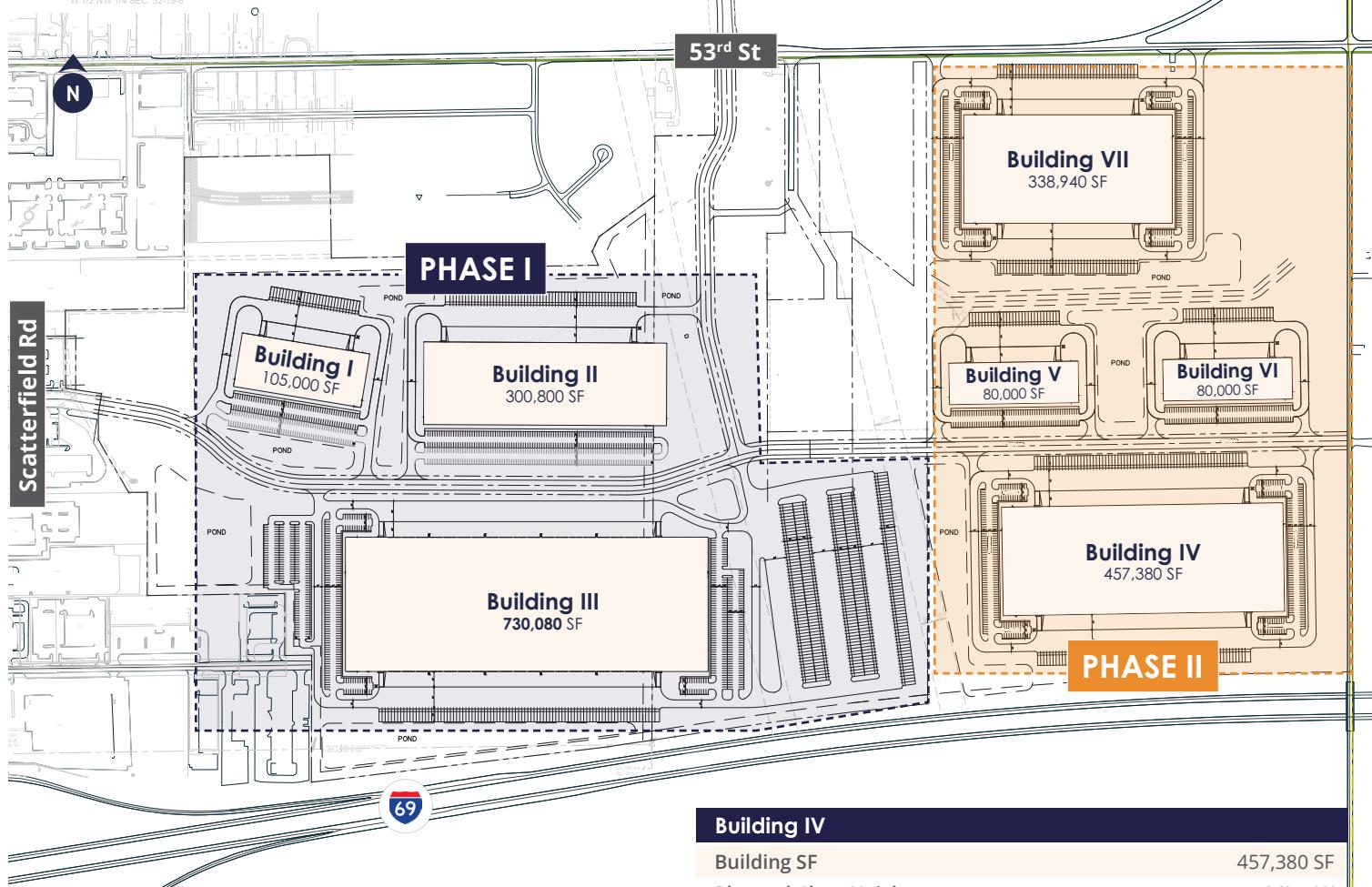


Anderson + Madison County Higher Education



Polytechnic Institute Anderson





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

- 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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