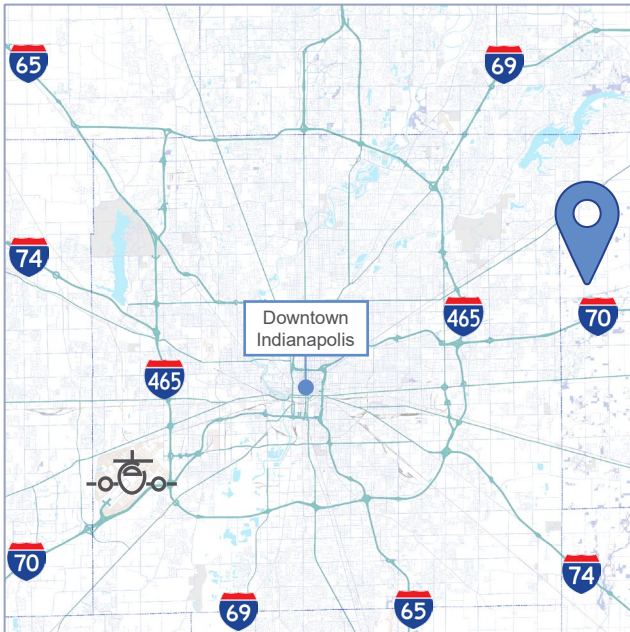


AURORA COMMERCE CENTER



5670 Aurora Way | McCordsville, IN Available for Sale or Lease

- ±1,008,072 SF State-of-the-art industrial building (divisible to ±503,931SF)
- Available for immediate occupancy
- Above standard 10-year tax abatement approved
- Direct access to I-70, offering excellent connectivity to Indy's interstate systems
- Located in East Central Indiana, providing access to 75% of the U.S. population within a 1-day drive

Owned by:

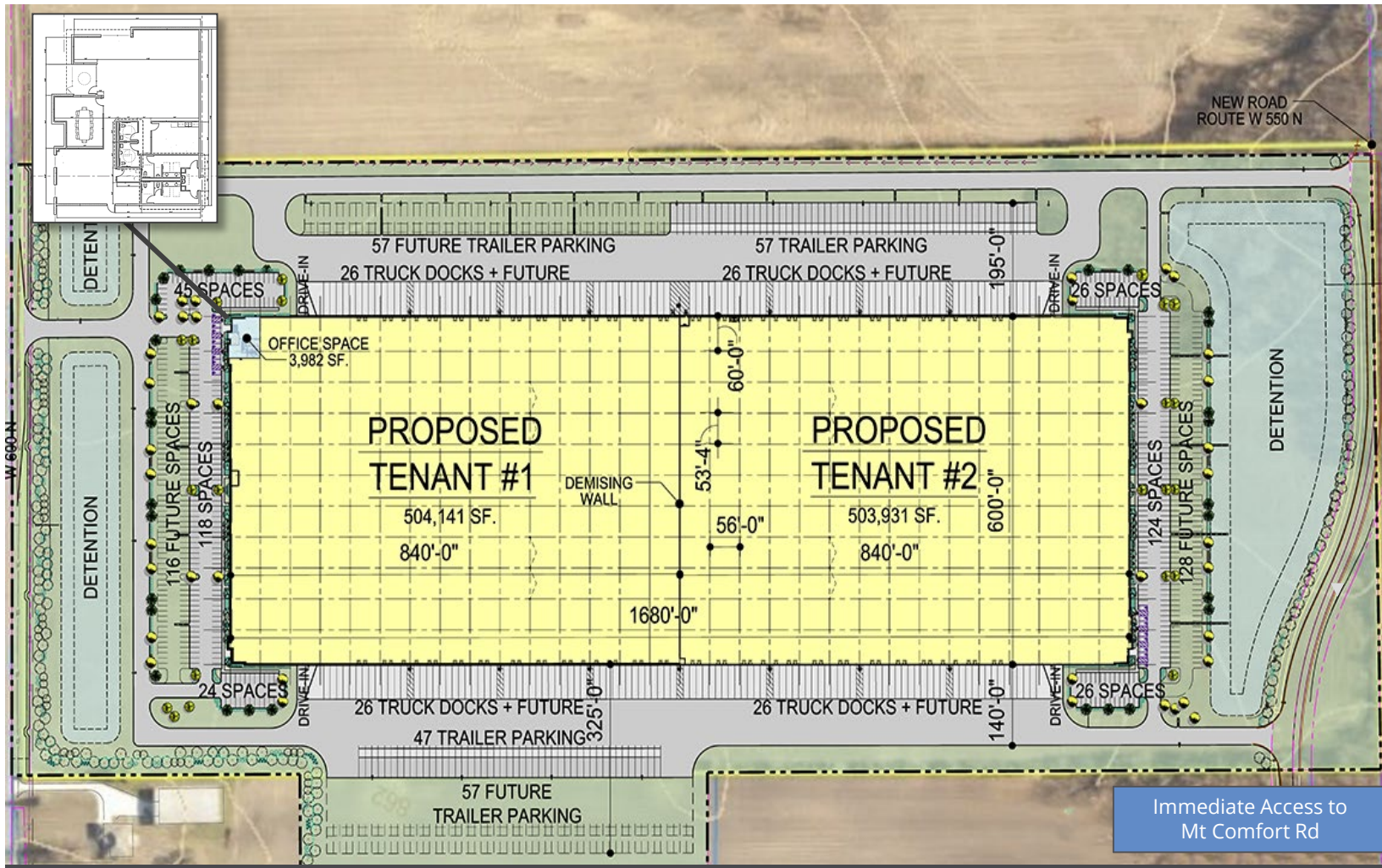
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MERUS



