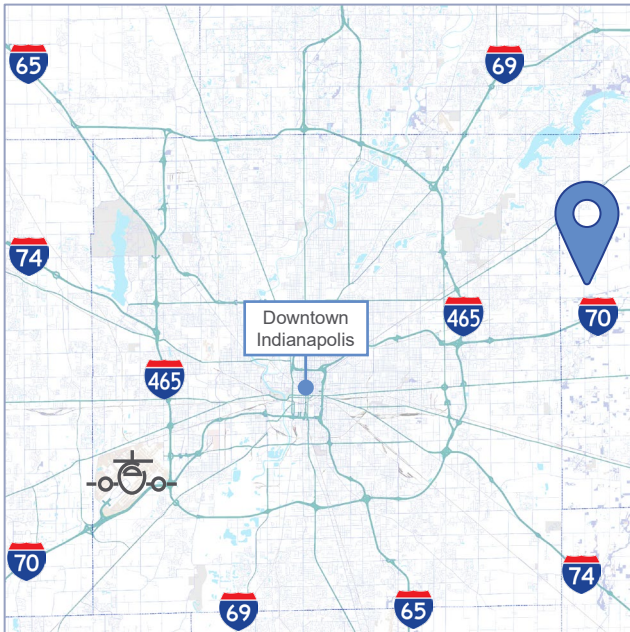# AURORA
COMMERCE
CENTER

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
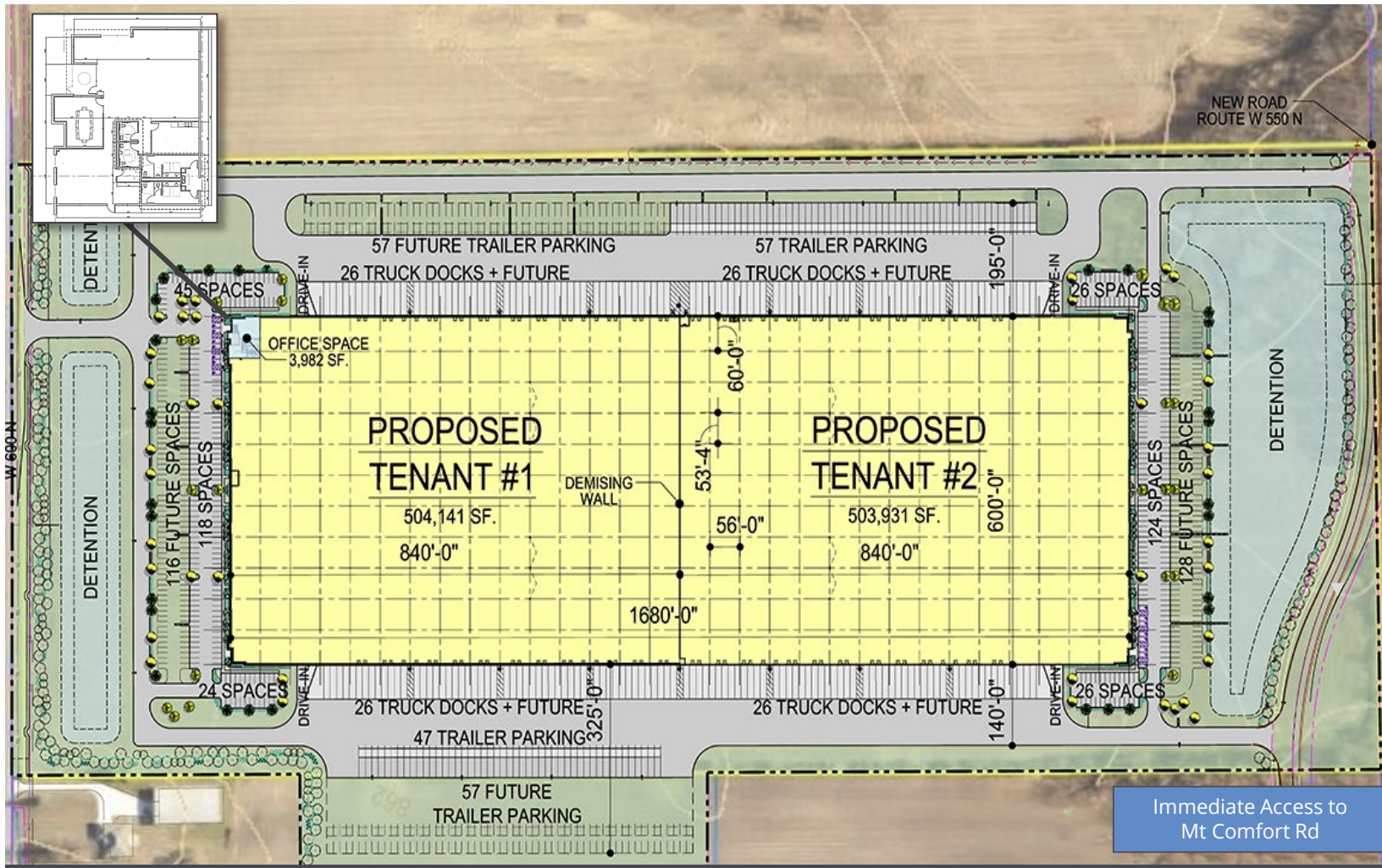
Owned by:

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SITE PLAN +
BUILDING SPECIFICATIONS

Site plan showing PROPOSED TENANT #1 (504,141 SF, 840'-0") and PROPOSED TENANT #2 (503,931 SF, 840'-0") separated by a DEMISING WALL. Total length 1680'-0". Includes labels for OFFICE SPACE 3,982 SF., 57 FUTURE TRAILER PARKING, 57 TRAILER PARKING, 26 TRUCK DOCKS + FUTURE, parking spaces (45, 118, 116, 24, 26, 124, 128, 26), DETENTION areas, DRIVE-IN, NEW ROAD ROUTE W 550 N, W 680 N. Immediate Access to Mt Comfort Rd.

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 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

2.0 mi to I-70

7.5 mi to I-465

INTERSTATE 70

W 500 N

Mt Comfort Rd

Aurora Way

W 600 N

Local Access

70	2.0 miles	**65**	14.2 miles
465	7.5 miles	(Indianapolis airport)	16.0 miles
69	10.7 miles	FedEx	26.5 miles
74	15.2 miles	(airport)	28.5 miles

Corporate Neighbors

Starbucks · Speedway · PROPAK · Bastian Solutions · FORMICA · Walmart · HF&W

McDonald's · IFCO · SCHLAGE · Yusen Logistics · truebrands · Quest Nutrition · brybelly

TACO BELL · amazon · Landsberg ORORA · Southwark Metal MFG. CO. · DHL · US AutoForce · Smithfield

Pilot · Progressive Logistics · TSUDA · KEIHIN · Roadtex · CARVANA · SPECTRA PREMIUM

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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

3 DAY 2 DAY 1 DAY

- 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