SITE PLAN + BUILDING SPECIFICATIONS



| | | | |
|-----------------------------|--|----------------------------|--|
| Total Building Area: | ±1,008,072 SF (divisible) | Sprinkler System: | ESFR sprinkler system (storage of Class I through IV commodities) |
| Office Area: | ±3,982 SF | Electrical: | One, 3,000-amp, 480-volt, 3-phase service (additional conduit for expansion) |
| Site Area: | ±62 acres | Floor: | 8" concrete slab |
| Zoning: | City of McCordsville Industrial - 2 | Dock Doors: | 104 (9'x10') insulated doors w/ 40,000 lbs mechanical levelers, bumpers, seals, z-guards and swing lights (104 knockouts available) |
| Construction: | Precast concrete panels | Dock Configuration: | Cross-dock |
| Roof: | 45 mil TPO (15-yr manufacturer's warranty) | Drive-in Doors: | 4 (12'x14') high motor-operated doors |
| Column Spacing: | 54' x 56' | Auto Parking: | 363 spaces (expandable to 607 spaces) |
| Speed Bay Depth: | 60' | Trailer Parking: | 104 spaces (expandable to 218 spaces) |
| Clear Height: | 40' | Truck Court: | 195' from edge of building to back of curb |
| Lighting: | 25 FC at 36" AFF, with 10' whips. 4' LED 36K Lumen w/ motion sensors | Utility Providers: | Electric: NineStar Gas: CenterPoint Water: Citizens Energy Sewer: Aqua Indiana Communications: NineStar |

PROPERTY PHOTOS



Property Specifications

- ±1,008,072 SF State-of-the-art industrial building (divisible to ±503,931SF)
- ±3,982 SF spec office
- 40' Clear height
- 54' x 56' Column space (60' speed bays)
- 104 Dock doors (expandable to 208)
- 4 (12'x14') Drive-in doors
- 104 Trailer parking positions (expandable to 218)
- Above standard 10-year tax abatement approved



PROPERTY LOCATION + CORPORATE NEIGHBORS



Local Access

| | | | |
|--|------------|--|------------|
| | 2.0 miles | | 14.2 miles |
| | 7.5 miles | | 16.0 miles |
| | 10.7 miles | | 26.5 miles |
| | 15.2 miles | | 28.5 miles |

Corporate Neighbors



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Why Indy



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.”

2022 – Site Selection Magazine



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** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities

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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